

# Report to Council

**7 December 2021**

<b>Subject:</b>	Proposed departure from the Development Plan at Locarno Works, Locarno Road, Tipton, DY4 9AF - Proposed 3 storey office building and utility yard with associated parking, new vehicle and pedestrian access
<b>Director:</b>	Tony McGovern - Director of Regeneration & Growth - Neighbourhoods
<b>Contact Officer:</b>	William Stevens Principal Planning Officer <a href="mailto:William_stevens@sandwell.gov.uk">William_stevens@sandwell.gov.uk</a>

## 1 Recommendations

- 1.1 That approval be given to an exception to the Development Plan in respect of planning application DC/21/65623 - Proposed 3 storey office building and utility yard with associated parking, new vehicle and pedestrian access at Locarno Works, Locarno Road, Tipton.

## 2 Reasons for Recommendations

- 2.1 The proposal is on land allocated for housing.



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



A strong and inclusive economy – the proposal would create jobs within the local area.

### 4 Context and Key Issues

- 4.1 Planning Committee approved the development on the 10<sup>th</sup> November 2021 under reference DC/21/65623 for a proposed 3 storey office building and utility yard with associated parking, new vehicle and pedestrian access.
- 4.2 The application was publicised by neighbour notification letters, site notice and press notice without objections.
- 4.3 Council will need to approve the application as it is a departure from the Development Plan. The site is currently allocated for housing; therefore it is necessary for the Council to consider whether or not to grant an exception to adopted policy to allow the application to proceed.
- 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.
- 4.6 The application has been publicised by neighbour notification letters, and site and press notice, without response. The Council's Highways, Planning Policy, and Environmental Health teams have also been consulted on the proposal. No overall objections have been received from consultees which cannot be overcome by condition.

### 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>	The granting of exceptions to the Development Plan would not have any implications for the resources of the Council.
<b>Legal and Governance:</b>	The 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, the Committee has referred the application to the Council to consider whether or not an exception to the development plan should be granted.
<b>Risk:</b>	None Relevant.
<b>Equality:</b>	None Relevant.
<b>Health and Wellbeing:</b>	None Relevant.
<b>Social Value</b>	The proposal would create jobs and apprentices during the construction phase.

## 7. Appendices

### 7.1 Planning application reference – DC/21/65623

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