

Report to Council

12 December 2023

Subject:	Proposed departure from the Development Plan At West Midlands Foundry Co Limited, Blakemore Road, West Bromwich, B70 8JF
Director:	Tony McGovern Director of Regeneration & Growth - Neighbourhoods
Contact Officer:	William Stevens Principal Planning Officer William_stevens@sandwell.gov.uk

1 Recommendations

- 1.1 That approval be given to an exception to the Development Plan in respect of planning application DC/23/68467 (proposed 2 No. portal framed buildings to house 7 No. small units for general industrial/storage and distribution use with associated vehicle access, substation, sliding front gates, parking and covered cycle shelter) – West Midlands Foundry Co Limited, Blakemore Road, West Bromwich.

2 Reasons for Recommendations

The proposal is on land allocated for residential use and as such any development is contrary to adopted Council policy. However, on the emerging Sandwell Development Plan, the site will be recommended to remain as industrial land, and therefore would not be a departure in years to come.



3 How does this deliver objectives of the Corporate Plan?

	A strong and inclusive economy
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4 Context and Key Issues

- 4.1 Planning Committee granted conditional approval at the meeting held on the 25 October 2023, which considered planning application DC/23/68467 (proposed 2 No. portal framed buildings to house 7 No. small units for general industrial/storage and distribution use with associated vehicle access, substation, sliding front gates, parking and covered cycle shelter).
- 4.2 The application was publicised by neighbour notification letters, site and press notice all without response.
- 4.3 Whilst Planning Committee Members approved the application, Council will need to approve the departure from the Development Plan before planning permission can be granted.
- 4.4 The site is currently a residential allocation and the proposed development would infill a vacant yard within an existing industrial estate. It is necessary for the Council to consider whether or not to grant an exception to adopted policy to allow the application to proceed.
- 4.5 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 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

Resources:	The granting of exceptions to the Development Plan would not have any implications for the resources of the Council.
Legal and Governance:	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.
Risk:	None Relevant
Equality:	None Relevant
Health and Wellbeing:	None Relevant
Social Value	The proposal would create jobs
Climate Change:	None Relevant
Corporate Parenting:	None Relevant

7 Appendices

None

8 Background Papers

Planning application reference DC/23/68467

