

Report to Full Council

25 July 2023

Subject:	Proposed departure from the Development Plan– 1 Turners Hill, Rowley Regis
Director:	Regeneration and Growth Tony McGovern
Contact Officer:	Alison Bishop Alison_bishop@sandwell.gov.uk

1 Recommendations



- 1.1 That approval be given to an exception to the Development Plan in respect of planning application DC/22/66968 - Proposed demolition of existing pub and construction of 3 storey detached building consisting 20 no. self-contained apartments with parking to rear at 1 Turners Hill, Rowley Regis.

2 Reasons for Recommendations

- 2.1 Whilst a small part of the site forms part of the Rowley Hills Strategic Open Space within the Development Plan, the site is already developed land, namely the Wheatsheaf Public House. It is therefore considered that development will not harm the openness of the Rowley Hills, provides a good quality scheme that would deliver much needed homes within the borough and raises no amenity issues.



3 How does this deliver objectives of the Corporate Plan?

	Quality homes in thriving neighbourhoods – the proposal provides a mix of flats which meet local need
	A strong and inclusive economy – during the construction process there will be an opportunity for apprenticeships

4 Context and Key Issues

- 4.1 At the meeting of the Planning Committee held on 28th June 2023 consideration was given to planning application DC/22/66968 for demolition of the existing Wheatsheaf public house and construction of 3 storey detached building consisting 20 No. self-contained apartments with parking to rear on 1 Turners Hill, Rowley Regis.
- 4.2 Planning Committee approved the planning application with conditions, and subject to the application being referred to Council as a departure from the Development Plan.
- 4.3 Part of this site is situated within the Rowley Regis Strategic Open Space under the Site Allocations and Delivery Development Plan Policies Map. It is necessary for the Council to consider whether or not to grant an exception to adopted policy to allow the application to proceed.
- 4.4 The purpose of this report is to discuss the departure from the Development Plan only. It is not the role of Council to reconsider the wider planning merits of the application which have already been considered by Planning Committee.
- 4.5 The application has been publicised by neighbour notification letter, and site and press notice, without response. The Council's Highways, Planning Policy, Environmental Health teams have also been consulted on the proposal. No overall objections have been received from consultees which cannot be overcome by condition.



5 Alternative Options

5.1 Refusal to depart from the Development Plan is an option.

6 Implications

Resources:	There are no financial implications.
Legal and Governance:	The proposal is in accordance with the Town and Country Planning Act.
Risk:	There are no implications.
Equality:	There are no implications
Health and Wellbeing:	There are no implications.
Social Value	The development will afford opportunities for apprenticeships during the construction process
Climate Change	Appropriate planning conditions are attached to the recommended decision to mitigate for climate change

7. Appendices

Report.

8. Background Papers

Planning application DC/22/66968

