

# Report to Council

**10 December 2024**

<b>Subject:</b>	Proposed departure from the development plan at Merridale Polishing And Plating Company Limited, Unit 2, Friar Street, Wednesbury
<b>Director:</b>	Executive Director - Place Alan Lunt
<b>Contact Officer:</b>	Alison Bishop Development Planning Manager alison_bishop@sandwell.gov.uk

## **1 Recommendations**

- 1.1 That approval be given to an exception to the development plan in respect of planning application ref: DC/24/69314, proposed subdivision of existing industrial unit to create 4 No. industrial units with external alterations.
- 1.2 That the Executive Director - Place be authorised to grant conditional planning permission.

## **2 Reasons for Recommendations**

- 2.1 The proposal is on land allocated for housing within the adopted development plan.

### 3 How does this deliver objectives of the Council Plan?

<p>Thriving Economy in Sandwell</p>	<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>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>
<p>One Council One Team</p>	<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 Committee granted conditional approval at the meeting held on 27 November 2024, which gave consideration to planning application DC/24/69314 for proposed subdivision of existing industrial unit to create 4 No. industrial units with external alterations.
- 4.2 The application was publicised by neighbour notification letters, site notice and press notice with one objection received on grounds of parking/highway safety.
- 4.3 Planning Committee members approved the application on 27<sup>th</sup> November 2024 and the application is now before Council to consider the departure from the development plan before planning permission can be granted.
- 4.4 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.

4.5 The council’s highways, planning policy, and pollution control teams and West Midlands Police have also been consulted on the proposal and have raised no objections subject to relevant conditions. The planning officer recommended approval on the basis that the site forms part of a wider housing allocation and so cannot come forward for new housing development in isolation. In addition, it was considered that this proposal would no prejudice wider re-development in the future given that the industrial unit already exists.

## 5 Alternative Options

5.1 Refusing the departure is an option, in doing so clear planning justification would have to be provided as any refusal of planning permission could result in an appeal and costs being awarded against the council.

## 6 Implications

<b>Resources:</b>	No implications Financial, staffing, land/building implications
<b>Legal and Governance:</b>	The development has been considered in accordance with the Town and Country Planning Act 1990 and Planning Committee has delegated powers to determine planning applications within current council policy. The decision to grant permission for this proposal would be contrary the development plan. Consequently, Planning Committee has referred the application to Council to consider whether an exception to the development plan should be granted.
<b>Risk:</b>	There are no risk implications associated with this report.
<b>Equality:</b>	There are no equality implications associated with this report.
<b>Health and Wellbeing:</b>	The proposal includes appropriate mitigations to safeguard health and wellbeing implications for our communities

<b>Social Value:</b>	There are no for social value implications.
<b>Climate Change:</b>	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.
<b>Corporate Parenting:</b>	The are no implications for Corporate Parenting responsibilities.

## 7. Appendices

None

## 8. Background Papers

Planning application reference DC/24/69314