

Council/Committee:	Planning Committee
Date of Meeting	18 th February 2026
Subject	Decisions of the Planning Inspectorate
Report Author	Alison Bishop
Lead Officer	Tammy Stokes
Appendices	APP/G4620/D/25/3372261 APP/G4620/W/25/3372692 APP/G4620/D/25/3374462 6001669 APP/G4620/D/25/3372475 APP/G4620/D/25/3372476

1. Summary

This report provides details of appeal decision following refusal of planning applications.

2. Recommendations

That Planning Committee notes the decisions of the Planning Inspectorate as detailed in the attached appendices.

3. Reasons for the recommendation

These details enable the planning committee to consider appeal decisions in context to refusal made under delegated powers or by the planning committee.

4 Context and Key Issues

- 4.1 Applicants who disagree with the local authority's decision on their planning application may submit an appeal to the Planning Inspectorate. An appeal may also be made where the local authority has failed to determine the application within the statutory timeframe.
- 4.2 Appeals must be submitted within 3 months (householder proposals) six months (commercial developments) of the date of the local authority's decision notice.

- 4.3 Decisions on the following appeals are reported, with further detailed set out in the table below:-

Application Ref	Site Address	Inspectorate
DC/25/70494	58 Queslett Road Birmingham B43 6PH	Allowed
DC/25/70763	Cedar Court Brasshouse Lane Smethwick B6 1BA	Dismissed
DC/25/70623	31 Hallam Street West Bromwich B71 4HF	Dismissed
DC/25/70838	1 Charlemont Road West Bromwich B71 3HX	Dismissed
PD/25/02994 DC/25/70802	32 Manorford Avenue West Bromwich B71 3QJ	Both appeals are dismissed

5 Legal and Governance Implications

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.

6 Other Relevant Implications

None.

7 Background Documents

None.

8 How does this deliver the objectives of the Strategic Themes?

All of our residents, are active participants in influencing change – through being listened to, their opinions are heard and valued.

Relevance Check

Budget Reduction/Service Area: N/A

Service Lead: Tammy Stokes

Date: 5th February 2026

In what ways does this Budget reduction have an impact on an outward facing service? How will the service feel different to your customers or potential customers?

N/A

If not, how does it impact on staff e.g. redundancies, pay grades, working conditions? Why are you confident that these staff changes will not affect the service that you provide?

N/A

Is a Customer Impact Assessment needed