

Report to Full Council

23 July 2024

Subject:	Proposed departure from the Development Plan at Yard, 196 Oldbury Road, West Bromwich.
Contact Officer:	Senior Planning Officer, Anjan Dey anjan_dey@sandwell.gov.uk

1 Recommendations


- 1.1 That an exception to the Development Plan, in respect of planning application DC/23/68894 - Proposed erection of new industrial unit adjacent to existing, be approved.

2 Reasons for Recommendations

- 2.1 The site forms part of a wider housing allocation in the Development Plan. To realise the housing allocation, comprehensive redevelopment would be required and given there is no evidence to suggest that the site would be brought forward for housing within a reasonable timeframe, on balance, it is considered that, on this occasion, the policy should be set aside to facilitate the erection of a new industrial unit adjacent to the existing.



3 How does this deliver objectives of the Corporate Plan? (select relevant category and inc narrative how deliver)

	A strong and inclusive economy - the proposed new industrial unit would be keeping with the surrounding area along Oldbury Road, secure investment in the Borough and provide employment.
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4 Context and Key Issues

- 4.1 At the meeting of the Planning Committee held on [15th May 2024](#), consideration was given to planning application DC/23/68894 which sought approval for a new industrial unit adjacent to the existing at 196 Oldbury Road.
- 4.2 Planning Committee approved the planning application with conditions, and to the application being referred to Council as a departure from the Development Plan.
- 4.3 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.
- 4.4 The application has been publicised by neighbour notification letter without response. The Council's Highways, Planning Policy, and Pollution Control teams have 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 of application is an option but there are no reasonable planning reasons for doing so.



6 Implications

Resources:	When a planning application is refused, the applicant has a right of appeal to the Planning Inspectorate, and they can make a claim for costs against the Council.
Legal and Governance:	This application is submitted under the Town and Country Planning Act 1990
Risk:	No risk implications arising from this report.
Equality:	There are no quality issues arising from this proposal and therefore, an equality impact assessment has not been carried out.
Health and Wellbeing:	There are no Health and Wellbeing implications arising from this report.
Social Value	There are no Social Value Implications arising from this report
Climate Change	Sandwell Council supports the transition to a low carbon future, in a way that takes full account of the need to adapt to and mitigate climate change. Proposals that help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure, will be welcomed.
Corporate Parenting	None relevant

7. Appendices

Context plan

Proposed floor plan/elevation/location/block plan B70 9DP 1 of 3 D

Vehicle tracking, Waste storage & parking B70 3 OF 3 D

8. Background Papers

Planning application: DC/23/68894

