

Report to Council

12 December 2023

Subject:	Proposed departure from the Development Plan At Locarno Works, Locarno Road, Tipton, DY4 9AF
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/23/68518 (Retention of light industrial and storage use, vehicular access, car and vehicle parking, lighting and CCTV) at Locarno Works, Locarno Road, Tipton.

2 Reasons for Recommendations

The proposal is on land allocated for residential use and as such any development is contrary to adopted Council policy.

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 on the meeting held on the 29 November 2023, which considered planning application DC/23/68518 (Retention of light industrial and storage use, vehicular access, car and vehicle parking, lighting and CCTV).
- 4.2 The application was publicised by neighbour notification letters, site and press notice with five objections. These are contained within the attached report.
- 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 make use of an 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/23/68518

