

# Report to the Planning Committee

**10 May 2023**

<b>Subject:</b>	Proposed Site Visits
<b>Director:</b>	Director – Regeneration and Growth Tony McGovern
<b>Contact Officer:</b>	John Baker Service Manager - Development Planning and Building Consultancy <a href="mailto:John_baker@sandwell.gov.uk">John_baker@sandwell.gov.uk</a>  Alison Bishop Development Planning Manager <a href="mailto:Alison_bishop@sandwell.gov.uk">Alison_bishop@sandwell.gov.uk</a>





## 1 Recommendations

- 2 That the Committee notes that the following planning application(s) will be visited by the Committee at your next meeting in June.

## 3 Reasons for Recommendations

- 3.1 Planning officers recommend these visit(s) to assist with the timescales set by government for reaching decisions on planning applications and when an application has generated substantial public interest.

## 4 How does this deliver objectives of the Corporate Plan?

		We now have many new homes to meet a full range of housing needs in attractive neighbourhoods and close to key transport routes. Our distinctive towns and neighbourhoods are successful centres of community life, leisure and entertainment where people increasingly choose
		



to bring up their families. Sandwell now has a national reputation for getting things done, where all local partners are focused on what really matters in people’s lives and communities.

## 5 Context and Key Issues

- 5.1 Planning applications can generate considerable public interest and it is considered that in some circumstances a visit to the site by the planning committee will assist them in understanding the proposal in relation to the surrounding area.
- 5.2 Visiting the site earlier in the planning process can assist with the timescales set by government for reaching decisions on planning applications.
- 5.3 In the event that the application does not generate objections, then members will no longer be required to consider the planning application before their committee and instead the application will be decided under delegated powers.
- 5.4 Site visit(s) for the following planning application(s) are reported. A location plan and site layout are attached:-

Application No., description & address	Date received	Reason
DC/22/67796 Proposed single storey detached coffee shop with drive thru, new access, parking, enclosed bin area, landscaping and associated infrastructure. At Land At Horner Way Rowley Regis	12.12.2022	To consider the surrounding area in relation the highway network.

## 6 Alternative Options

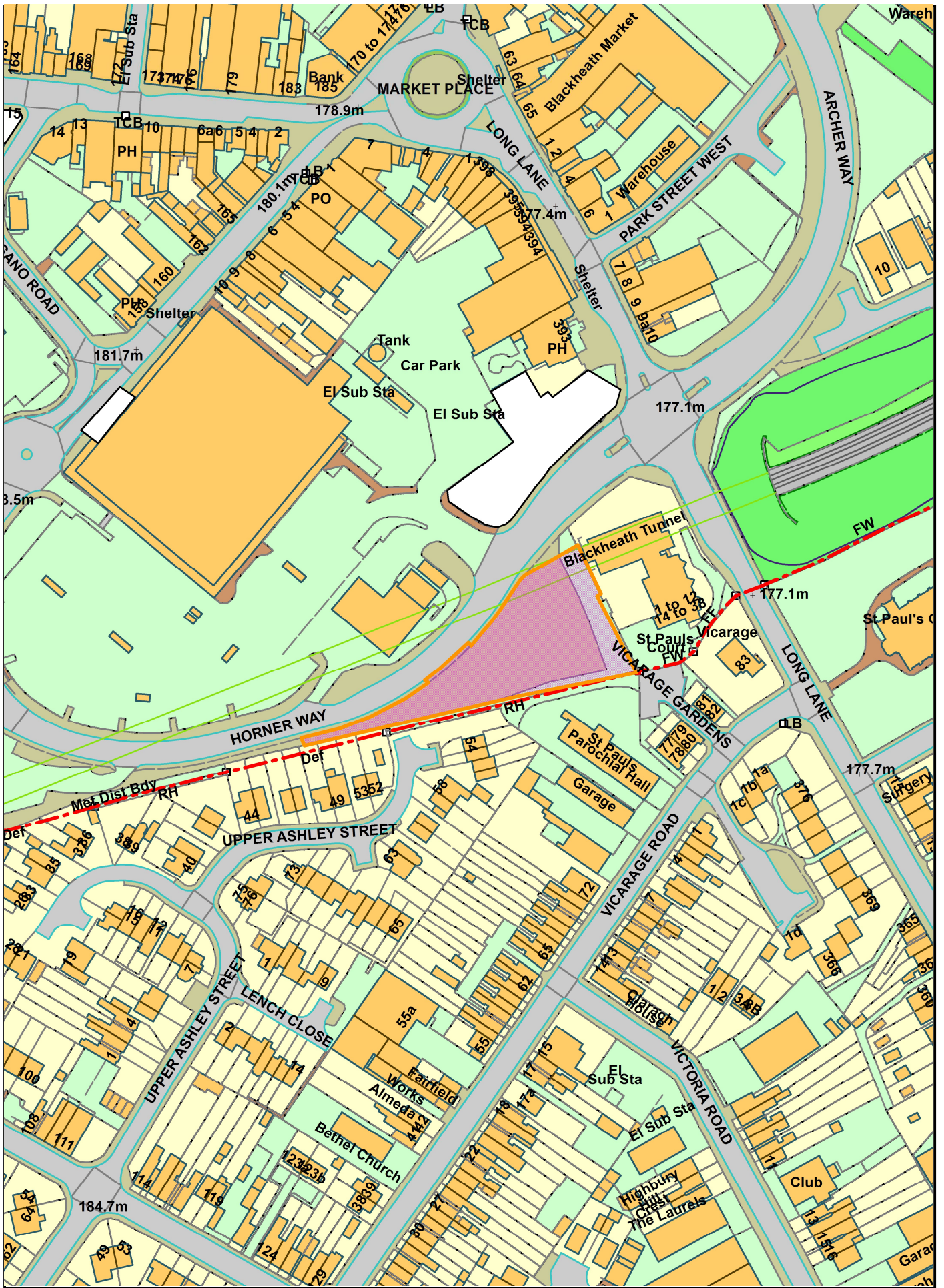
6.1 There are no alternative options.

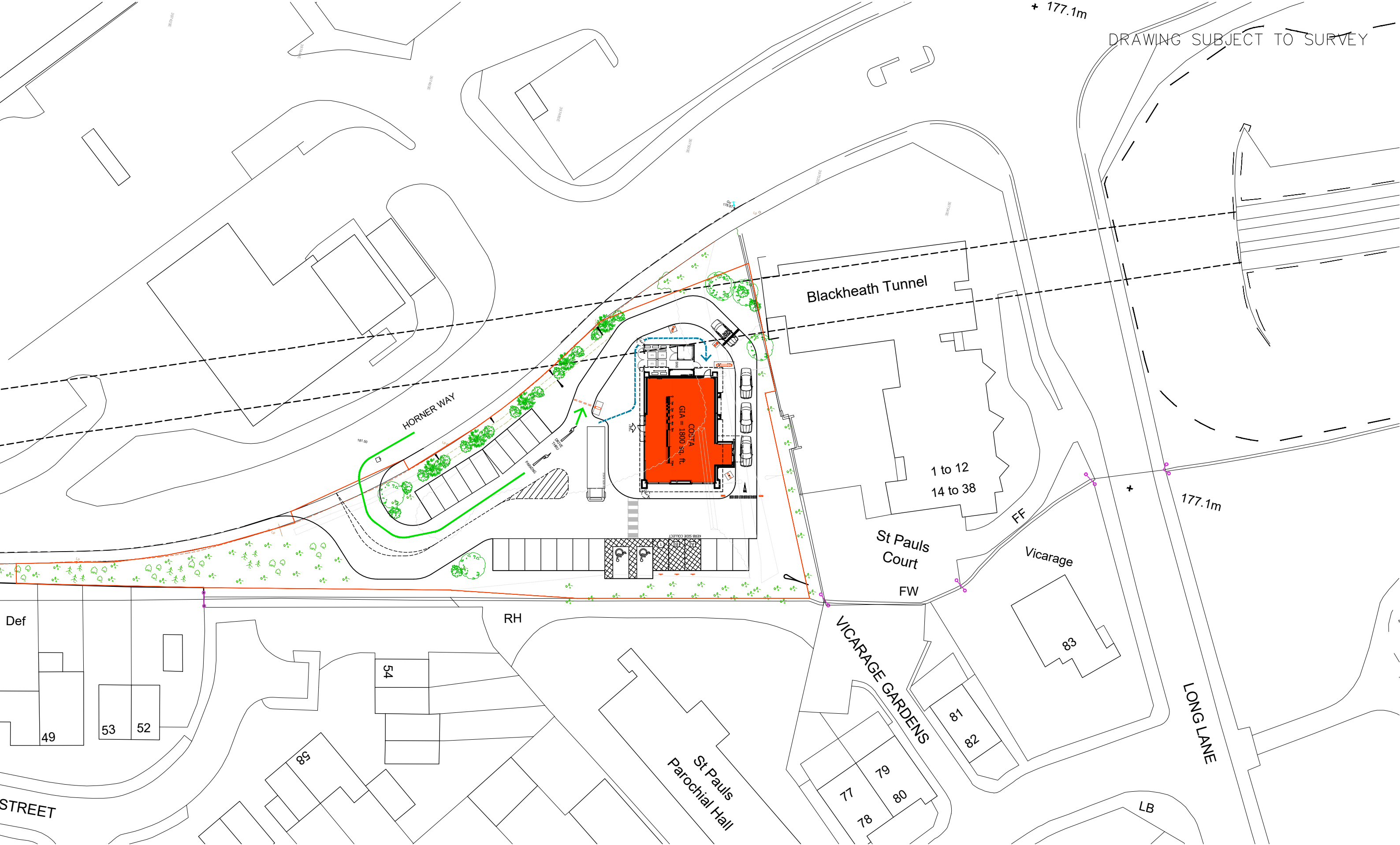
## 7. Implications

<b>Resources:</b>	There are no direct implications in terms of the Council's strategic resources. If the Planning Inspectorate overturns the Committee's decision and grants consent, the Council may be required to pay the costs of such an appeal, for which there is no designated budget.
<b>Legal and Governance:</b>	The Planning Committee has delegated powers to determine planning applications within current Council policy. Section 78 of the Town and Country Planning Act 1990 gives applicants a right to appeal when they disagree with the local authority's decision on their application, or where the local authority has failed to determine the application within the statutory timeframe
<b>Risk:</b>	There are no risks associated with this report.
<b>Equality:</b>	There are no equality implications associated with this report.
<b>Health and Wellbeing:</b>	There are no health and wellbeing implications associated with this report.
<b>Social Value</b>	There are no implications linked to social value with this report.

## 8. Appendices

Location plan  
Site layout plan





PROPOSED COSTA COFFEE – BLACKHEATH, BIRMINGHAM  
 SITE LAYOUT 1:500@A3

