

# Minutes of Planning Committee

**Wednesday 26 June 2024 at 5.00pm  
in the Council Chamber, Sandwell Council House, Oldbury**

**Present:** Councillor Millar (Chair);  
Councillors Bhamra, Chidley, Cotterill, Hussain, Kaur,  
Kordala, Loan, Piper, N Singh, Tromans, Uppal and Webb

**In Attendance:** Councillor Jeffcoat.

**Officers:** John Baker (Assistant Director for Development Planning and Building Consultancy), Alison Bishop (Development Planning Manager), Barry Ridgway (Highway Asset and Statutory Functions Manager), Simon Smith (Planning Solicitor), Connor Robinson (Democratic Services Officer) and John Swann (Democratic Services Officer).

## 38/24 **Apologies for Absence**

Apologies for absence were received from Councillors E A Giles (Vice- Chair), Horton and Preece.

## 39/24 **Declarations of Interest**

There were no declarations of interest.

## 40/24 **Minutes**

**Resolved** that the minutes of the meeting held on 15 May 2024 are approved as a correct record.



41/24

**Planning Application - DC/23/68928 - Land To The Rear Of 33 High Street, West Bromwich - Proposed 4 No. 1 bedroom flats**

The Assistant Director for Development Planning and Building Consultancy summarised the application for the Committee.

The application had been referred to the Committee as the agent was employed by the Council.

**Resolved** that Planning Application - DC/23/68928 - Proposed 4 No. 1 bedroom flats, is granted subject to conditions relating to:

- i) Details of the external materials;
- ii) Details of drainage works (including SUDs);
- iii) A detailed construction method statement;
- iv) Contamination and remediation measures (if required);
- v) Details of plot boundary walls or fences;
- vi) Refuse management plan and storage details;
- vii) First floor window in the western side elevation shall be obscurely glazed and top opening only and shall be retained as such;
- viii) Construction works and all activities associated with the development of the site shall be between 0730 to 1800 hours on Monday to Friday, 0730 to 1400 hours on Saturday, with no work at any other time including Sundays and public holiday;
- ix) There shall be no burning of waste materials during construction works; and
- x) Secure cycle storage implemented and retained.

42/24

**Planning Application - DC/23/68961 - Site Of Former Stone Cross Neighbourhood Office, Clifton Lane, West Bromwich - Proposed 14 dwellings (7 two-bedroom and 7 three bedroom), vehicle access, car parking and associated works**

The Development Planning and Building Consultancy Manager summarised the application for the Committee.



The Lead local Flood Authority had raised no concerns in relation to the application.

The applicant was present and addressed the committee with the following points:

- the proposed application would provide 14 dwellings;
- concerns had previously been raised in relation to parking provision, however these had been resolved by amending the sizes of the proposed dwellings;
- efforts had been made to ensure the development was sustainable, including the provision of electric charging points;
- the site was in need of development and was on brownfield land.

**Resolved** that Planning Application - DC/23/68961 - Proposed 14 dwellings (seven, two-bedroom and seven, three-bedroom), vehicle access, car parking and associated works, is granted subject to conditions relating to:

- i) External materials;
- ii) Hard and soft landscape details;
- iii) Site investigation and remediation;
- iv) Renewable energy details (solar panels to roof spaces);
- v) Programme for the recording of architectural and archaeological features;
- vi) Drainage works (including SUDs);
- vii) Remediation works and/or mitigation measures to address the mine entries and the shallow mine workings;
- viii) Construction method statement of working;
- ix) A detailed method statement setting out job and apprenticeship opportunities; and
- x) Parking implemented and retained.



**Planning Application - DC/24/69093 - Wagon and Horses, 83 Lewisham Road, Smethwick B66 2DD - Demolition of existing public house and proposed apartment block with 11 No. self-contained flats with undercroft parking and 3 No. electric vehicle parking spaces, boundary wall/fencing, landscaping and parking area and bin/cycle store to rear (outline application for access, layout and scale)**

The Assistant Director for Development Planning and Building Consultancy summarised the application for the Committee. The application was for outline planning permission in relation to appearance, layout and scale.

The objectors were present and addressed the committee with the following points;

- the locality had existing issues with on- street parking availability;
- it was felt that the proposed flats would be out of character with family housing in the area;
- there were concerns about overlook from the proposed flats and the associated impact on privacy.

The applicant was present and addressed the committee with the following points:

- the site had been derelict for an extended period of time;
- there was a need for high quality housing in Smethwick;
- no objection has been received from highways;
- provision of both cycle storage and electric charging points had been incorporated into the design.

It was proposed that a site visit to consider parking provision and the height of the proposed development, however the Committee resolved that this would not aid Member understanding of the topic.

In response to comments and questions by members the following points were made:

- the site had received planning permission for demolition in March 2022 (DS/18/0044);



- an application for the construction of an apartment block with 14 flats was previously withdrawn in June 2023;
- plans detailed that the top floor would be utilised as a plant room and for storage;
- the area was served well by local transport links;
- highways officers reported that they had no concerns in relation to parking provision in the locality.

**Resolved** that Planning Application - DC/24/69093 – Proposed Demolition of existing public house and proposed apartment block with 11 No. self- contained flats with parking area (outline application for appearance, layout and scale), is granted subject to an amended plan being provided to remove the roof lights and conditions relating to:

- i) Reserved matters for access and landscaping;
- ii) External materials;
- iii) Contamination;
- iv) Energy statement;
- v) Drainage;
- vi) Archaeology;
- vii) Cycle storage;
- viii) Waste storage;
- ix) Noise assessment and mitigation – to protect future residents;
- x) Lighting;
- xi) Construction hours;
- xii) Construction environmental management plan (CEMP);
- xiii) Parking provision and retention; and
- xiv) Utilisation of top floor for storage

44/24

### **Planning Application - DC/24/69335 - 5 Pepperbox Drive, Tipton DY4 8TR - Proposed single storey side and rear extensions**

The Assistant Director for Development Planning and Building Consultancy summarised the application for the Committee.

The application was referred to the Committee as one of the applicants was employed by the Council.



**Resolved** that Planning Application - DC/24/69335 – Proposed single storey side and rear extensions, is granted subject to conditions relating to:

- i) External materials;
- ii) Drainage; and
- iii) Parking implemented and retained.

45/24

**Planning Application - PD/24/02680 - Land Fronting 3-7 Park Lane, Wednesbury - Proposed 15m M-Range V2 pole with 6 No. antennas, 1 No. 300mm transmission dish, 3 No. equipment cabinets, 1 No. meter cabinet and ancillary development**

The Assistant Director for Development Planning and Building Consultancy summarised the application for the Committee.

If the Council did not make a decision on the application, there was an assumption in favour of the proposal.

The proposed height of the pole had previously been 17.5m, however following consultation this had been reduced to 15m.

The land within the proposal was owned by the Council and was an adopted highway.

**Resolved** that Planning Application - PD/24/02680 – Proposed 15m M-Range V2 pole with 6 No. antennas, 1 No. 300mm transmission dish, 3 No. equipment cabinets, 1 No. meter cabinet and ancillary development, is granted in respect of siting and appearance.

46/24

**Proposed Site Visits**

The committee noted that site visits would be carried out in relation to the following applications, prior to their being presented to the committee:-



<b>Application No. and Description.</b>	<b>Date received</b>	<b>Reason</b>
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.

47/24

## 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: -

<b>Application Ref</b>	<b>Site Address</b>	<b>Inspectorate</b>
DC/23/68158	26 Barston Road Oldbury B69 0PS	Dismissed
DC/23/68724	85 Newbury Lane Oldbury B69 1DE	Dismissed
DC/23/68216	93 Dingle Street Oldbury B69 2DZ	Allowed



48/24

## Applications Determined Under Delegated Powers

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

Meeting ended at 6.13pm

Contact: [democratic\\_services@sandwell.gov.uk](mailto:democratic_services@sandwell.gov.uk)

