

Minutes of Planning Committee

**Wednesday 24 July 2024 at 5.00pm
in the Council Chamber, Sandwell Council House, Oldbury**

Present: Councillor Millar (Chair);
Councillors Bhamra, Cotterill, Kaur, Loan, Piper, Preece, N
Singh, Tromans, Uppal and Webb.

Officers: John Baker (Assistant Director for Development Planning and
Building Consultancy), Alison Bishop (Development Planning
Manager), Simon Smith (Planning Solicitor), Simon Chadwick
(Highways Network Development and Road Safety Manager),
Andy Thorpe (Healthy Urban Development Officer), William
Stevens (Principal Planner), Connor Robinson (Democratic
Services Officer) and Anthony Lloyd (Democratic Services
Officer).

49/24 **Apologies for Absence**

Apologies for absence were received from Councillors E A Giles
(Vice- Chair), Chidley, Hussain and Kordala.



50/24 **Declarations of Interest**

Minute No.	Subject	Member	Interest
53/24	Planning Application - DC/23/68497 - 10 Jowetts Lane, West Bromwich, B71 2RA	Councillor Uppal	Holds a personal relationship with the applicant.

51/24 **Minutes**

Resolved that the minutes of the meeting held on 26 June 2024 is approved as a correct record.

52/24 **Planning Application - DC/24/68966 - 57 To 59 Dartmouth Street, and Land Adjacent 1A Duke Street, West Bromwich, B70 8BY**

(Councillor Preece withdrew from the committee to represent objectors)

Councillors Millar, Bhamra, Cotterill, Kaur, Piper, N Singh, Tromans and Webb declared that they had been lobbied by objectors.

The Assistant Director for Development Planning and Building Consultancy summarised the application for the Committee and updated members on an additional condition with respect to the requirement for a detailed Travel Plan. Photographer were also circulated to the Committee which had been received from the objectors which detailed parking issues in the surrounding streets.

Objectors were in attendance and were supported by Councillor Preece. Objectors stressed that the application for a new mosque was welcome and was seen as a positive asset for the local community, however, the following concerns were highlighted:-



- the new development would result in a loss of light due to the height of the building which was much taller than residential properties in the area;
- the new development would generate a significant increase in traffic and increase the prevalence of illegal parking;
- residents disagreed with the conclusion arrived to by the highways department who had stated that the traffic would be acceptable;
- the additional carpark would not be sufficient to serve the mosque which would have a maximum capacity of 871; and
- aggressive confrontations had taken place on several occasions due to issues with car parking in the area.

The applicants and their agent were present and addressed the Committee with the following points:-

- approval for a mosque on the site had previously been granted but had not been progressed;
- the current mosque was inadequate and had minimal parking facilities;
- the mosque was important to the local community and provided many services including children's activities;
- the mosque did not condone illegal parking and was happy to work with residents to resolve any issues;
- the mortuary would have limited use at just once or twice a month;
- the new design would increase the width of the footpath; and
- a construction management plan would be in place to ensure that residents were not inconvenienced during the building process.

Highways in responses to questions and issues raised highlighted that the development would introduce additional parking space when compared to the mosque's current iteration. This it was argued, would therefore be a net benefit in terms of traffic and parking in the area. A demand of 96 vehicles was identified for the current site, however, members were minded that there were several Council car parks near to the site which could be used by attendees of the mosque.



Following further discussion in relation to possible conditions that could be considered to resolve the concerns of objectors, it was suggested that the application be deferred to a future meeting of the Committee to obtain further road surveys and a detailed travel plan.

Resolved that Planning Application DC/24/68966 - 57 To 59 Dartmouth Street, and Land Adjacent 1A Duke Street, West Bromwich, B70 8BY is deferred to allow the applicant to provide a detailed travel plan.

(Councillor Preece left the meeting)

53/24

Planning Application – DC/23/68497 – 10 Jowetts Lane, West Bromwich B71 2RA – Retention of replacement boundary treatment, removal of external rear wall, single story rear extension to increase retail floor space, and raising of existing roof height.

The Assistant Director for Development Planning and Building Consultancy summarised the application and it was noted that the application was originally reported to committee in November 2023 (minute No. 104/23) but had been deferred for a site visit. A site visit had taken place in January 2024. During this site visit discrepancies had been noted between the submitted drawings and the works that had been carried out at the property. The application had been deferred to seek clarification on the works and to request revised plans. Amended plans had now been received.

No objectors or the applicant were present, and no objections had been received by the Council’s highways department. Members requested that the highways department investigate parking concerns in the area separately from the planning application.

Resolved that Planning Application - DC/23/68497 – 10 Jowetts Lane, West Bromwich B71 2RA (Retention of replacement boundary treatment, removal of external rear wall, single story rear extension to increase retail floor space, and raising of existing roof height) is granted subject to conditions relating to:



- i) Materials to match the existing building;
- ii) The external roller shutter shall be powder coated; and
- iii) Construction hours to be limited to 8am to 6pm Monday to Friday and 8am to 2pm on Saturdays with no works to take place on Sundays or Public Holidays

54/24

Planning Application - DC/23/68632 – 7 Surrey Close, Smethwick B66 2ET – Proposed single storey rear extension and outbuilding in rear garden

The Assistant Director for Development Planning and Building Consultancy summarised the application and noted that the permitted development rights for the property had been removed under the planning permission granted for the whole residential development, (DC/16/59596).

Three objections had been received from residents that were concerned that the new structure would both be out of character with the surrounding area and too large in its scale. Consultations had been carried out with all relevant bodies and no objections had been received.

The applicant was present and addressed the Committee stating that the development would support his familys living arrangements.

Resolved that Planning Application - DC/23/68632 – 7 Surrey Close, Smethwick B66 2ET (Proposed single storey rear extension and outbuilding in rear garden) is granted subject to conditions relating to:-

- i) External Materials to match existing;
- ii) Outbuilding for personal use of the occupiers of the dwelling;
- iii) Obscure glazing to the outbuilding bi-fold doors and also to the single storey roof lights; and
- iv) Construction hours limited to 08:00 to 18:00 Monday to Friday, 08:00 to 13:00 Saturday and no working on Sundays or Public Holidays.



Planning Application – DC/24/69156 – Granville Works, 104 Station Road, Cradley Heath B64 6PW – Demolition of existing buildings S1-S4, S9 and canopy and proposed 1 No. new detached single storey unit, 1 No. unloading canopy and proposed rear extensions to existing units S5-S8 (Outline application all matters reserved).

(Councillor Webb withdrew from the committee to represent objectors)

The Assistant Director for Development Planning and Building Consultancy summarised the application and reminded members that, if approved, a further reserved matters application would be required before the applicant could start any works. No objections had been received from the relevant authorities including Severn Trent Water and the local flood authority.

Objectors were present and along with Councillor Webb expressed to members that local residents had experienced landslides within their rear gardens and that they were now worried that works at the site in question would exacerbate the issues already faced.

The applicant's agent was present and addressed the Committee with the following points:-

- the additional storage capacity was required to meet demands of existing customers;
- growth of the business would continue to provide job opportunities for local people;
- no material planning considerations would justify a refusal;
- continuous engagement with both the planning department and objectors had been carried throughout the planning process
- the land in question that was suspected to be causing the issues with resident's rear gardens was not owned by the applicant;
- engineers had been employed to check the site who had stated that the proposals would have a negligible impact on the surrounding land.



Resolved that Planning Application - DC/24/69156 – Granville Works, 104 Station Road, Cradley Heath B64 6PW (Demolition of existing buildings S1-S4, S9 and canopy and proposed 1 No. new detached single storey unit, 1 No. unloading canopy and proposed rear extensions to existing units S5-S8 ((Outline application all matters reserved)), is granted subject to conditions relating to:

- i) Reserved Matters for (a) layout (b) scale (c) appearance (d) access (e) landscaping;
- ii) Environmental and construction management plan;
- iii) Foul drainage details;
- iv) Surface water drainage scheme;
- v) Contamination;
- vi) External lighting scheme; and
- vii) Parking plan to be provided, laid out and retained as such.

(Councillor Webb rejoined the Committee)

56/24

Planning Application – DC/24/69477 - 10 Barnfordhill Close, Oldbury B68 8ES - New dwelling with boundary treatments, parking and associated works.

(Councillor Preece returned to the meeting)

The Assistant Director for Development Planning and Building Consultancy summarised details in relation to the application noting that the original application had been withdrawn in March 2024 after the committee had resolved to defer the determination of the application on legal advice over concerns that the extend of the extensions amounted to the dwelling being rebuilt.

The new application had been submitted for a new build dwelling, however, members were reminded that the majority of the proposed works had already been given planning permission in 2021.

Objectors were present and addressed the Committee with the following points:-



- waste material from the construction had been ending up in the neighbouring gardens;
- noise and disruption had been continuous throughout development; and
- neighbours had experienced decreased water pressure since the works had taken place which had arguably been caused by the ongoing development;
- the continuous development had led to a negative impact on the quality of life of neighbouring properties.

(Councillor Preece left the meeting)

Members were minded that many of the objections made were not material planning consideration, however, submitted drawings detailed that the new proposed property would line-up with the objectors property elevation levels. It was also confirmed that if any unauthorised works were carried out or remained, then planning enforcement action would take place.

Resolved that Planning Application - DC/24/69477 - 10 Barnfordhill Close, Oldbury B68 8ES (New dwelling with boundary treatments, parking and associated works); is granted subject to conditions relating to;-

- i) External materials;
- ii) Boundary treatments;
- iii) Landscaping;
- iv) Drainage;
- v) Drop kerbs and relocation/removal of lighting column;
- vi) Construction hours;
- vii) Parking provision and retention;
- viii) Landscaping to provide Biodiversity Net Gain; and
- ix) Removal of permitted development rights for further extensions.



57/24 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: -

Application Ref	Site Address	Inspectorate
DC/23/68570	7 Temple Meadows Road West Bromwich B71 4DE	Appeal allowed with conditions. Cost application allowed.

58/24 Applications Determined Under Delegated Powers

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

Meeting ended at 6.57pm

Contact: democratic_services@sandwell.gov.uk

