

Minutes of Planning Committee

**Wednesday 19 February 2025 at 5.00pm
in the Council Chamber, Sandwell Council House, Oldbury**

Present: Councillor Millar (Chair);
Councillors E A Giles (Vice-Chair), Bhamra, Chidley, Cotterill,
Horton, Kaur, Preece, N Singh, Tromans, Uppal, Webb and
Gill.

Officers: Alison Bishop (Development Planning Manager), Simon Smith
(Planning Solicitor), Simon Chadwick (Highways Network
Development and Road Safety Manager), William Stevens
(Principal Planner), Carl Mercer (Principal Planner), Margaret
Gardiner (Senior Environmental Health Officer) and Anthony
Lloyd (Democratic Services Officer).

In attendance: Councillors Jeffcoat and Hughes.

12/25 **Apologies for Absence**

An apology for absence was received from Councillor Kordala.

13/25 **Declarations of Interest**

Minute No.	Subject	Member	Interest
18/25	Planning Application DC/24/69777 - Garden Area of Queens Head, 100 Brunswick Park Road, Wednesbury WS10 9QR - Proposed 2600mm high posts for festoon lighting,	Councillor Cotterill	Personal friends with the applicant

Minute No.	Subject	Member	Interest
	removal of doors to create walkway into garden, replacement windows, 1100mm high picket fence and open pergola style structure		
19/25	Planning Application DC/24/69896 - 10 Sandford Avenue, Rowley Regis B65 9LT - Proposed change of use from residential dwelling to care home for 2 No. young people aged between 8 and 18 years old.	Councillor Cotterill	Lobbied by an objector who is also a family member

14/25 **Minutes**

Resolved that the minutes of the meeting held on 8 January 2025 are approved as a correct record.

15/25 **Planning Application DC/24/69615 - 34 Poole House Road, Great Barr, Birmingham B43 7SJ - Proposed change of use from dwellinghouse to residential home for up to two children**

Councillors E A Giles, Bhamra, Chidley, Cotterill, Horton, Kaur, N Singh, Tromans and Webb indicated that they had been lobbied by both the applicant and objectors on the site visit, which had taken place before the meeting.

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

- the proposed residential home was in close proximity to a Motorway which may be a risk if vulnerable children were placed in the home;

- the road already experienced traffic issues and the introduction of a care home may further exacerbate the problems;
- the garage at the home was not of a suitable size to contain a car and if a third car was parked on the driveway, it may infringe upon the shared access boundary with neighbours; and
- works taking place to adapt the site would impact local residents due to noise disturbance.

Pictures taken by the objectors, which highlighted some of the parking concerns, were shared with members.

The applicant was in attendance and addressed the Committee with the following points:-

- the driveway had been used in the past to park three vehicles at the same time;
- in most cases, three vehicles would not be present at the same time;
- free bus passes would be provided to staff to encourage car sharing;
- A nearby public car park would be utilised by staff and visitors if required;
- very little disruption would be caused by works; and
- the home would not be inherently different from a normal residence and would not be out of character.

Following further questions from members, it was confirmed that:-

- risk and safeguarding assessments had taken place and windows on the property would contain safety features;
- on-going conversations between the applicant and external experts were taking place to advise on security measures;
- Ofsted assessments would need to take place and be passed before the care home could operate;
- cameras at the site would not intrude on the privacy of the neighbouring properties;
- if the application was approved, a management plan would be required before the home could open.

The Council's Highways Officer confirmed that the National Planning Policy Framework Test was utilised to determine if a development would cause significant impact on the highway. As the premises was operating as a domestic dwelling, which could include a family with multiple children and pets, no significant impact to the road network was expected if the application was to be approved.

Additionally, it was stated that Officers had visited the site on numerous occasions, including during peak hours, and no concerns were highlighted in relation to the availability of parking spaces on the road.

Resolved that Planning Application DC/24/69615 - 34 Poole House Road, Great Barr, Birmingham B43 7SJ (Proposed change of use from dwellinghouse to residential home for up to two children) is refused on the grounds that the proposal will bring noise and disturbance to neighbouring properties.

(Councillor Bhamra withdrew from the meeting during consideration of this item and did not return.)

16/25

Planning Application DC/24/69621 - Friar Park Inn, 103 Crankhall Lane, Wednesbury WS10 0EF - 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 Class C3), with car parking, amenity areas and associated development.

Councillors E A Giles, Bhamra, Chidley, Cotterill, Horton, Kaur, N Singh, Tromans and Webb indicated that they had been lobbied by both the applicant and objectors on the site visit, which had taken place on 19 February 2025.

The Development Planning Manager reported that part of the objection from the Lead Local Flood Authority had been in part removed and that three additional conditions had been recommended in relation to details of the management company for the surface water system a surface water construction environment management plan, the development being built in accordance with the approved water construction environment management plan. However, two remaining matters including infiltration and exceedance levels were yet to be resolved and, as such, it was requested that if members were minded to approve the application, the determination of appropriate conditions be delegated to officers in consultation with the Chair and Vice Chair. In addition, a further condition was also recommended limiting opening hours to 7am-11pm.

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

- the application would set an unwanted precedent for the area;
- the development was not in character with the surrounding area;
- the development would impact on the house prices of local residents
- vulnerable residents lived nearby to the proposed development.

The applicant was present and highlighted the following points to members:-

- the proposals sought effective and efficient use of the land which was currently populated by a dilapidated building;
- the scheme would provide associated landscaping and parking;
- the proposals were suitable for residential use and compatible with the development plan;
- the types of dwellings on offer were deemed suitable;
- statutory consultees had raised no objections;
- the distance from the site to neighbouring properties exceeded the required distances as set out in the design code; and
- the scheme aimed to improve biodiversity net gain in the area.

Members were in agreement that the development would assist in reducing the significant problems currently faced at the site and its immediate surrounding area.

Resolved:-

- 1) that Planning Application DC/24/69621 - Friar Park Inn, 103 Crankhall Lane, Wednesbury WS10 0EF (Proposed demolition of former public house ((approved under application No DC/22/67474)), and proposed retail convenience store ((Use Class E)) and 12 No. 1 and 2 bedroom apartments above ((Use Class C3)), with car parking, amenity areas and associated development) is approved, subject to, conditions relating to:-
 - i) External materials,
 - ii) Retail floor space not to exceed 285sqm,
 - iii) No subdivision of retail floor space,
 - iv) Renewable energy,
 - v) Hours of operation of the retail unit between 7:00 hours and 23:00 hours on any day,

- vi) Windows in the southeast elevation shall be obscurely glazed and retained as such,
- vii) BNG,
- viii) Levels,
- ix) Drainage/SUDS,
- x) Parking, grading and layout,
- xi) Cycle provision,
- xii) Bin storage,
- xiii) Construction management plan (including hours),
- xiv) External plant equipment noise details,
- xv) Security measures, CCTV, lighting, keypads,
- xvi) Boundary treatment and secure private garden space details,
- xvii) Hard and soft landscaping,
- xviii) Details of the proposal heat source pump location,
- xix) Contamination land remediation,
- xx) details of management company for the surface water system,
- xxi) details of a surface water construction environment management plan (CEMP), and
- xxii) The development to be built in accordance with the CEMP.

2) that the Executive Director of Place determines the relevant and appropriate conditions relating to the management of surface water, in consultation with the Chair and Vice-Chair.

17/25 **Planning Application DC/24/69752 - Land Adjacent To 2 Barnfield Road, Tipton DY4 9DE - Proposed change of use of both properties (approved planning permission DC/21/65553 for proposed 2 No. detached 3 No. bedroom dwellings) to residential care homes (Class C2), for up to 2 no. residents aged 8 to 25 years in each dwelling. (As amended)**

Consideration of this item was deferred.

Councillor Cotterill withdrew from the meeting and did not return.

18/25 **Planning Application DC/24/69777 - Garden Area of Queens Head, 100 Brunswick Park Road, Wednesbury WS10 9QR - Proposed 2600mm high posts for festoon lighting, removal of doors to create walkway into garden, replacement windows, 1100mm high picket fence and open pergola style structure.**

The Development Planning Manager highlighted that conditions recommended in relation to the lighting in the area would require that any lighting be switched off no later than 11pm each night.

No objectors were present at the meeting.

The applicant was in attendance and presented their application to the Committee. The applicant expressed that the premises had been badly managed over the last several years and that the application formed part of the applicant's plans to rejuvenate and improve the establishment.

Resolved that Planning Application DC/24/69777 - Garden Area of Queens Head, 100 Brunswick Park Road, Wednesbury WS10 9QR (Proposed 2600mm high posts for festoon lighting, removal of doors to create walkway into garden, replacement windows, 1100mm high picket fence and open pergola style structure) is approved subject to conditions relating to:-

- i) External materials;
- ii) Lighting condition for proposed festoon lighting; and
- iii) Demolition and construction hours.

Planning Application DC/24/69896 - 10 Sandford Avenue, Rowley Regis B65 9LT - Proposed change of use from residential dwelling to care home for 2 No. young people aged between 8 and 18 years old.

Objectors were present and addressed members with the following concerns:-

- anti-social behaviour was common in the area which included drug use and, as such, the application would mean that vulnerable children at the home could be at risk;
- the value of neighbouring properties could be impacted by the introduction of the care home;
- parking issues were already present on the street with many elderly neighbours required visits from healthcare staff.

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

- the applicant wished to provide a welcoming home to provide disadvantaged children with a fair opportunity in life;
- the care home would not be any different from a normal residential dwelling;
- the home would specialise in looking after children with learning difficulties and not those who were deemed as “high-risk”;
- on average, five people, including staff and children, would be on the site at any given time which would be no different from any other residential home;
- the applicant currently operated two other care homes which had been rated good by Ofsted;
- the applicant had not experienced any complaints or concerns from Police in relation to their other care homes;
- the requirement for the kerb outside of the property to be dropped were agreeable and photographs were provided that displayed three vehicles being able to be stored on the drive with ample space remaining.

Following further discussion, members decided to visit the site to obtain a better understanding of the application.

Resolved that Planning Application DC/24/69896 - 10 Sandford Avenue, Rowley Regis B65 9LT (Proposed change of use from residential dwelling to care home for 2 No. young people aged between 8 and 18 years old) is deferred to allow a site visit.

20/25

Planning Application DC/25/70200 - 32 Doulton Drive, Smethwick B66 1RA - Proposed change of use from residential dwelling to residential care home for 3 No. young people aged between 13 and 16 years old (resubmission of approved planning permission DC/19/63550)

The Development Planning Manager reported that comments had been received by WM Police stating that they did not support the application on the basis of a potential increase in vehicle crime, parking issues and community tension. 11 further objections had been received and a 54-signature petition. No objections had been received from Highways

Neither the applicant nor objector were present at the meeting.

Resolved that DC/25/70200 - 32 Doulton Drive, Smethwick B66 1RA - Proposed change of use from residential dwelling to residential care home for 3 No. young people aged between 13 and 16 years old (resubmission of approved planning permission DC/19/63550) is deferred to allow a site visit.

21/25

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/24/6897A	Land at Springfield Industrial Estate, Oldbury B69 4RR	Appeal allowed with conditions
DC/24/69388	961 Wolverhampton Road, Oldbury B69 4RR	Dismissed

22/25

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 7.20pm

Contact: democratic_services@sandwell.gov.uk