

Minutes of Planning Committee

**Wednesday 27 November 2024 at 5.03pm
in the Council Chamber, Sandwell Council House, Oldbury**

Present: Councillor Millar (Chair);
Councillors E A Giles (Vice-Chair), Bhamra, Cotterill, Horton,
Hussain, Kaur, Loan, Preece, N D Singh, and Tromans

Officers: Alison Bishop (Development Planning Manager), Simon Smith
(Planning Solicitor), Simon Chadwick (Highways Network
Development and Road Safety Manager), Aaran Sangha
(Senior Planning Officer), Connor Robinson (Democratic
Services Officer) and Anthony Lloyd (Democratic Services
Officer).

In attendance: Councillors Jeffcoat and J Singh

89/24 **Apologies for Absence**

Apologies for absence were received from Councillors Chidley,
Piper, Uppal and Webb.

90/24 **Declarations of Interest**

There were no declarations of interest.

91/24 **Minutes**

Resolved that the minutes of the meeting held on 23 October
2024 are approved as a correct record.

Planning Application - DC/24/69198 - Richmond House, 116 Bloomfield Road, Tipton DY4 9ES - Proposed new shop fronts, single storey rear extension, and a loft conversion with rear dormer to accommodate two retail units at ground floor, 9 room HMO on ground, first and second floors, and external alterations. (Previous application DC/23/68734)

Councillors Millar, Giles, Cotterill, Horton, Kaur, Tromans and Bhamra had been lobbied by the applicant during a site visit.

The Development Planning Manager summarised the application for members. Following the Planning Committee on 23 October 2024, minute no 78/24 refers, further amendments had been made to the application. The application sought approval for the existing unit to be sub-divided into two separate sections. Members were reminded that this aspect of the planning application did not require planning permission as no new retail units had been created.

No objectors were present at the meeting however, it was highlighted that concerns had been raised in relation to potential links between the introduction of the proposed HMO and anti-social behaviour.

Officers from Highways department confirmed that the parking spaces provided for at the site were adequate for the intended use.

Resolved that planning application DC/24/69198 – Richmond House 116, Bloomfield Road, Tipton DY4 9ES (Proposed new shop fronts, single storey side and rear extensions, and a loft conversion with rear dormer to accommodate three retail units at ground floor, 9 room HMO on ground, first and second floors, and external alterations ((Previous application DC/23/68734)) is approved, subject to conditions relating to:-

- i) External materials to match existing building;
- ii) Construction environmental management plan (CEMP);
- iii) Noise impact assessment;
- iv) Hours of construction work and no burning of waste materials on site;
- v) Site investigation and remediation;
- vi) Provision and retention of parking;
- vii) Provision and retention of waste storage;
- viii) Provision and retention of cycle storage;
- ix) External lighting scheme;
- x) Retention of communal areas;
- xi) To be used as an HMO only – not self-contained accommodation;

- xii) Single occupancy only;
- xiii) Details of roller shutters;
- xiv) Obscurely glazed and non-opening windows in north-eastern elevation of building at first and second floors;
- xv) Drainage,
- xvi) Security measures to the entrances and rooms;
- xvii) Garage to the side to be retained as such;
- xviii) Vehicle access point to no longer be utilised in the event that the garage is demolished; and
- xix) Shared facilities to be retained.

93/24

Planning Application - DC/24/69314 - 2 Friar Street, Wednesbury WS10 0RE – Proposed subdivision of existing industrial unit to create 4 No. industrial units with external alterations.

(Councillor Bhamra withdrew from the meeting)

The Development Planning Manager summarised the application for members. The car wash that operated on the site would be removed and re-utilised to establish 12 new parking spaces situated at the junction of Crankhall Lane and Friar Street. The additional parking spaces would serve the proposed rental units. One objection had been received which raised concerns that accidents may arise as a result of additional traffic entering and leaving the site.

It was highlighted that although the proposed application was a departure from the Development Plan, the site had an established history of employment use and was surrounded by these uses. It was accepted that until the wider site was released for redevelopment, the application site could not come forward for new housing and therefore, in the short term, the site could deliver employment to assist with economic growth. As the application was a departure from the Development Plan, Full Council would be asked to make an exception to the Plan to allow the application to proceed.

No objectors were present at the meeting.

In response to questions from members, it was confirmed that no objections had been received from highways officers as the generated traffic was not predicted to change as a result of the application.

Resolved:-

- 1) that Planning Application DC/24/69314 (2 Friar Street, Wednesbury WS10 0RE (Proposed subdivision of existing industrial unit to create 4 No. industrial units with external alterations)) is approved, subject to conditions relating to:-
 - i) Parking provision provided and retained;
 - ii) The units shall only be used for B8 uses (Storage and Distribution) and for no other purposes;
 - iii) A Construction Management Plan is provided;
 - iv) Details of secure cycle storage;
 - v) Details of a waste management plan and refuse storage areas; and
 - vi) Cease of use of the car wash prior to occupation of any of the units;
- 2) that Full Council is asked to grant an exception to the Development Plan to allow the application to proceed.

94/24

Applications Determined Under Delegated Powers

The committee noted the applications determined under delegated powers by the Executive Director – Place, under powers delegated to them, as set out in the Council’s Constitution.

95/24

Royal Town Planning Institute Award

It was announced that the Council had been named Planning Authority of the Year 2024 at the Royal Town Planning Institute (RTPI) Awards for Planning Excellence 2024. The RTPI Awards were the most established and respected awards in the UK planning industry.

Meeting ended at 5.31pm

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