

Minutes of Planning Committee

1 April 2026 at 5.01pm at Sandwell Council House, Oldbury

Present:

<p>Councillors: Millar (Chair) Chidley Cotterill Horton</p>	<p>Councillors: Loan Piper Tromans Webb</p>
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Apologies: Councillor Weston

In attendance: Councillors Bhamra, Hemingway, Jag Singh and Trumpeter.

Also present: Alison Bishop (Development Planning Manager), Simon Smith (Planning Solicitor), Barry Ridgway (Group Manager Assets and Maintenance - Highways Services), William Stevens (Principal Planner), and Anthony Lloyd (Democratic Services Officer).

Meeting ended at 6.36pm

24/26 **Declarations of Interest**

There were no declarations of interest.

25/26 **Minutes**

Resolved that the minutes of the meeting held on 7 January 2026 are approved as a correct record.

26/26 **Extension to duration of the meeting**

Resolved that, in accordance with paragraph 8.3.2 of Part 2.7 of the Council's Constitution, the duration of the meeting is extended to allow sufficient time for matters that are required by law to be determined at the meeting to be considered in full.

Planning Application DC/25/71028 – proposed division of existing building into two units for flexible use classes B2 and B8. Internal changes and associated elevation changes, new servicing, access, landscaping and associated works at Unit A, Kings Hill Business Park Darlaston Road Wednesbury WS10 7SH

In accordance with Section 9.1 of Part 4.5 of the Council's Constitution, only **Councillors Millar, Kaur, Chidley, Cotterill, Horton, Piper, Tromans and Webb** could vote on this application.

The Development Planning Manager noted the plans had been modified and additional conditions were added to manage concerns raised by Environmental Health relating to a noise management plan.

The applicant's representative was in attendance at the meeting and addressed the committee with the following:

- The building was used as an industrial warehouse and the changes to the existing unit improved its operation and impact on the area.
- The existing unit predated residential development to the east and made it unable to resume activity in its current form.

Members were satisfied with the proposals and were minded to approve the application, subject to the conditions recommended by the Executive Director-Place.

Resolved that Planning Application DC/25/71028 – Unit A Kings Hill Business Park Darlaston Road Wednesbury WS10 7SH (proposed division of existing building into two units for flexible use classes B2 and B8. Internal changes and associated elevation changes, new servicing, access, landscaping and associated works) is approved subject to:-

- I) External materials
- II) Contamination
- III) BNG – Certificate
- IV) BNG – Biodiversity Gain Plan
- V) BNG – HMMP
- VI) BNG – Notice of implementation
- VII) BNG – Management
- VIII) BNG – Monitoring
- IX) Noise management plan
- X) No external plan in yard areas of Units 1 and 2
- XI) Construction work times
- XII) Boundary treatments
- XIII) Landscaping
- XIV) Drainage
- XV) Cycle storage
- XVI) Waste storage
- XVII) External lighting
- XVIII) Tree protected/ retained in accordance with submitted plans

- XIX) Parking laid out and retained; and
- XX) Restriction to B2 and B8 uses only.

28/26

Planning Application DC/25/71072 – Proposed 18 dwellings, public open space and infrastructure at Land to Rear High Point Academy Friar Park Road Wednesbury.

In accordance with Section 9.1 of Part 4.5 of the Council's Constitution, only **Councillors Millar, Kaur, Chidley, Cotterill, Horton, Piper, Tromans and Webb could vote on this application.**

The Development planning manager highlighted no objections had been raised from transport, highways or public health. The local flood authority requested further information in relation to service water drainage however, it was highlighted that this would be controlled via a condition.

The applicant's representative was in attendance at the meeting and addressed the committee with the following:

- The plans were approved as part of the 2024 planning permission proposals for the children's play area.
- The nonmaterial planning application was approved in 2025; the purpose was to allow the site to accommodate to the second phase of the development.
- Some trees were removed as per landscaping plans which were approved in 2024, further planting was proposed.
- A mix of different property types would be developed as part of the scheme.
- The play area proposed would be improved.
- Biodiversity concerns would be taken into account and any conditions in relation to those concerns would be accepted.

An objector was present at the meeting and raised the following concerns to the committee:

- Increased housing being put forward in the friar park area would cause overcrowding.
- The site was reserved for open space and a play area and the introduction of the plans would remove this area.
- Plans fall outside residential allocations and affect Manor high school slink which would be a direct conflict with nature conservation policy.
- The development may cause flooding in the area.
- The development would cause noise pollution.
- Wildlife habitats could be lost.
- The development may cause significant dirt on roads, pavements and the surrounding areas.
- Given the history of wider Friar Park and concerns around disturbed soils, land works and site safety residents were worried about what would be inside the dust.
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The Development planning manager highlighted that conditions were a standard practice and that any developments would be monitored closely and acted upon when or if required. It was also highlighted that the appropriate tests had been carried out in relation to the concerns and that the conditions in place would negate issues including those regarding pollution.

Members were satisfied with the proposals and were minded to approve the application, subject to the conditions recommended by the Executive Director-Place.

Resolved that consideration of Planning Application DC/25/71072 – Land to Rear High Point Academy Friar Park Road Wednesbury. (Proposed 18 dwellings, public open space and infrastructure) is approved subject to the following conditions:-

- Comply with plans
- Commence within 3 years
- Finished Floor Levels
- Estate Road to remain unadopted
- Boundary treatment
- Hard and soft landscaping;
- Drainage works, SUDs, including Management and maintenance (during and post construction) and exceedance
- Waste storage
- Renewable energy
- Apprentices
- External lighting
- Parking laid out and retained
- Construction management plan
- PD removal – extensions
- Landscape and Ecological Management Plan
- Contaminated Land
- External Materials
- BNG

29/26

Planning Application DC/26/71369 – Proposed variation of conditions 11, 12 and 19 of planning permission DC/21/66125 (proposed industrial warehousing development (use classes B2/ B8) together with associated access, servicing, parking and landscaping) at Newcomen Drive Open Space Newcomen Drive Tipton.

The planning development manager highlighted that the application related to Section 73 which allowed the applicants to return to amend a development; often it relates to conditions that were approved. The applicant sought approval to amend three conditions as the previous pre-commendable conditions meant the applicant couldn't do any work on site until the conditions were discharged and approved. The applicant sought to amend the wording to do a two-metre access road leading into the site.

Members were minded to accept the modifications as they would not cause any harm to the ongoing work prior to those being discharged.

An agent on behalf of the applicant was in attendance of the meeting and addressed the committee with the following:

- The site was for strategic employment, and interest has been received from employers.
- They have been working with the Mayor and West Midlands CA to address funding gaps following remedial work.
- The minor changes would allow the applicant to implement the consent so that they can respond to interested parties.
- There were safeguards in place, and the section 160 agreement will remain in place.
- There have been no objections to the proposals made from the consultees and officers.

Following questions from members, the applicant clarified there had been a delay in works over three years as the grant funding that was secured had been withdrawn following a change in government policy. A lot of money had been put into occupiers and was a matter of hoping the government would change their policies on funding employment uses.

Resolved that Planning Application DC/26/71369 – Newcomen Drive Open Space Newcomen Drive Tipton. (Proposed variation of conditions 11, 12 and 19 of planning permission DC/21/66125 (proposed industrial warehousing development (use classes B2/B8) together with associated access, servicing, parking and landscaping) is approved subject to:-

30/26

Planning Application DC/26/71390 – Proposed conversion of house (Class C3) into a residential home for up to three children (Class C2) at 40 Longleat Great Barr Birmingham B43 6PU

The planning development manager highlighted that a significant number of objections had been received in relation to the development and minded members to defer the application to carry out a site visit.

Members were satisfied with the recommendation to defer for a site visit.

Resolved that Planning Application DC/26/71390 – 40 Longleat Great Barr Birmingham B43 6PU (Proposed conversion of house (Class C3) into a residential home for up to three children (Class C2)) is deferred for a site visit.

Planning Application DC/26/71425 – Proposed single storey side/rear extension at 3 Ethel Street Smethwick B67 5AL

The development planning manager highlighted that further construction concerns had been highlighted in relation to the archway that ran between the development and a neighbouring property. It was also highlighted that the House in Multiple Occupation aspect of the development was permitted development and was not for consideration by the Committee.

An objector was in attendance of the meeting and raised the following concerns to the committee:

- The objector supported domestic development, but did not agree with the proposal;
- The documents submitted around ownership of the property were unclear;
- The development raised construction concerns;
- The extension had allegedly encroached onto the neighbouring property and had resulted in a loss of boundary hedging.

In response to questions around the validity of the pictures presented to the Committee, it was confirmed that the pictures were taken by Council officers and were legitimate. Slight changes had taken place since the pictures which explained the discrepancy with the now non-existent hedging. It was also confirmed that the hedgerow was not protected and that it was not a material planning concern and so was not for consideration.

Clarification was also provided to members confirming that the Licensing regime would inspect the property to ensure that it was fit and proper and that the correct facilities were in place to operate as an HMO; however, members were reminded that the Committee's role was to only consider the single storey side/rear extension.

Following advice from the Council's Planning Solicitor, members were minded to defer the application to allow clarity to be obtained in relation to the ownership certificate and to allow a site visit to take place.

Resolved that Planning Application DC/26/71425 3 Ethel Street Smethwick B67 5AL (Proposed single storey side/ rear extension) is deferred to allow officers to obtain clarification on ownership and to allow a site visit.

Sandwell Design Code – Progress Update

The Design Code aimed to establish a set of rules which all new development in the borough would be required to adhere to through the planning process. It planned to help raise the quality of development across the borough as a whole and help ensure design proposals were directly informed by the character of distinct areas.

Parameters for building height, parking provision and green or open space amenity were some examples provided to the Committee.

Stage 1 of the work was completed in November 2025 and focused on gathering data, knowledge, information and views on the character of the borough.

At the end of Stage 1, a Community Design Panel was established which had been central to testing and iteratively reviewing the Design Code as it was developed. The Panel consisted of 10 members from various wards.

The Panel contained a member from each of the six towns in the borough, representatives from the Youth Forum, Sandwell Visually Impaired (SVI) as well as representatives of different faith communities and lived experiences. The first session was held in November 2026.

The team were now consolidating the information obtained from Stage 1 into a design vision for Sandwell, alongside a set of borough-wide principles for new development. The team had been working closely with Council officers, the Community Design Panel and wider stakeholders to refine the vision.

33/26

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 Decision
DC/25/70721	64 Bristnall Hall Road Oldbury B68 9TU	Allowed subject to conditions
DC/25/70852	27 New Hope Road Smethwick B66 3TX	Dismissed

34/26

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.