

Report to Planning Committee

25 October 2023

Application Reference	DC/23/68220
Application Received	25 April 2023
Application Description	Proposed learning campus comprising of education (Class F1(a)), medical or health services (Class E(e)), food and drink (Class E(b)), and professional services (Class E(c)) with hard and soft landscaping.
Application Address	Land At Midland Metro University Hospital (MMUH) Grove Lane Smethwick B66 2QT
Applicant	Sandwell and West Birmingham Hospitals NHS Trust
Ward	Soho and Victoria
Contact Officer	Alison Bishop alison_bishop@sandwell.gov.uk

1 Recommendations

1.1 That subject to a s106 agreement to secure monitoring of off-road parking before and post development, planning permission is granted subject to conditions relating to:

- i) Parking, loading/unloading laid out and retained;



- ii) Detailed travel plan;
- iii) Dust management plan during construction;
- iv) Construction management plan;
- v) Site investigation, remediation and validation;
- vi) Details of odour extraction from cooking smells and maintenance thereafter;
- vii) Lighting details;
- viii) CCTV proposals;
- ix) Implementation of drainage strategy (LLFA);
- x) Surface water management plan (during construction)
- xi) Details of disposal of surface and foul water (Severn Trent);
- xii) Finished floor levels;
- xiii) Details of external materials (to include a colour to the Dudley Road elevation)
- xiv) No vinyl's to be incorporated into the glazed areas of the building;
- xv) Details of hard and soft landscaping;
- xvi) Details of Bin storage and Refuse management plan;
- xvii) Details of street furniture and public art within the external spaces; and
- xviii) Employment Skill plan;

2 Reasons for Recommendations

- 2.1 The development is of appropriate scale and design in relation to the new MMUH and surrounding area, demonstrates parking accommodation as part of the existing MMUH parking areas, provides sustainable travel options and renewable energy solutions to ensure that the completed development achieves a sustainable development. In addition the use, provides a opportunities for training for existing professionals together and upskilling of hard to reach groups.

3 How does this deliver objectives of the Corporate Plan?

	People live well and age well
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	Strong resilient communities
	A strong and inclusive economy

4 Context

- 4.1 The application is being reported to your committee because a s106 agreement is required to survey on street parking before and after the development and to introduce appropriate mitigation if this occurs.
- 4.2 To assist members with site context, a link to Google Maps is provided below:

[Land At Midland Metro University Hospital, Grove Lane, Smethwick](#)

[Street view, Land At Midland Metro University Hospital, Grove Lane, Smethwick](#)

5 Key Considerations

- 5.1 The site is allocated for hospital/health purposes in the Development Plan.
- 5.2 The material planning considerations which are relevant to this application are: -

Government policy (NPPF)

Proposals in the Development Plan

Planning history

Design concerns – appearance, materials and layout

Highways considerations - highway safety, parking and servicing



6. The Application Site

6.1 The application site forms part of the land associated with new Midland Metropolitan University Hospital (MMUH) which is nearing completion. The site forms the most southern corner of the site adjacent to Grove Street, Smethwick. The site area is 0.32 hectares. A MacDonald's drive thru is situated to the south, fronting Dudley Road and industrial buildings to the south east of the site. The A457 is located to the immediate west which serves as access to the hospital site and residential properties are situated to the west of the A457.

7. Planning History

7.1 This site forms part of the MMUH originally granted in outline consent back in November 2008 (DC/08/49418) and subsequent renewal in July 2013 (DC/13/55826). In September 2015, a detailed application was submitted for the hospital with the remainder of the applicant site being granted in outline to include three other development zones for the purpose of assembly and leisure or non-residential institutions (DC/15/58384). One of the parcels of land before you committee relates to one of these development zones where full planning permission is now being sought.

It should be noted that s106 agreements were secured for each planning application, with one obligation referring to parking surveys before and after construction of the hospital to monitor parking of visitors and establish whether any further measures would be required to protect surrounding residents parking nuisance.

7.2 Relevant planning applications are as follows:

DC/15/58384	Hybrid planning application for (a) the development of the Midland Metropolitan Hospital to comprise the	Grant permission with conditions – Hospital Grant outline consent with conditions – development zones
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	<p>erection of the hospital building (including car parking, ancillary retail uses, plant, radio antenna masts, receiver dishes, and chimneys), new and revised vehicular and pedestrian access, internal access roads and car parking, vehicular drop off/arrival areas, pedestrian and cycle routes, soft and hard landscaping, public art, CCTV, lighting, boundary treatments, underground services and sub-station, re-profiling and engineering works, SUDS, balancing pond, creation of new tow path and partial infilling of the Cape Arm Canal; and (b) outline application with all matters reserved, for three development zones consisting of uses covering Class D1 (non-residential institutions), Class D2 (assembly and leisure), C2 (residential institutions), Class B1(a) offices (b) research and development, car parking, access, pedestrian routes</p>	<p>25.9.2015</p>
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	and landscaping (interim and permanent options).	
DC/13/55826	Renewal of extant planning permission - DC/08/49418. Proposed acute hospital and supporting education, research and admin centre together with a gym, creche and car parking. Outline application for means of access.	Grant outline consent with conditions 8.7.2013
DC/08/49418	Proposed acute hospital and supporting education, research and admin centre together with a gym, creche, car parking. Outline application for means of access.	Grant outline consent with conditions 13.11.2008

8. Application Details

- 8.1 The applicant proposes to construct a learning campus which will be delivered as a Town funds project. The learning campus is a proposed education centre that will be used by multiple educational providers in delivering various courses relating to healthcare, with the vision for the learning campus to be a regional centre of excellence in the areas of study it provides. The site will work in collaboration with the adjacent MMUH building. Major new education and skills will be provided from entry level to Level 7 (masters degree level), linked to the hospital and focused on widening participation in education as well as targeting hard to reach groups such as those who are homeless, out of work or refugees with transferable skills. The project will also establish a university presence in Smethwick.
- 8.2 It is intended that the building will be open seven days a week. The Trust is expected to operate the building and will employ/contract a core



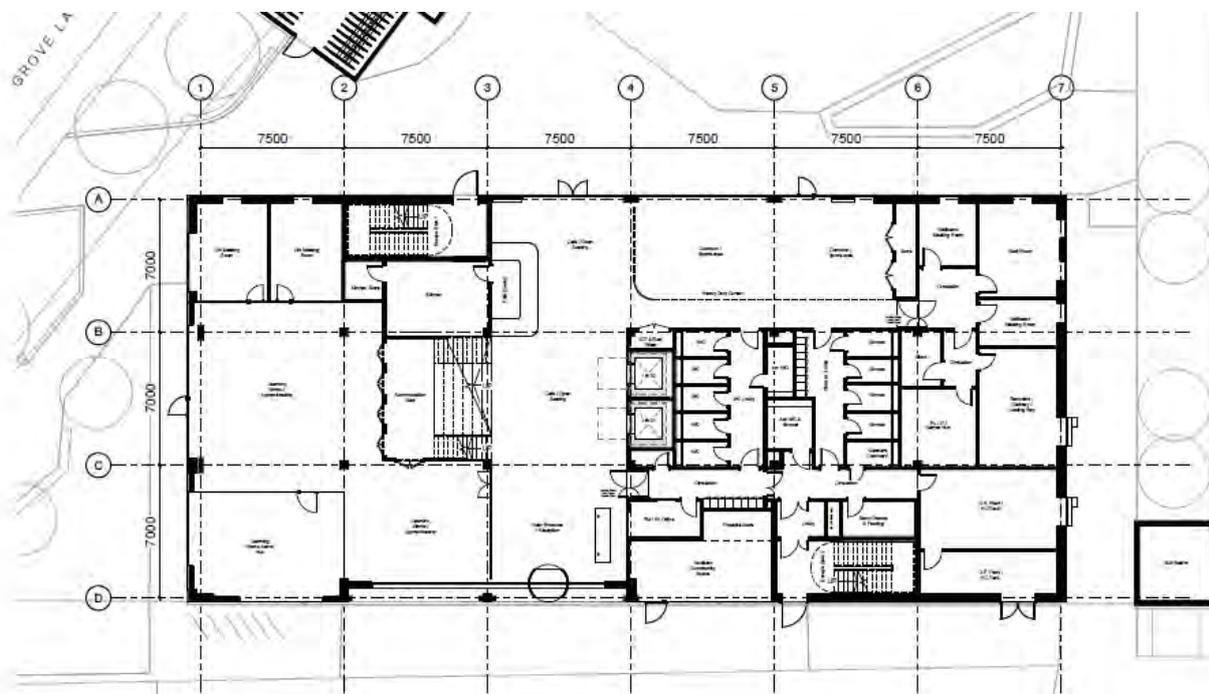
element of staff comprising facilities management services such as cleaners, catering and receptionists. Courses will be delivered through partnering organisations, with visiting lecturers attending during the teaching period only, namely between 9:00 and 17:00n Monday to Friday. The site will accommodate 14 full time staff and a maximum of 183 students. In addition to teaching courses, the NHS and Occupation Wellbeing service (OHWS) will locate to this building from City Hospital and Unett Street. They provide a number of services which include Counselling to NHS staff and delivering training courses. The staff gym located at the existing City Hospital will be relocated to this building being 54sqm in area and will be used by staff before and after shifts. A number of common areas are also proposed for the building which provide café, sports space/common room and ancillary community area, these can be used by the wider community outside of teaching hours.

- 8.2 The proposal would provide a three-storey building comprising of public spaces for socialising and private spaces for teaching. The building has taken its influences from Sandwell's industrial past namely the Stork Galvanised ironworks factory from the 1900s, introducing a sawtooth roof design which echoes roof styles of the industrial heritage but also provides opportunity to incorporate renewable energy. The building is clad in a mix of brick at first floor with metal cladding to first and second floor (image below)





8.3 The dimensions of the building are a foot print of 21m (W) by 45m (L) with an overall height of 16.2m to the saw tooth apex reducing to 13.2m to the flat roof. The concept of the building is a grid shape of rooms which would be 7m by 7.5 metres (see ground floor plan arrangement below).



8.4 The scheme provides minimum parking within the application site. This includes 4 blue badge spaces, a delivery van (with unloading and loading to be provided on site)

8.5 The submission also includes, a Planning Statement, Design and Access Statement, Transport Statement, Interim Travel Plan, Community of Involvement Statement, Air Quality Impact Assessment, Ecological Impact Assessment, Ground Investigation Report, Noise Impact Assessment, Energy and Sustainability Strategy.

9. Publicity

9.1 The application has been publicised by neighbour notification letters and a press notice. No objections have been received following the expiration of the consultation period.

10. Consultee responses

10.1 Planning Policy

There are no objections from a policy perspective, the land is allocated for purposes of health and education and detailed matters relating to compliance with other policies are referred to in Section 12 below.

10.2 Highways

No objection following receipt of the Transport Statement and addendum. The statement has provided data sets from different partner organisations in relation to student ages and travel patterns (University of Wolverhampton, Sandwell College, Learning Works and Centre of Occupation and Health and Wellbeing). This information indicated that the maximum accumulation of 70 cars on any day between the times of 07:00 to 22:00 and 63 cars during peak times of 09:00 to 10:00. This



indicated that there would be sufficient parking within the existing MMUH car park.

The Highway authority therefore considers that this evidence suggests that parking will be sufficient but would still require monitoring to take place to ensure that if parking pressures arise, further measures can be imposed via the s106 process.

10.3 **Pollution Control (Air Quality)**

No objection, the proposal includes limited car parking (excepting loading/unloading and disabled parking) and heating will be powered by ground or air source heat pump. Therefore, no new energy with direct emissions to air, will be installed, and so only conditions relating to a dust management plan during construction are required to mitigate air quality.

10.4 **Pollution Control (Contaminated Land)**

No objections subject to condition requiring detailed site investigation, remediation and validation.

10.5 **Pollution Control (Noise)**

No objection, but due to the presence of a catering kitchen details of specification, design and management of equipment for odour extraction filtration and dispersal of cooking odours should be conditioned along with a construction management plan.

10.6 **West Midlands Police**

No objections, but recommends secure by design measures such as CCTV, lighting, security to buildings. Lighting and CCTV can be conditioned accordingly.



10.7 Lead Local Flood Authority

The proposed drainage strategy and is considered to be acceptable and to be conditioned as such and to include a Construction Surface Water Management Plan to demonstrate how flood risk will be managed prior to the completion of the approved drainage strategy.

10.8 Severn Trent

No objection subject to a standard drainage condition.

10.9 Urban Design Officer

No objections, following receipt of revised drawing showing further details in relation to the cycle and plant building, public realm works and additional detailing to the Dudley Road (south) elevation which should be conditioned accordingly along with measure to ensure that vinyl's to the glazed area are suitably controlled.

10.10 Canals and River Trust

No comment to make in relation to the development.

10.11 Cadent

No comment to make in relation to the development.

11. National Planning Policy

11.1 National Planning Policy Framework promotes sustainable development but states that local circumstances should be taken into account to reflect the character, needs and opportunities for each area.

11.2 The Framework promotes sustainable transport options for development proposal and paragraph 111 states that developments should be prevented or refused on highway grounds if there would be an



unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. The Highways service raise no objection to the proposed development subject to the imposition of a s106 agreement. The scheme also includes a travel plan and associated cycle storage to encourage sustainable travel.

11.3 The Framework refers to development adding to the overall quality of the area by achieving high quality design, achieving good architecture and layouts. Taking into account the views of the Council's Urban Design officer, I am of the opinion that the scheme is of a good design, in accordance with paragraph 126 of the NPPF.

11.4 In respect of paragraphs 128-130 of the NPPF, the Urban Design officer raises no objections to the scheme. The development would assimilate with the overall form and layout of the site's surroundings.

12. Local Planning Policy

12.1 The following policies of the council's Development Plan are relevant:

CPS4: Place Making

DEL1: Infrastructure Provision

HOU5: Education and Health Care Facilities

TRAN4: Creating Coherent Networks for Cycling and Walking

EMP5 – Local employment

ENV3: Design Quality

ENV5: Flood Risk, Sustainable Drainage System and Urban Heat Island Effect

ENV7: Renewable Energy

ENV8: Air Quality

SAD EMP2: Training and Recruitment

SAD EOS9: Urban Design Principles

SAD DC6: Land Affected by Contamination, Ground Instability, Mining Legacy, Land of unsatisfactory Load Bearing Capacity or Other Constraints

SAD HE5 Archaeology



- 12.2 The site is allocated for hospital/health purposes in the Development Plan.
- 12.3 Policy HOU5 refers to new educational facilities being well designed, suitably located and providing a need within the area. With regard to location, the site is conveniently located to neighbouring services with access to bus routes ((Dudley Road). Design considerations will be referred in later sections. The site itself is situated with the new MMUH development and provides additional service for the hospital in the form of training and development. It is therefore considered that given the allocation and the surrounding area the proposal accords with this policy.
- 12.4 CPS4, ENV3 and SAD EOS9 refers to understanding historic character and local distinctiveness which makes a positive contribution to place-making. The scheme should be well designed providing good pedestrian and public transport access. Matters of scale and compatibility with their surroundings should also be considered. The development respects the building heights of surrounding buildings and has considered the proposed scale and massing outline within the Grove Lane Masterplan which aspires to future residential development in the surrounding streets.

The proposal has taken aspects of the industrial heritage of the area through the design of the saw tooth roof which mirrors current industrial buildings in the surrounding area. Whilst the design choice has its influences from the industrial vernacular, modern materials are proposed, and this provides a welcoming experience for visitors with the introduction glazed sections to the ground floor.

- 12.5 TRAN4 refers to creating good pedestrian and cycle connections to sites. The development proposed a prominent cycle store to highlight and promote cycling along with wayfinding used through planting and seating proposed as part of the public realm fronting the building towards Dudley Road.



- 12.6 DEL 1, ENV 5, 7 and 8, these policies refer to infrastructure provision, sustainable drainage, renewable energy and air quality. The development proposes to incorporate a Sustainable Drainage System (SuDS), introduces photovoltaics within the roof (renewable energy), ground source heat pumps and a travel plan. Conditions can be imposed to secure implementation of the travel plan and a dust management plan during construction. Therefore, the proposal complies with these policies.
- 12.8 EMP5 and SADEMP2 refer to securing access to the labour market. In this instance this can be achieved firstly through a condition which require an employment and skills plan during construction, but in addition the proposal itself seeks to provide training to support people back into employment.
- 12.9 The site falls within an area of archaeological significance (SAD HE5), a desk-based assessment accompanied the application and its conclusions state the development is unlikely to impact any archaeological remains and the Councils Historic Environment Records concurs with this. Therefore, no further action is required.
- 12.10 Local employment (EMP5 and SAD EMP2) can be secured through an employment skills plan and in part is secured through the training offered to hard to reach groups.
- 12.11 SAD DC6 refers to land contamination which can be controlled through condition.

13. Material Considerations

- 13.1 National and local planning policy considerations have been referred to above in Sections 11 and 12. With regards to the other material considerations, these are highlighted below:



13.2 Design concerns

As referred to above, the scheme is well designed, using modern materials with influences from the industrial heritage of the area. The scale and massing are acceptable and incorporates a strong public realm which improves the desire lines towards the building and the hospital beyond. A suitable palette of materials has been indicated to enhance the presence of the building from the Dudley Road frontage.

13.3 Highways concerns

The proposal raises no concerns in relation to road safety, given the limited parking associated with the development and the applicant as demonstrated that sufficient parking is available within the currently under construction hospital (MMUH) and associated parking levels. Furthermore, the s106 will ensure that any future on street parking is mitigated in found to occur.

14. Conclusion

On balance the proposal accords with the provisions of relevant development plan policies and there are no significant material considerations which warrant refusal that could not be controlled by conditions.

15 Alternative Options

15.1 Refusal of the application is an option if there are material planning reasons for doing so. In my opinion the proposal is compliant with relevant polices and there are no material considerations that would justify refusal.



16 Implications

Resources:	When a planning application is refused the applicant has a right of appeal to the Planning Inspectorate, and they can make a claim for costs against the Council.
Legal and Governance:	This application is submitted under the Town and Country Planning Act 1990.
Risk:	None.
Equality:	There are no equality issues arising from this proposal and therefore an equality impact assessment has not been carried out.
Health and Wellbeing:	None.
Social Value	None.
Climate Change	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.

17. Appendices

Location Plan

Context plan

Site Plan

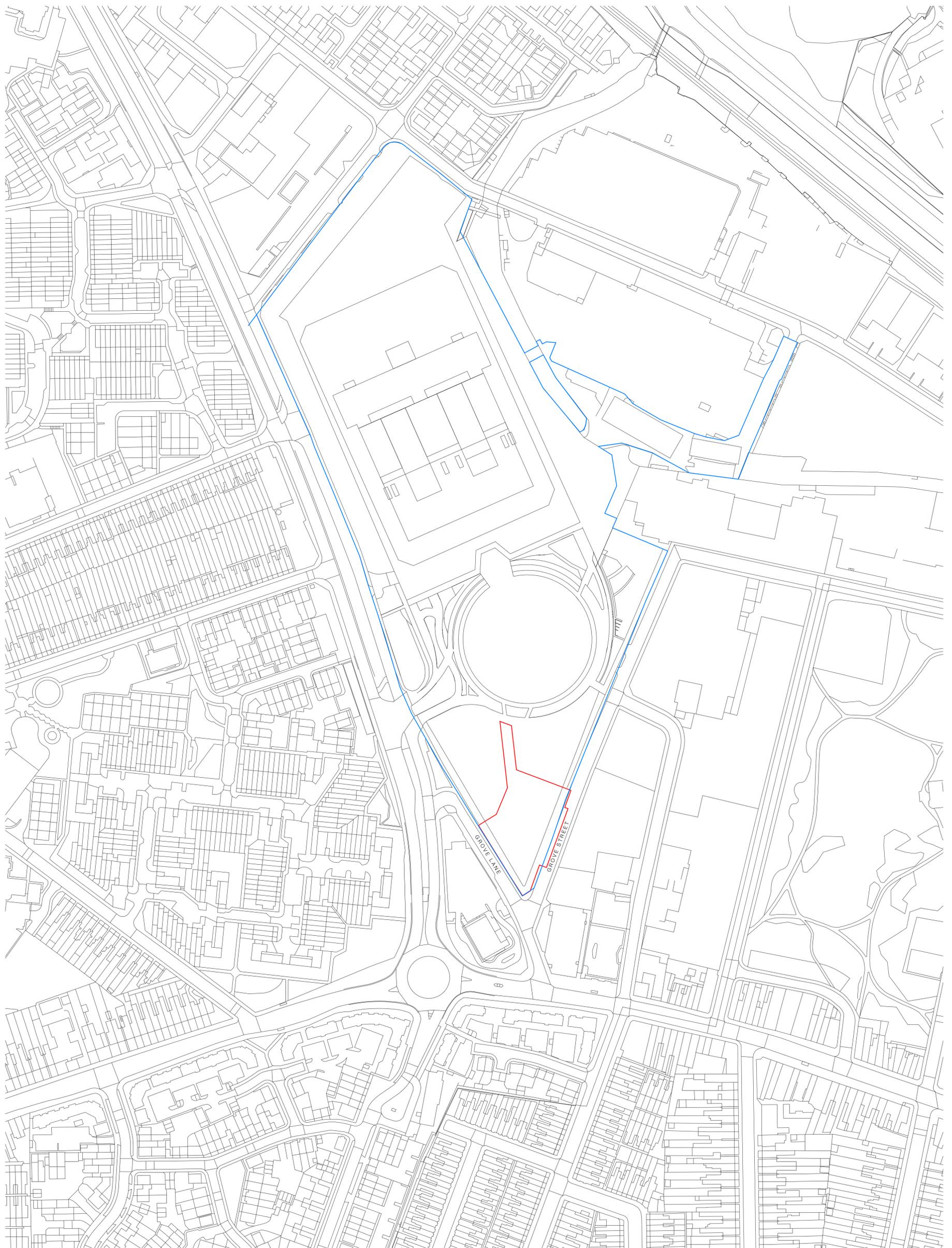
North, South, East and West elevations

Ground, first, second and roof plan

Cycle storage elevations

Cycle storage floor plan





- Site Boundary
- Site Ownership by SWBHNS Trust



Rev	Description	Date
P01	Issued for information	21.03.23
P02	Draft for Planning	19.04.23
P03	Planning	24.04.23
P04	Planning	03.05.23
P05	Planning amendments	28.06.23

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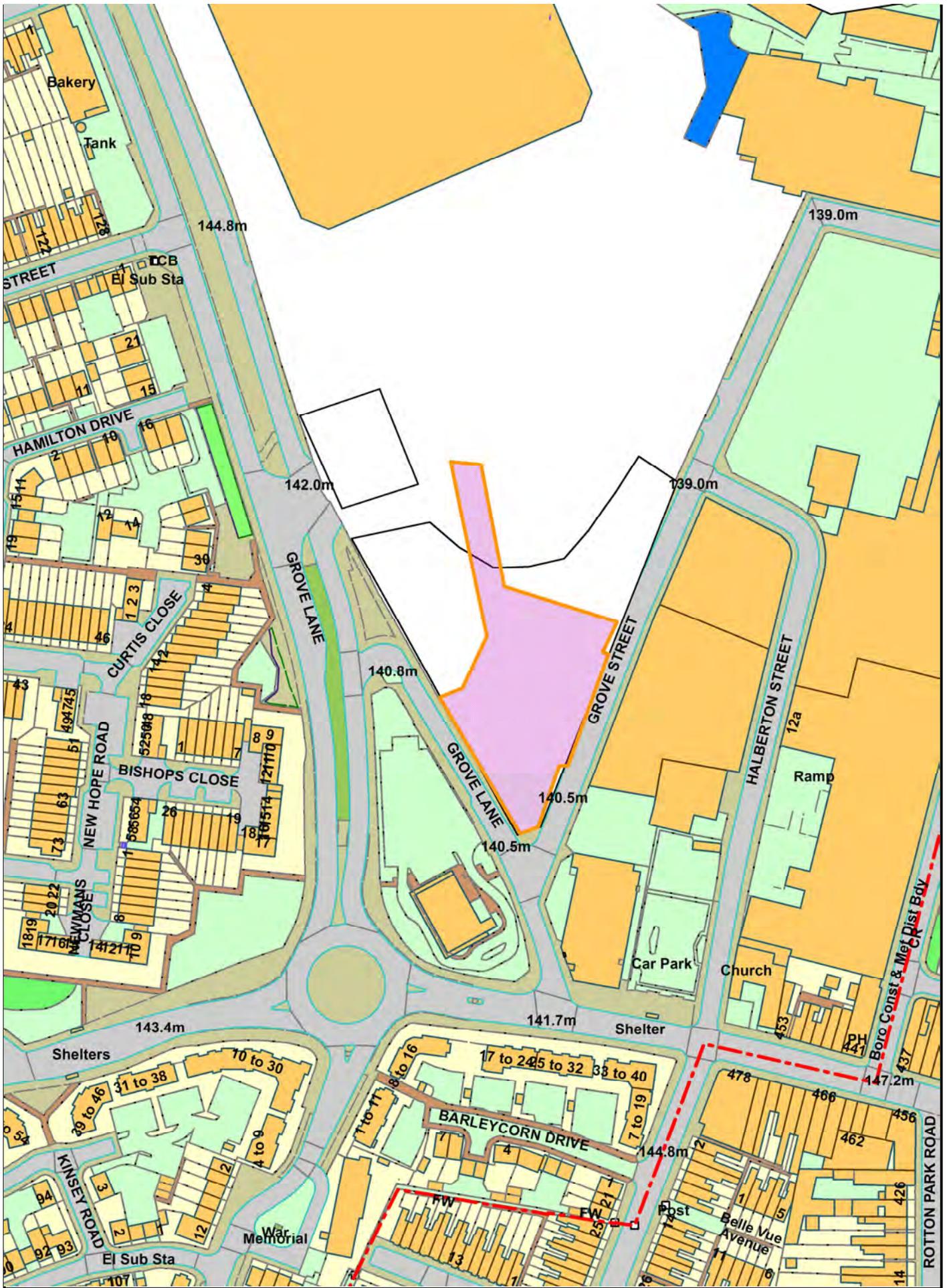
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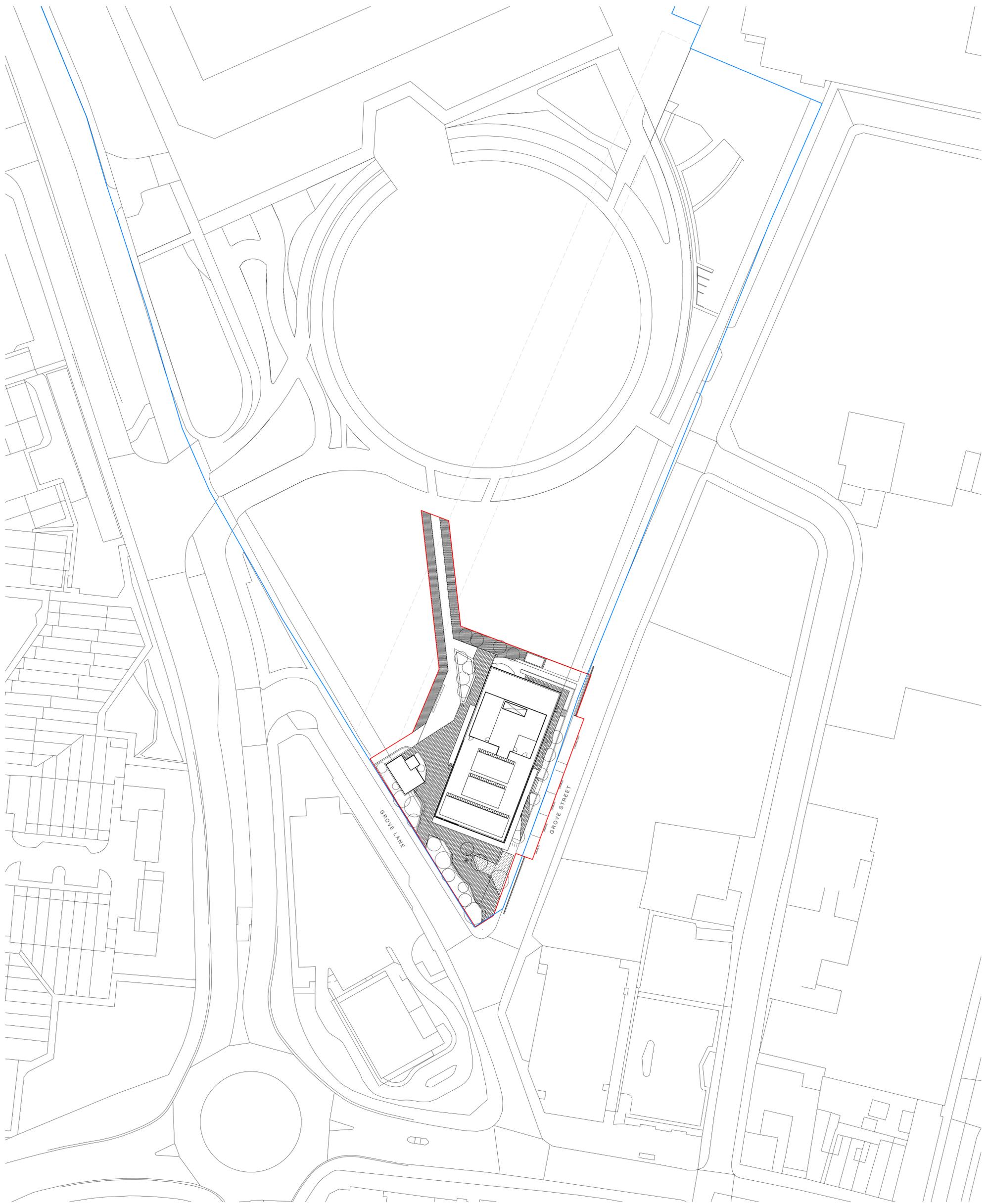
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Purpose of Issue
 Planning

Project
 MidlandMet Learning Campus
 Grove Street
 Smethwick, Birmingham
 B66 2QS

Drawing
 Planning - Location Plan





— Site Boundary
— Site Ownership by SWBHNS Trust



Rev	Description	Date
P01	Draft for Planning	19.04.23
P02	Planning	24.04.23
P03	Planning	03.05.23
P04	Planning amendments	28.06.23

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P04	Draft for Planning	19.04.23
P05	Planning	24.04.23
P06	Planning	03.05.23
P07	Planning amendments	28.06.23

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P04	Draft for Planning	19.04.23
P05	Planning	24.04.23
P06	Planning	03.05.23
P07	Planning amendments	28.06.23

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P05	Planning	03.05.23
P06	Planning amendments	28.06.23

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P05	Planning	03.05.23
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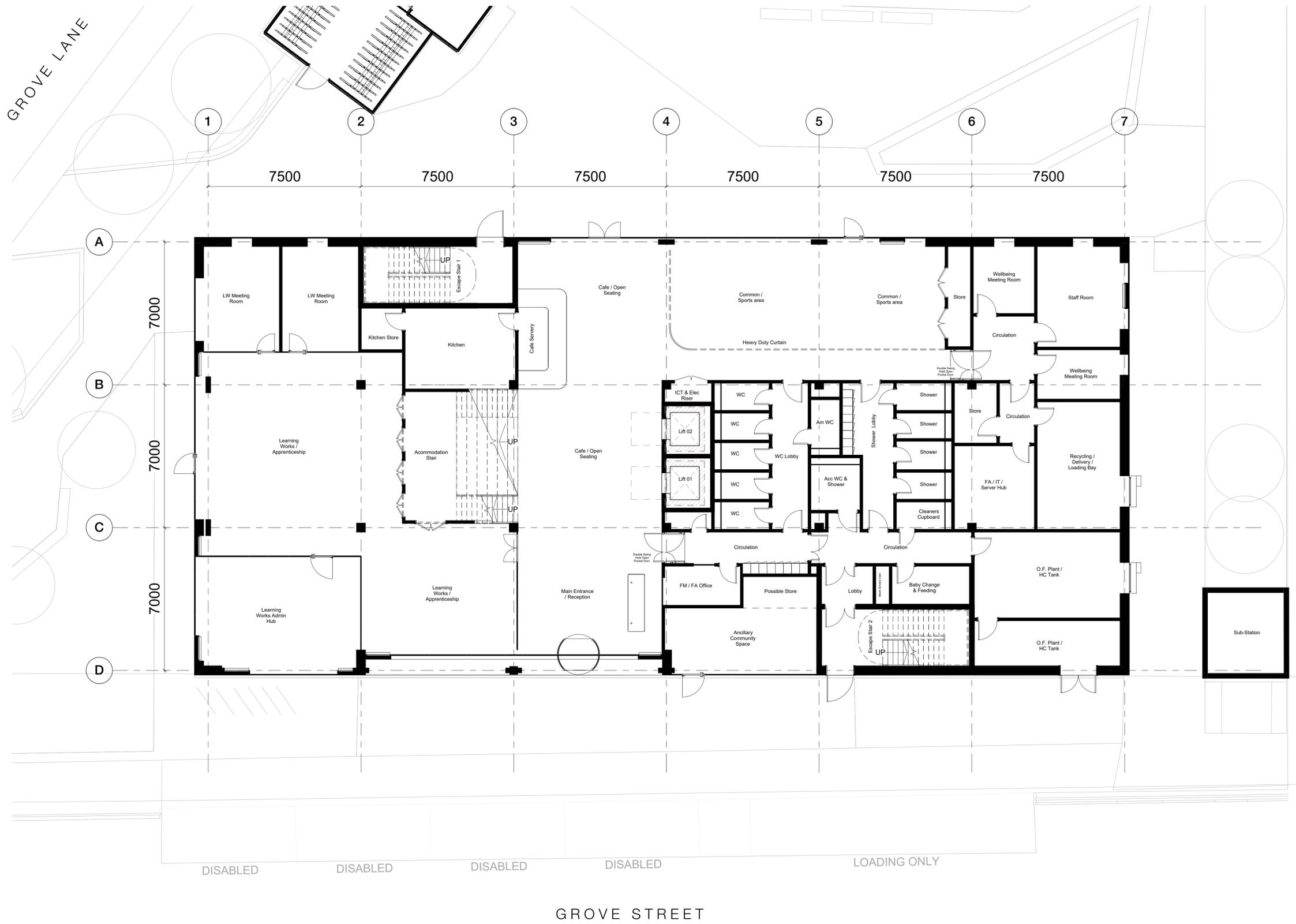
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P03	Issued for Information	15.02.23
P04	Issued for Information	22.02.23
P05	Issued for Information	01.03.23
P06	Issued for Information	08.03.23
P07	Issued for Information	29.03.23
P08	Issued for Information	13.04.23
P09	Draft for Planning	19.04.23
P10	Planning	24.04.23
P11	Planning	05.05.23



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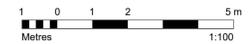
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P05	Issued for Information	01.03.23
P06	Issued for Information	08.03.23
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P08	Issued for Information	13.04.23
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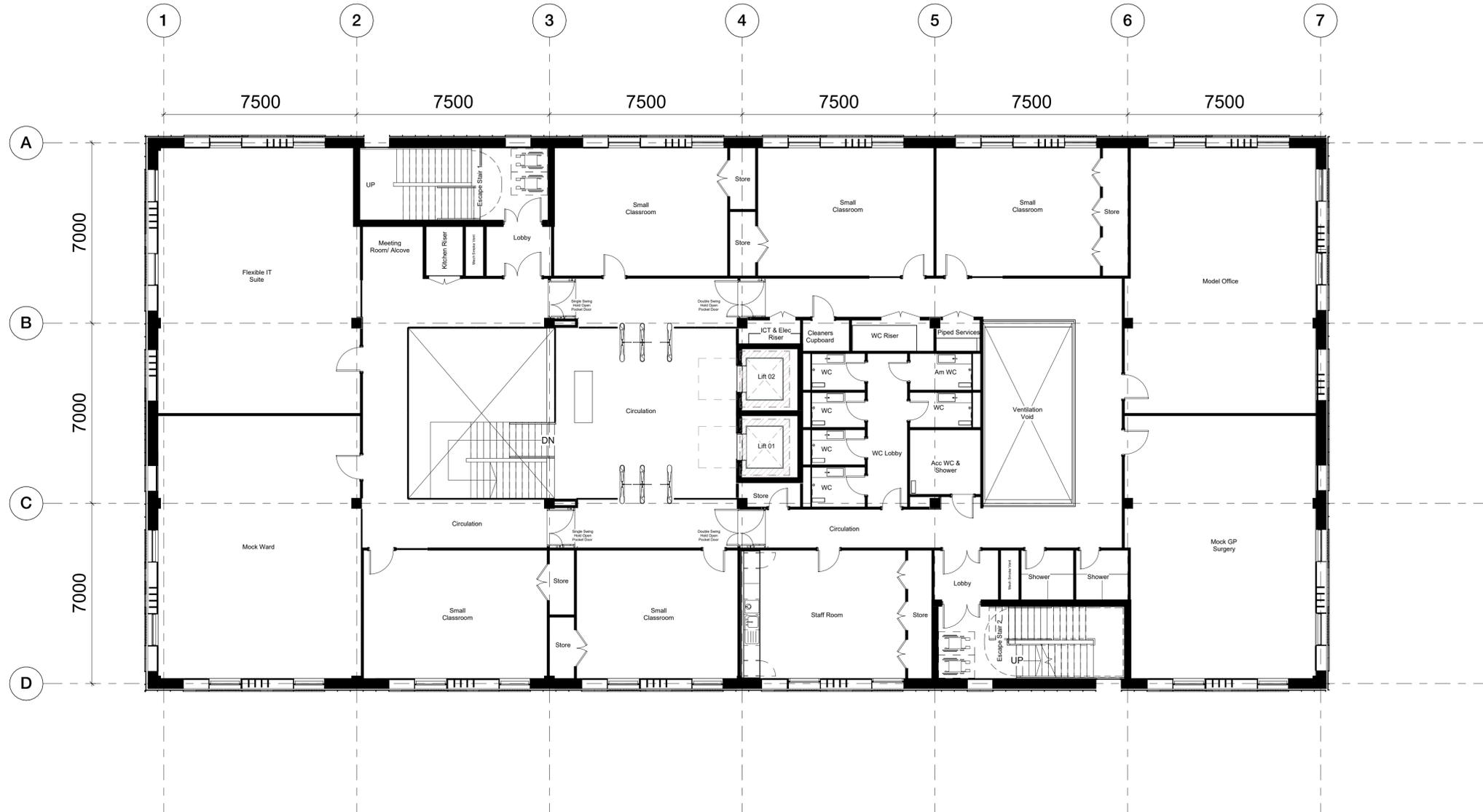
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Project
 MidlandMet Learning Campus
 Grove Street
 Smethwick, Birmingham
 B66 2QS

Drawing
 Planning - GA Plan Level 02

Scale @
 A1: 100

Date
 28/06/23

Drawn By
 SP

Checked By
 LM

Job Number
 220208

Status
 S2

Purpose of Issue
 Planning

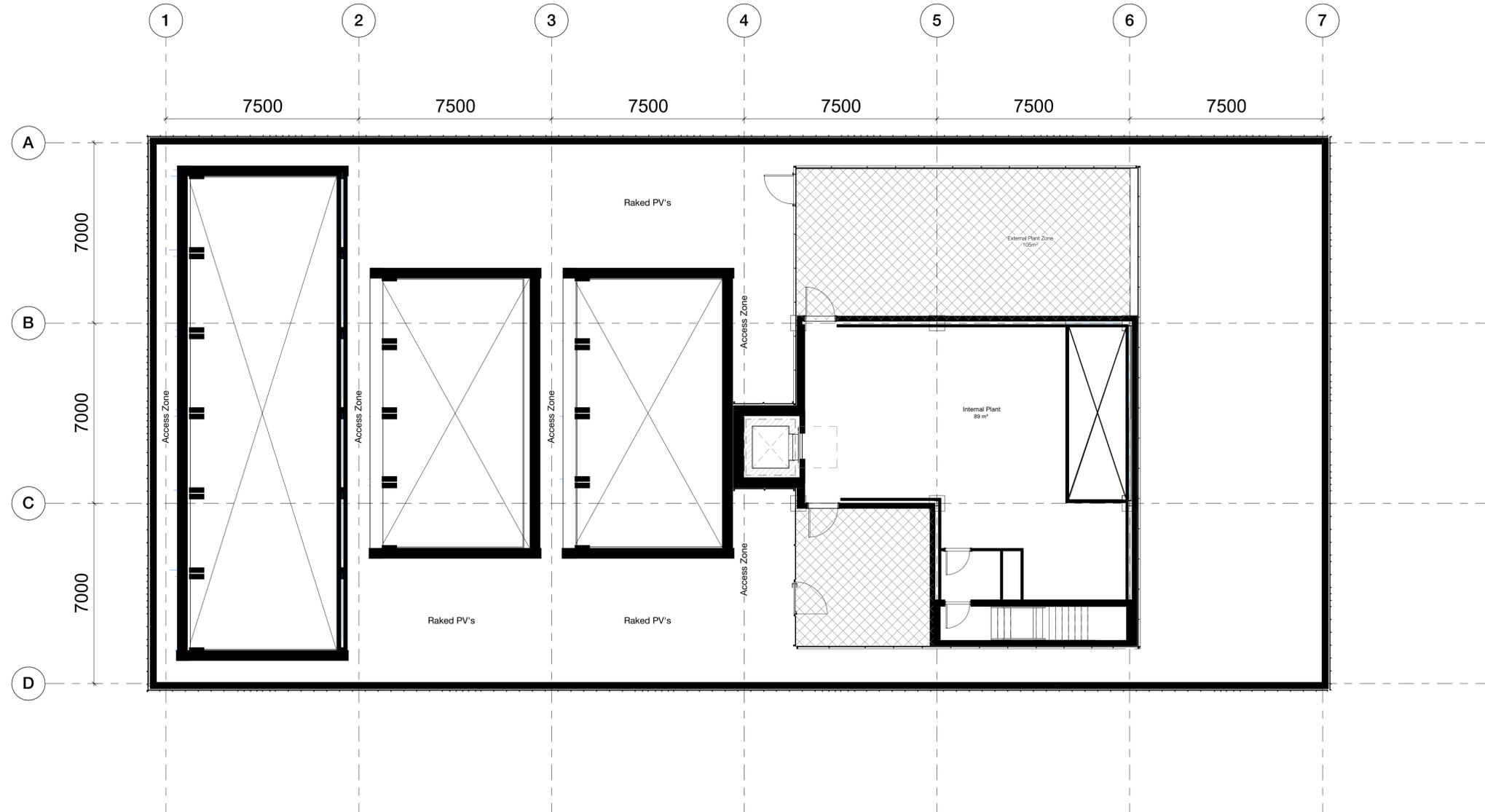
Drawing No.
 103482-HBA-LC-02-DR-AR-080102

Rev
 P11



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Rev	Description	Date
P01	Issued for Information	08.02.23
P02	Issued for Information	10.02.23
P03	Issued for Information	15.02.23
P04	Issued for Information	22.02.23
P05	Issued for Information	29.03.23
P06	Issued for Information	13.04.23
P07	Draft for Planning	19.04.23
P08	Planning	24.04.23
P09	Planning	03.05.23
P10	Planning amendments	28.06.23



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 Smethwick, Birmingham
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Drawing
 Planning - GA Plan Level 03

Scale @
 A1: 100

Date
 28/06/23

Drawn By
 SP

Checked By
 LM

Job Number
 220208

Status
 S2

Purpose of Issue
 Planning

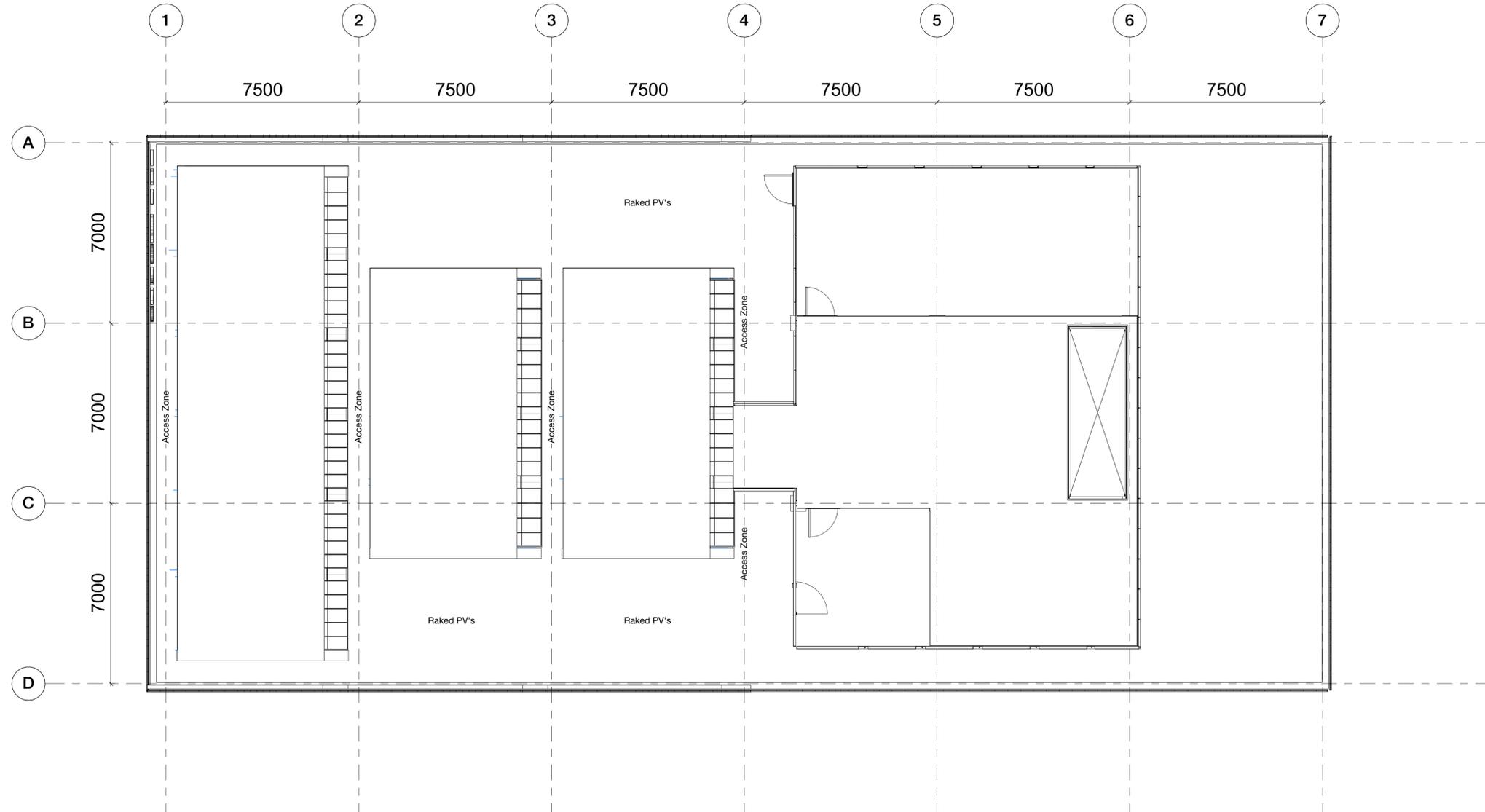
Drawing No.
 103482-HBA-LC-03-DR-AR-080103

Rev
 P10



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Rev	Description	Date
P01	Issued for Information	29.03.23
P02	Issued for Information	12.04.23
P03	Issued for Information	13.04.23
P04	Draft for Planning	19.04.23
P05	Planning	24.04.23
P06	Planning	03.05.23
P07	Planning amendments	28.06.23



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Project
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Drawing
 Planning - GA Plan Level RF

Scale @
 A1: 100

Date
 28/06/23

Drawn By
 SP

Checked By
 LM

Job Number
 220208

Status
 S2

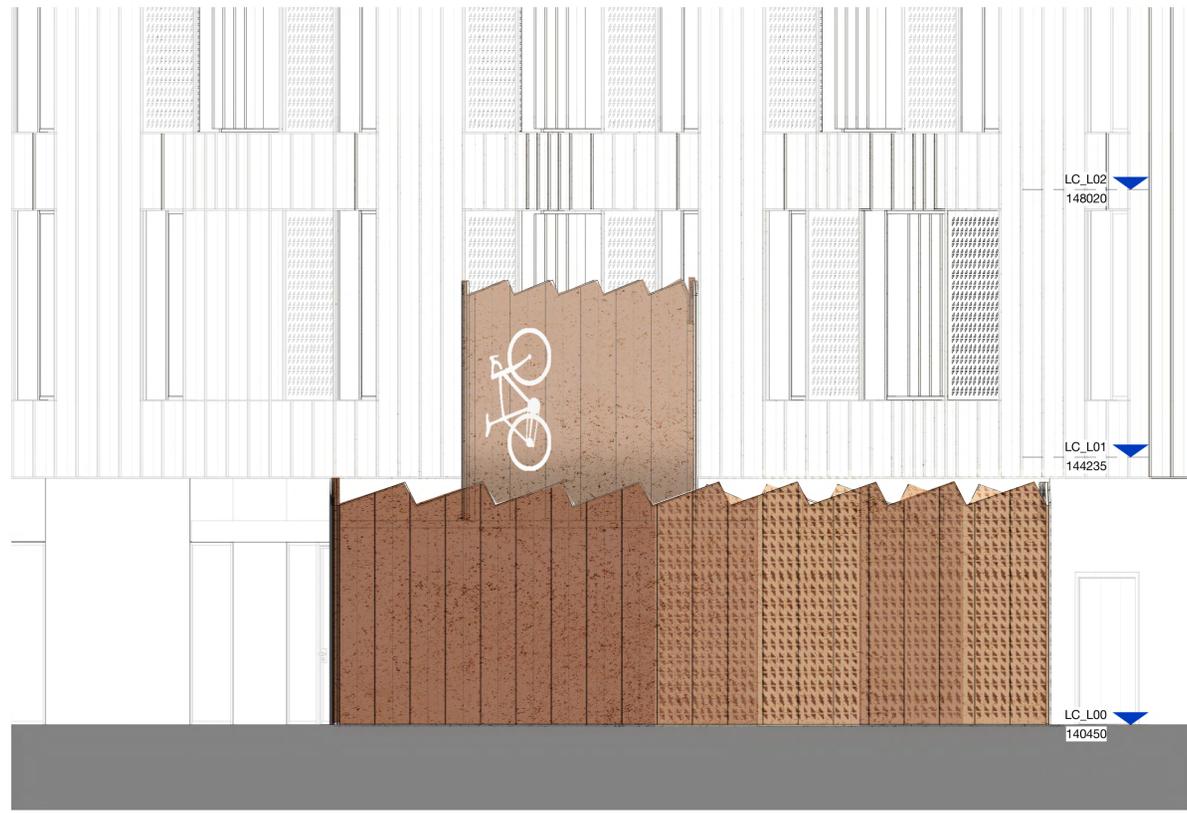
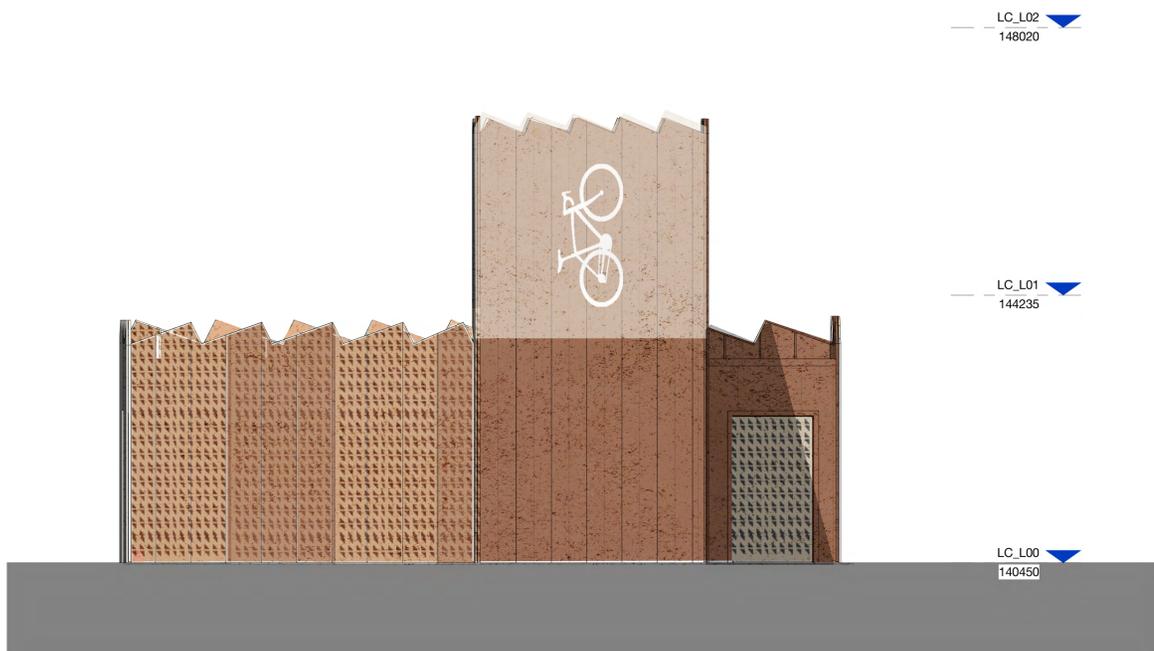
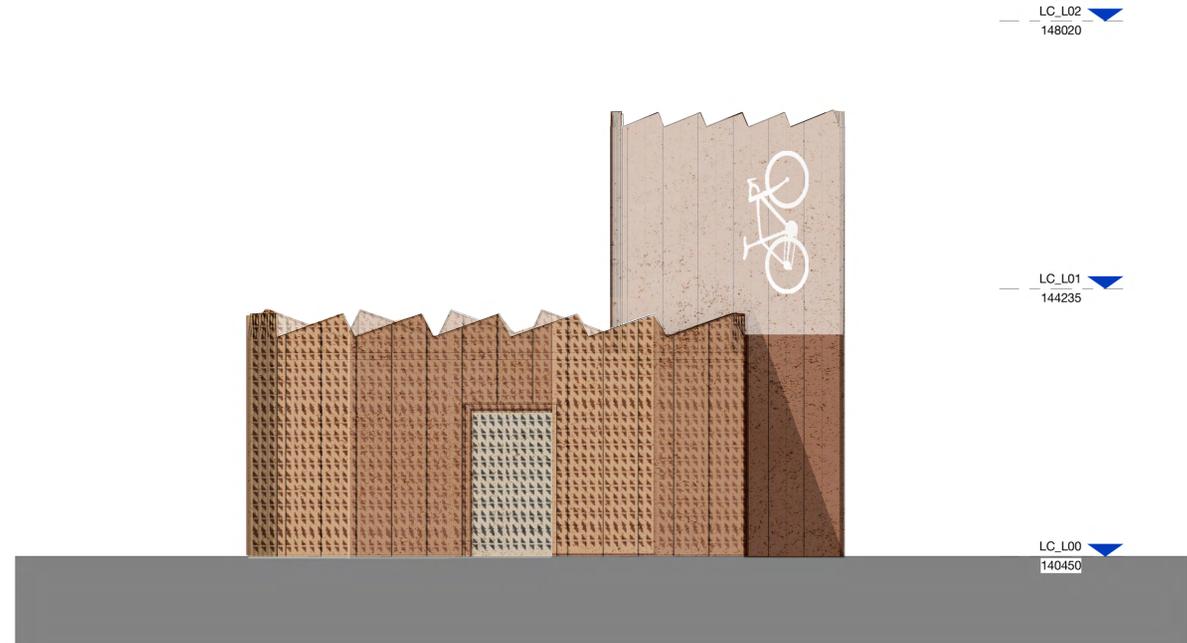
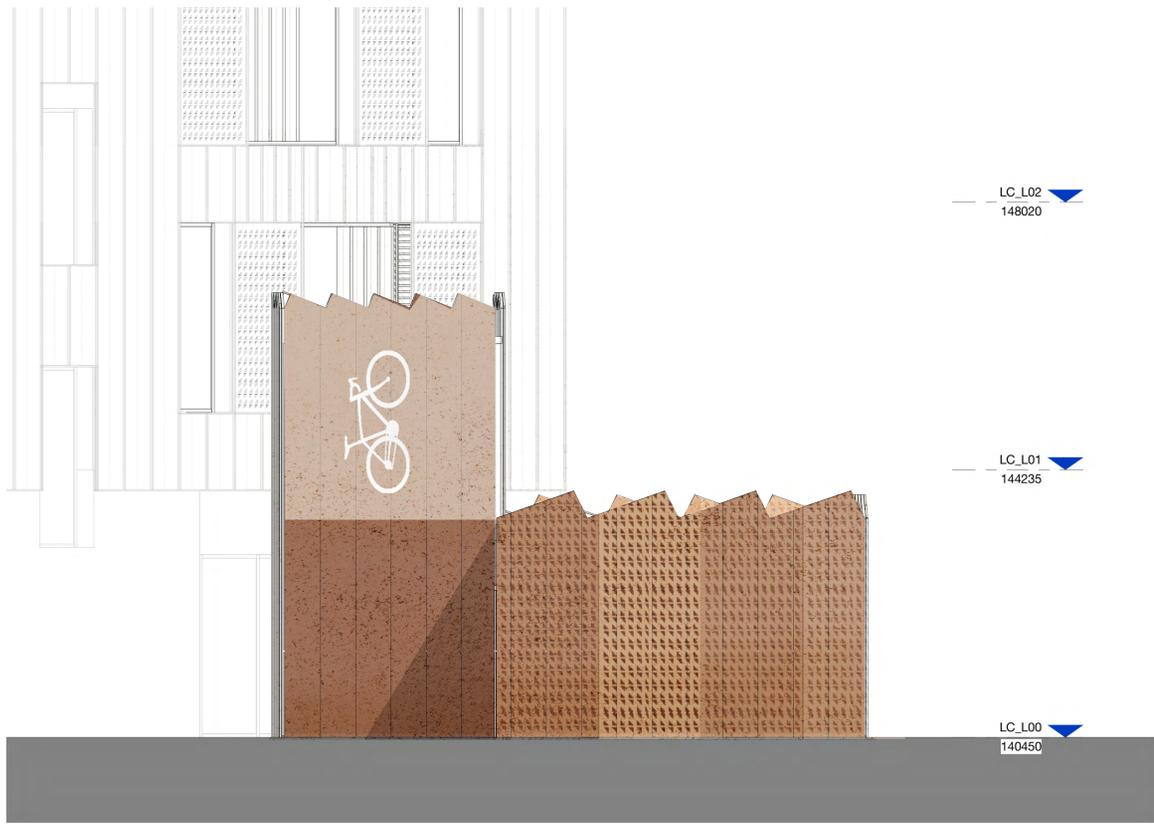
Purpose of Issue
 Planning

Drawing No.
 103482-HBA-LC-RF-DR-AR-080104

Rev
 P07

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Rev	Description	Date
P01	Draft for Planning	19.04.23
P02	Planning	24.04.23
P03	Planning	03.05.23
P04	Planning amendments	28.06.23



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Project
 MidlandMet Learning Campus
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Drawing
 Planning - GA Cycle Store
 Elevations

Scale @
 A1: 50 Date
 28/06/23

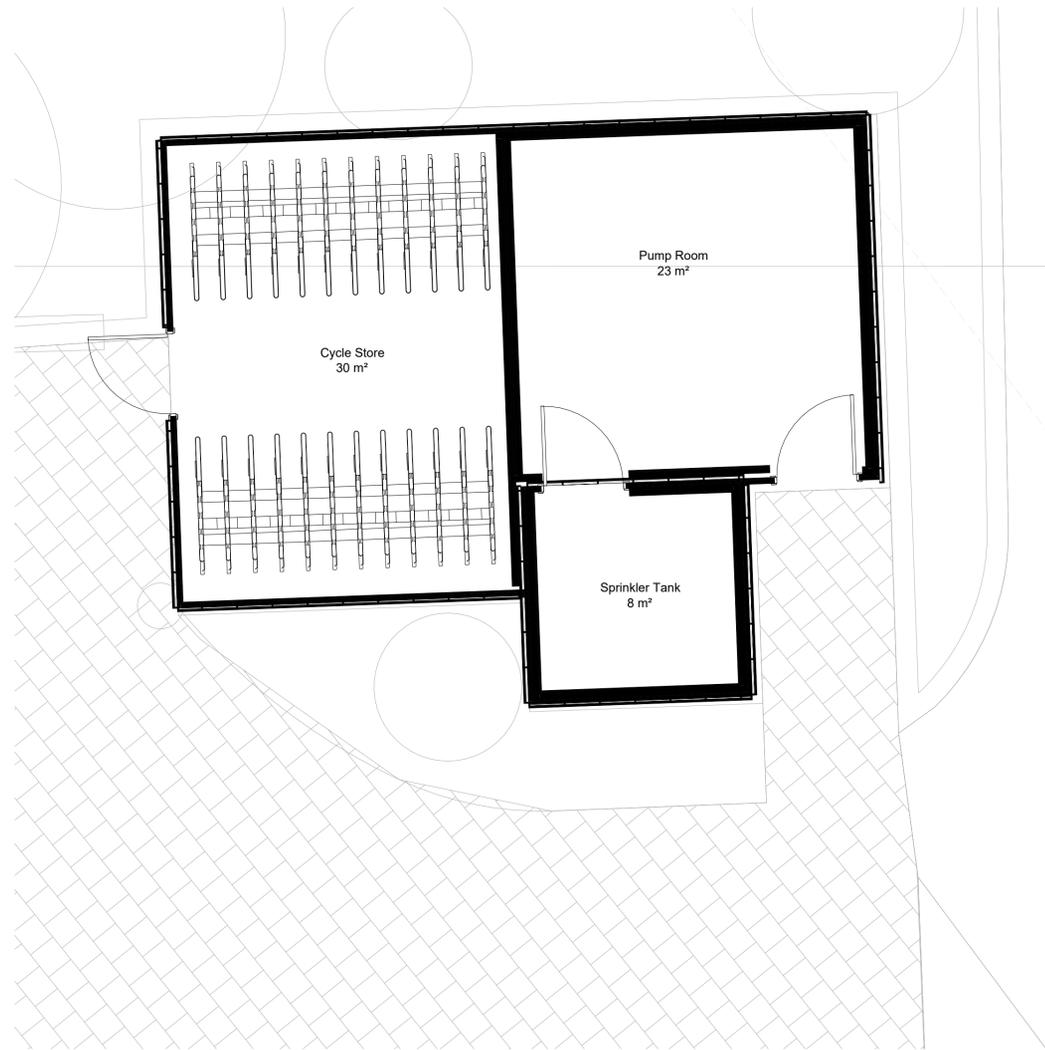
Drawn By
 SP Checked By
 LM

Job Number
 220208 Status
 S2 Purpose of Issue
 Planning

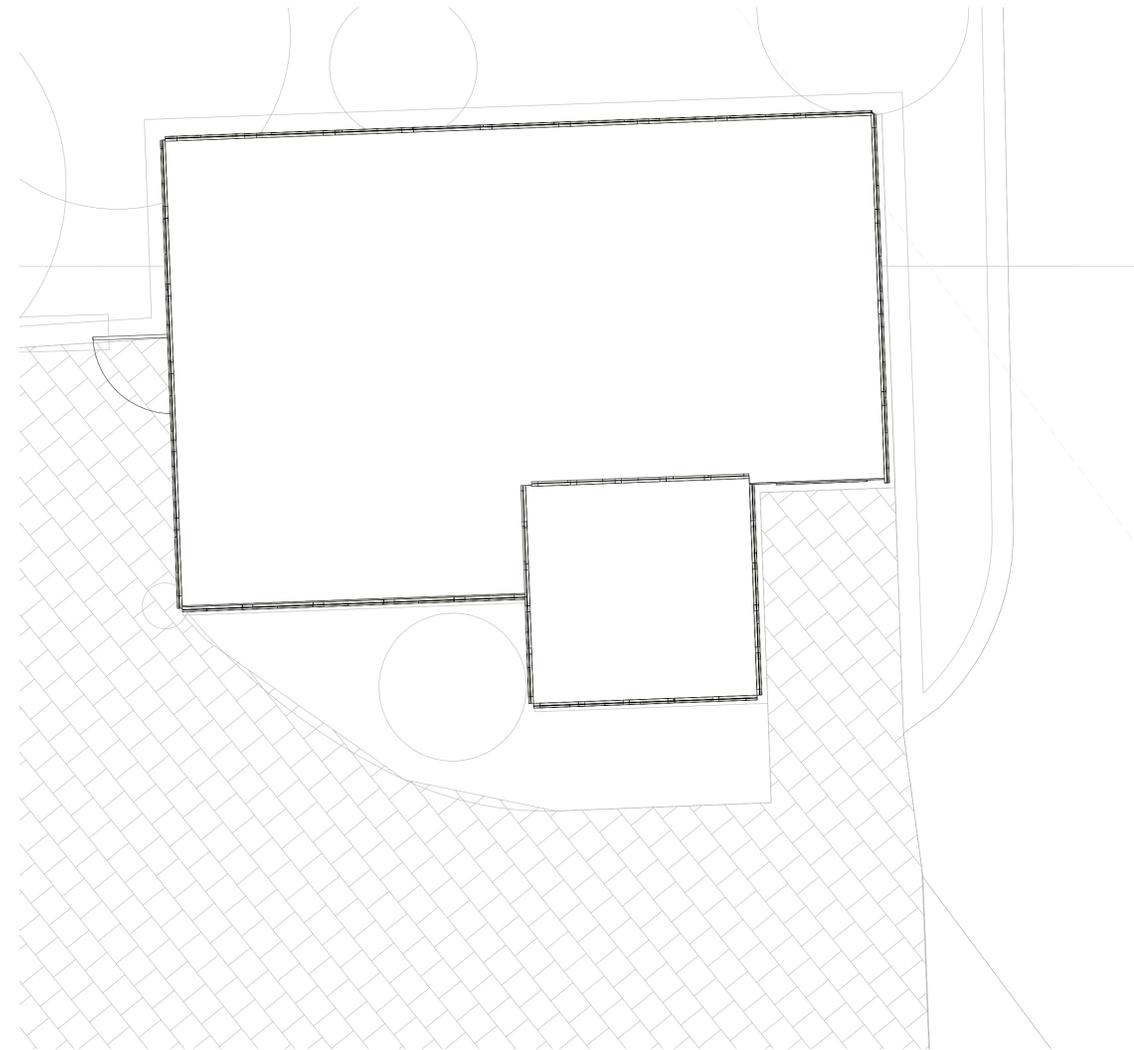
Drawing No.
 103482-HBA-LC-XX-DR-AR-080250 Rev
 P04

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Rev	Description	Date
P01	Draft for Planning	19.04.23
P02	Planning	24.04.23
P03	Planning	03.05.23
P04	Planning amendments	28.06.23



1 L00_Cycle Store Ground Floor Plan
 1:50



2 RF_Cycle Store Roof Plan
 1:50



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Project
 MidlandMet Learning Campus
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Drawing
 Planning - GA Cycle Store L00 & RF

Scale @ 1:50	Date 28/06/23
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Drawn By LE	Checked By LM
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Job Number 220208	Status S2	Purpose of Issue Planning
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Drawing No. 103482-HBA-LC-XX-DR-AR-080150	Rev P04
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