

Report to the Planning Committee

23 October 2024

Subject:	Proposed Site Visits
Contact Officer:	Alison Bishop Development Planning Manager Alison_bishop@sandwell.gov.uk

1 Recommendations

- 2 That the Committee notes that the following planning application(s) will be visited by the Committee on 27 November 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 Council Plan?

Growing Up in Sandwell	A great place for Children to grow up and to ensure a brighter future for children and young people.
Living in Sandwell	Improving the local environment with a focus on cleanliness, ensuring that the community takes pride in its surroundings. Safe and affordable homes.

	Quality green spaces.
Thriving Economy in Sandwell	<p>The Sandwell Local Plan serves as the blueprint for future development, guiding housing and employment growth while ensuring new infrastructure investments like transport and schools.</p> <p>Good homes that are well connected.</p> <p>Encourage a positive environment where businesses and our community and voluntary organisations are supported to grow; and investment into the borough is maximised, creating job opportunities for local residents.</p>
Healthy in Sandwell	<p>Commitment to fostering a community where every resident has the opportunity to lead a healthy and fulfilling life.</p> <p>Residents are protected from harms to their health and wellbeing.</p>
One Council One Team	<p>Sandwell Council's ethos of 'One Council One Team' reflects a commitment to unity and Collaboration, striving for excellence in serving the community.</p> <p>All of our residents, including our children and young people, are active participants in influencing change – through being listened to, their opinions are heard and valued.</p>

4 Context and Key Issues

- 4.1 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.

- 4.2 Visiting the site earlier in the planning process can assist with the timescales set by government for reaching decisions on planning applications.
- 4.3 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.
- 4.4 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/24/69621 Proposed demolition of former public house (approved under application No DC/22/67474), and proposed retail convenience store (Use Class Ea) and 12 No. 1 and 2 bedroom apartments above (Use ClassC3), with car parking, amenity areas and associated development. At Friar Park Inn 103 Crankhall Lane Wednesbury WS10 0EF	2/7/2024	To view the surrounding area in relation to the proposed development and the likely affect the scheme would have in terms of noise and highway matters.

5 Alternative Options

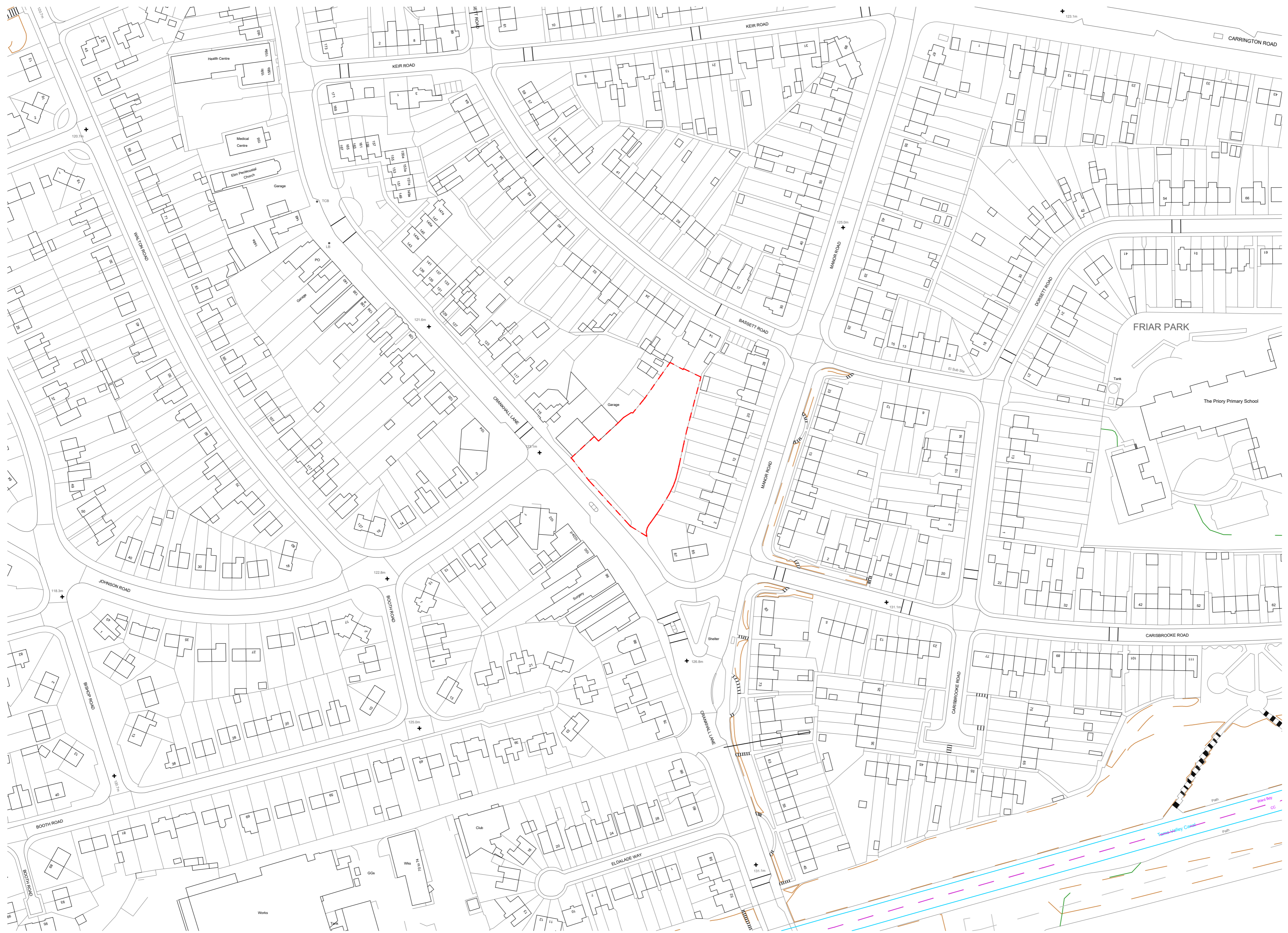
5.1 There are no alternative options.

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.
Corporate Parenting	None.

8. Appendices

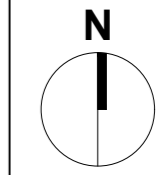
Location plans
Site layout



1 Location Plan
1:1250

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SCALE PROVIDED FOR PLANNING SUBMISSION PURPOSES ONLY
 All drawings to be read in conjunction with all relevant Structural and M&E Engineers drawings and specifications.
Contractor Design Development:
 Details and general arrangement information contained within these drawings outlines the concept development for materials, construction and operational systems only. Aspects of the design require development not possible at pre-construction phases of the project. The main contractor and associated subcontractors are required to develop and submit the detailed design accordingly in conjunction with project specifications, surveys and environmental data.
 It is assumed that all works on this drawing will be carried out by a competent contractor working, where appropriate, to an approved method statement.
Notify the Architect immediately of any significant variation between the principle and the clarified design.

Date	Rev	By	Details



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Project
 Friar Park Inn, Wednesbury

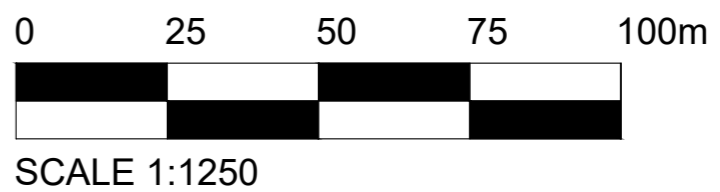
Client
 SEP Properties

Drawing title
 Location Plan

Date	Scale	Checked
12/07/22	1:1250@A2	VJ

Project Ref.	Drawing No.	Revision
22-212	001	-

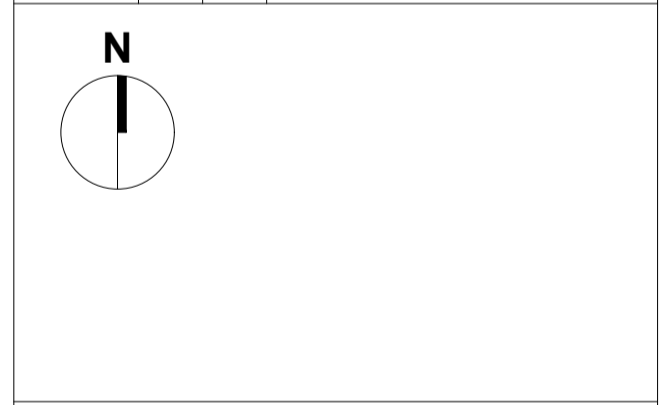
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Date	Rev	By	Details
12/06/24	A	VJ	Updates to car parking layout



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Project
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Client
 SEP Properties

Drawing title
 Block Plan

Date	Scale	Checked
12/07/22	1:200@A1	VJ

Project Ref.	Drawing No.	Revision
22-212	009	A

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1 Block Plan
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