

Report to Council

12 December 2023

Subject:	Proposed departure from the Development Plan at land at Corner of Cleton Street and Sedgley Road East/Tipton Road, Tipton, DY4 7TR
Director:	Tony McGovern Director of Regeneration & Growth
Contact Officer:	Senior Planner, Anjan Dey anjan_dey@sandwell.gov.uk

1 Recommendations

- 1.1 That approval be given to an exception to the Development Plan in respect of planning application DC/23/68624 - Proposed 2 No. detached light industrial units with new access, parking, landscaping and new retaining wall with railings to rear at land at corner of Cleton Street and Sedgley Road East/Tipton Road, Tipton.

2 Reasons for Recommendations

- 2.1 The site forms part of a wider housing allocation in the Development Plan. To realise the housing allocation, comprehensive redevelopment would be required and given there is no evidence to suggest that the site would be brought forward for housing within a reasonable timeframe, on balance, it is considered that, on this occasion, the policy should be set aside to facilitate the construction of 2 no. detached light industrial units with new access, parking, landscaping and new retaining wall with railings to the rear.



3 How does this deliver objectives of the Corporate Plan?



A strong and inclusive economy – the proposed 2 no. industrial units would keep with the surrounding industrial area within Cleton Street Industrial Park, secure investment in the Borough, provide employment and add to the range of facilities in the local area.

4 Context and Key Issues

- 4.1 At the meeting of the Planning Committee held on 29th November 2023, consideration was given to planning application DC/23/68624 which sought approval for 2 no. detached light industrial units with new access, parking, landscaping and new retaining wall with railings to rear.
- 4.2 Planning Committee approved the planning application with conditions, and to the application being referred to Council as a departure from the Development Plan.
- 4.3 The site is currently allocated for housing under the Site Allocations and Delivery Development Plan Policies Map. 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.
- 4.5 The application has been publicised by neighbour notification letter without response. The Canal and River Trust, and the Council's Highways, Planning Policy, and Pollution Control 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 Refusal of application is an option but there are no reasonable planning reasons for doing so.



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 to the Development Plan. Consequently, the Committee has referred the application to Council to consider whether or not an exception to the Development Plan should be granted.
Risk:	None relevant.
Equality:	None relevant.
Health and Wellbeing:	The development would provide employment and add to the range of facilities in the local area.
Social Value	The development would retain the use of the site and secure investment in the Borough.
Climate Change	None relevant
Corporate Parenting	None relevant

7. Appendices

Location Plan.

8. Background Papers

Planning application DC/23/68624.

