

Minutes of Planning Committee

**Wednesday 6 September 2023 at 5.00pm
in the Council Chamber, Sandwell Council House, Oldbury**

Present: Councillor Millar (Chair)
Councillors Chidley (Vice-Chair), Chapman, Fenton, Fisher,
S Gill, Kaur, Kordala, Loan, Pall, Preece, N Singh, Tromans,
Uppal, Webb and Younis.

Officers: John Baker (Development Planning and Building Consultancy
Manager); Alison Bishop (Development Planning Manager);
Barry Ridgeway (Highway Asset and Statutory Functions
Manager); Andy Thorpe (Healthy Urban Development Officer);
Rory Stracey (Solicitor); Johane Gandiwa (Constitutional and
Committee Services Lead Officer); and Connor Robinson
(Democratic Services Officer).

72/23 **Apologies for Absence**

No apologies were received.

73/23 **Declarations of Interest**

There were no declarations of interest made.

74/23 **Minutes**

Resolved that the minutes of the meeting held on 26 July
2023 are approved as a correct record.



Planning Application - DC/23/68117 - Proposed glazed customer seating area extension to frontage (resubmission of refused planning permission DC/22/66636) - 204 Lightwoods Road, Smethwick, B67 5AZ

Further to Minute No. 67/23 The Development Planning and Building Consultancy Manager updated the Committee and provided clarification as to the design of the proposed glazed seating area and roof type which had been requested at the previous meeting and presented within the report.

An objector was present and addressed the Committee with the following points:-

- the development would increase the level of smoke produced by the property which would negatively impact local residents;
- the development would increase concerns around waste management and food disposal;
- the development would have a negative impact on local parking which was already restricted;
- there was already disruption to local residents through the playing of loud music;
- the customers utilising the site often disrupted local residents when leaving the property;
- the owners had disregarded rules and regulations that had previously been agreed;
- the application would expand the current establishment and increase the level of disruption faced by residents.

The Development Planning and Building Consultancy Manager advised that a number of the objections related to the existing use of the property which was not under consideration by the Committee but rather a matter for Public Health and Licensing.

The applicant was not present at the meeting.

The Development Planning and Building Consultancy Manager advised, that the Committee could not take into account the suggestion that an informal agreement had been agreed between



the applicant and a nearby church to use their car park and that this could not be regarded as a condition.

The Highway Asset and Statutory Functions Manager confirmed Highways had no objection to the application.

Resolved that Planning Application DC/23/68117 (Proposed glazed customer seating area extension to frontage (resubmission of refused planning permission DC/22/66636 204 Lightwoods Road, Smethwick) is approved, subject to conditions relating to:-

- i) materials shall be submitted for approval;
- ii) all glazing to conform to Sound Reduction Index (SRI) value of 38dB Rw + C, which corresponds to Pilkington Optiphon 6mm/16mm argon/6.6mm;
- iii) windows to be non-opening;
- iv) seating limited to 20 customers;
- v) provision of covered waste storage area;
- vi) side return panel facing 203 Lightwoods Road to be obscurely glazed and retained as such;
- vii) no amplified music in the extension area;
- viii) the glazed extension area shall only be in use between 11:00 and 22:30 on any day;
- ix) details of any external plant (e.g. air conditioning units etc) shall be provided and approved prior to installation.

76/23

Planning Application - DC/23/68252 - Proposed change of use of part-ground floor, first and second floors and two-storey rear extension to accommodate 19 No. bedsits (house in multiple occupation - HMO) with 2 No. rear dormer windows, 2 no. external staircases, bicycle parking and bin store - 576-578 Bearwood Road, Smethwick, B66 4BW

The Development Planning and Building Consultancy Manager reported that an updated location plan had been circulated to establish a better context around the development. Amended plans had also been received which clarified details around the elevation



and bin storage. An additional condition relating to an air quality mitigation scheme had been recommended by Public Health.

No objectors were present.

The applicant's agent was present at the meeting and indicated he was happy to take any questions.

The Committee was minded to defer consideration of the application to enable a site visit to be carried out.

Resolved that consideration of Planning Application DC/23/68252 (Proposed change of use of part-ground floor, first and second floors and two-storey rear extension to accommodate 19 No. bedsits (house in multiple occupation - HMO) with 2 No. rear dormer windows, 2 No. external staircases, bicycle parking and bin store - 576-578 Bearwood Road) is deferred to allow a site visit to be carried out by the Committee and ward representatives.

77/23

Planning Application - DC/23/68282 - Proposed single and two storey side and rear extension - 15 Cedar Road, Wednesbury, WS10 0BD

There were no applicants or objectors present.

Resolved that Planning Application DC/23/68282 (Proposed single and two storey side and rear Extension - 15 Cedar Road, Wednesbury) is approved, subject to conditions relating to:-

- (i) external materials to match the existing property.
- (ii) existing dropped kerbs shall be extended.



78/23

Planning Application - DC/23/68347 - Proposed single storey rear extension to create 1 No. self-contained flat - 574 Hagley Road West, Oldbury, B68 0BS

Councillor Bhullar, speaking on behalf of the objectors, addressed the Committee on the following points:-

- the proposed extension was located close to a care home which accommodated retired elderly people who had raised concerns over the proposed development;
- the development would create direct sunlight on the nearby properties;
- the development would result in a lot of noise from both construction and vehicles accessing the site.

The Committee was minded to defer consideration of the application to enable a site visit to be carried out.

Resolved that consideration of Planning Application DC/23/68347 (Proposed single storey rear extension to create 1 No. self-contained flat. 574 Hagley Road West, Oldbury) is deferred to allow a site visit to be varied out by the Committee and ward representatives.

79/23

Planning Application - DC/23/68391 - Proposed rendering to front, side and rear, paved driveway and replacement roof with side windows on existing lean to extension - 5 Little Croft, Great Barr, Birmingham, B43 6DA

The Development Planning and Building Consultancy Manager advised the Committee that no objections had been received in relation to the application.

The applicant was not present.



Resolved that Planning Application DC/23/68391 (Proposed rendering to front, side and rear, paved driveway and replacement roof with side windows on existing lean to extension - 5 Little Croft, Great Barr, Birmingham) is approved, subject to a condition relating to details of drainage.

80/23

Planning Application DC/23/68448 - Proposed single and two storey side and rear extension, front canopy and garage conversion into habitable space - 180 Walsall Road, West Bromwich, B71 3LH

The Development Planning and Building Consultancy Manager reported that an amended plan, which had lowered the roof design for the proposed extension, had been received.

There was no applicant or objector present.

Resolved that Planning Application DC/23/68448 (Proposed single and two storey side and rear extension, front canopy and garage conversion into habitable space - 180 Walsall Road, West Bromwich, B71 3LH) is approved, subject to conditions relating to:-

- i. external Materials to match the existing property.
- ii. the bathroom window on the side elevation of the first floor to be obscurely glazed and retained as such.

81/23

Planning Validation Checklist

The Planning Validation Checklist had been updated to reflect current policy and legislative requirements for the required information that should accompany planning applications. The checklist would give more certainty to applicants and enabled the local planning authority to make robust and properly informed decisions.

Resolved that the Planning Validation Checklist Planning is approved, as set out in [Appendix 1](#).



82/23

Decisions of the Planning Inspectorate

The Committee noted the Decisions of the Planning Inspectorate in relation to appeals against refusal of planning permission as follows: -

Application No.	Address	Decision
DC/22/67287	50 Gorsty Hill Rowley Regis B65 0HA	Dismissed
DC/23/68038	32 Kenilworth Road Oldbury B68 0ND	Dismissed

83/23

Applications Determined Under Delegated Powers

The Committee noted the applications determined under delegated powers by the Director – Regeneration and Growth, under powers delegated to him, as set out in the Council’s Constitution.

Meeting ended at 5.54pm.

Contact: democratic_services@sandwell.gov.uk

