

Report to the Planning Committee

26 June 2024

| | |
|-------------------------|---|
| Subject: | Proposed Site Visits |
| Contact Officer: | <p>John Baker Service Manager - Development Planning and Building Consultancy John_baker@sandwell.gov.uk</p> <p>Alison Bishop Development Planning Manager Alison_bishop@sandwell.gov.uk</p> |





1 Recommendations

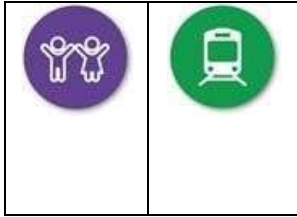
- 2 That the Committee notes that the following planning application(s) will be visited by the Committee on 24th July 2024.

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?

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



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 or it is refused in line with objector’s concerns, 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. and Description. | Date received | Reason |
|---|---------------|---|
| DC/24/68966 Demolition of existing building and construction of new mosque and community centre with associated parking and boundary treatment. 57 To 59 Dartmouth Street And Land Adjacent 1A Duke Street West Bromwich B70 8BY | 02.01.2024 | To review the site in relation to parking and highway safety. |

6 Alternative Options

6.1 There are no alternative options.

7. Implications

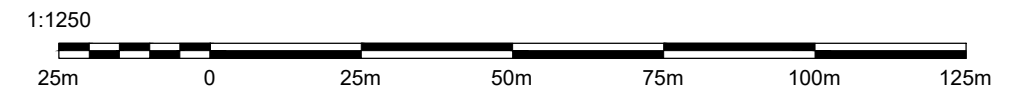
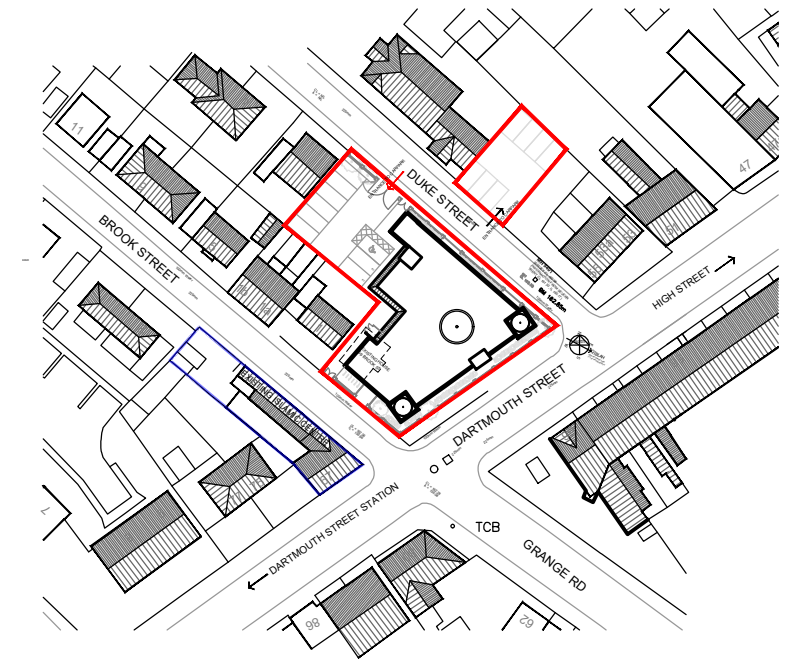
| | |
|------------------------------|---|
| Resources: | There are no direct implications in terms of the Council's strategic resources. If the Planning Inspectorate overturns the Committee's decision and grants consent, the Council may be required to pay the costs of such an appeal, for which there is no designated budget. |
| Legal and Governance: | 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 |
| Risk: | There are no risks associated with this report. |
| Equality: | There are no equality implications associated with this report. |
| Health and Wellbeing: | There are no health and wellbeing implications associated with this report. |
| Social Value | There are no implications linked to social value with this report. |

8. Appendices

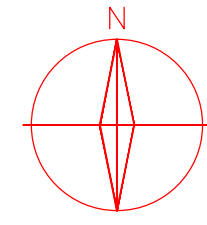
Location plans
Site layout plans



SITE PLAN
SCALE 1:500



LOCATION PLAN
SCALE 1:1250

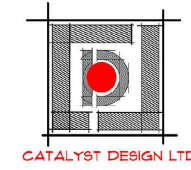


REVISIONS:

| | | | |
|---|------------|---|----|
| B | 30-01-2024 | DRAINAGE REMOVED, MINOR AMENDMENTS | UH |
| A | 19-12-2023 | DRAWING UPDATED TO INCLUDE ADJACENT LAND IN OWNERSHIP BOUNDARY, VACANT SITE AND EXISTING MOSQUE, DRAINAGE AND WATER INFORMATION ADDED | UH |

PROJECT PHASE

RIBA STAGE 3: DEVELOPED DESIGN



CATALYST DESIGN LTD
ARCHITECTURAL SERVICES
BRANSTON COURT, BRANSTON STREET
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CLIENT

WEST BROMWICH BANGLADESHI MUSLIM ASSOCIATION AND ISLAMIC CENTRE

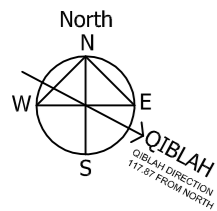
PROJECT

JAMI MASJID & COMMUNITY CENTRE

| DRAWING No. | REVISION | DRAWING TITLE |
|-------------------|-------------|------------------------------|
| 1717 - 200 | B | PROPOSED SITE /LOCATION PLAN |
| SCALE 1: 500 @ A3 | CHECKED MAB | DATE DEC23 DRAWN UH |

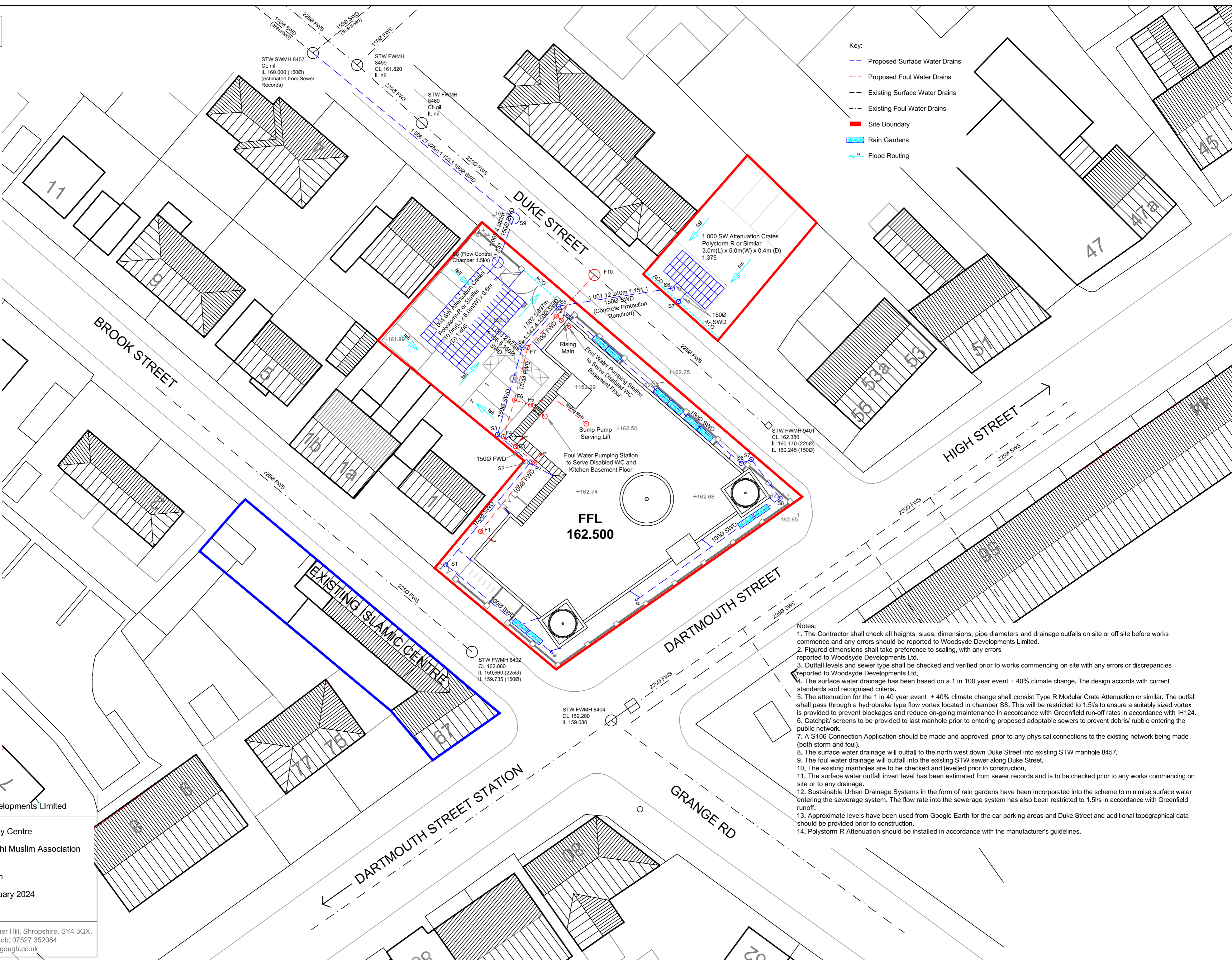
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Key:

- Proposed Surface Water Drains
- Proposed Foul Water Drains
- Existing Surface Water Drains
- Existing Foul Water Drains
- Site Boundary
- Rain Gardens
- Flood Routing



- Notes:
1. The Contractor shall check all heights, sizes, dimensions, pipe diameters and drainage outfalls on site or off site before works commence and any errors should be reported to Woodsyde Developments Limited.
 2. Figured dimensions shall take preference to scaling, with any errors reported to Woodsyde Developments Ltd.
 3. Outfall levels and sewer type shall be checked and verified prior to works commencing on site with any errors or discrepancies reported to Woodsyde Developments Ltd.
 4. The surface water drainage has been based on a 1 in 100 year event + 40% climate change. The design accords with current standards and recognised criteria.
 5. The attenuation for the 1 in 40 year event + 40% climate change shall consist Type R Modular Crate Attenuation or similar. The outfall shall pass through a hydrobrake type flow vortex located in chamber S8. This will be restricted to 1.5l/s to ensure a suitably sized vortex is provided to prevent blockages and reduce on-going maintenance in accordance with Greenfield run-off rates in accordance with IH124.
 6. Catchpit/ screens to be provided to last manhole prior to entering proposed adoptable sewers to prevent debris/ rubble entering the public network.
 7. A S106 Connection Application should be made and approved, prior to any physical connections to the existing network being made (both storm and foul).
 8. The surface water drainage will outfall to the north west down Duke Street into existing STW manhole 8457.
 9. The foul water drainage will outfall into the existing STW sewer along Duke Street.
 10. The existing manholes are to be checked and levelled prior to construction.
 11. The surface water outfall invert level has been estimated from sewer records and is to be checked prior to any works commencing on site or to any drainage.
 12. Sustainable Urban Drainage Systems in the form of rain gardens have been incorporated into the scheme to minimise surface water entering the sewerage system. The flow rate into the sewerage system has also been restricted to 1.5l/s in accordance with Greenfield runoff.
 13. Approximate levels have been used from Google Earth for the car parking areas and Duke Street and additional topographical data should be provided prior to construction.
 14. Polystorm-R Attenuation should be installed in accordance with the manufacturer's guidelines.

Woodsyde Developments Limited

Project:
Jami Masjid and Community Centre
Client:
West Bromwich Bangladeshi Muslim Association
and Islamic Centre
Drawing Title:
General Arrangements Plan
Scale:
1:250 @ A2
Date:
February 2024
Drawing No:
JM-GA-500

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