

Minutes of Planning Committee

23 July 2025 at 5.03pm at Sandwell Council House, Oldbury

Present:

Councillors: Millar (Chair) Kaur (Deputy Chair) Cotterill Horton Loan	Councillors: Piper Tromans Webb Weston
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Apologies: Councillors Chidley and Younis.

Also present: Alison Bishop (Development Planning Manager), Simon Smith (Planning Solicitor), Simon Chadwick (Highways Network Development and Road Safety Manager), William Stevens (Principal Planner), and Anthony Lloyd (Democratic Services Officer).

In attendance: Councillors Taylor and Hemingway.

Meeting ended at 6.32pm

53/25 **Declarations of Interest**

There were no declarations of interest.

54/25 **Minutes**

Resolved that the minutes of the meeting held on 30 April 2025 are approved as a correct record.

55/25 **Extension to duration of the meeting**

Resolved that, in accordance with paragraph 8.3.2 of Part 2.7 of the Council's Constitution, the duration of the meeting is extended to allow sufficient time for matters that are required by law to be determined at the meeting to be considered in full.

56/25

Planning Application DC/25/70341 – Proposed First Floor Rear Extension, 42 Valley Road, Great Barr B43 5DL

Neither the applicant nor the objector was present at the meeting.

The Development Planning Manager reported that objections had been received in relation to over-development, poor integration, loss of outlook, amenity concerns and privacy and design concerns.

It was noted that no objections had been received from any of the statutory consultees including Highways and West Midlands Police.

Members were minded to approve the application, subject to the conditions recommended by the Executive Director-Place.

Resolved that Planning Application DC/25/70341 - 42 Valley Road, Great Barr B43 5DL (Proposed First Floor Rear Extension) is approved, subject to conditions relating to:-

- i) External materials;
- ii) Obscure glazing on the proposed bathroom; and
- iii) The existing dropped kerb to be extended.

(In accordance with Part 4.5 of the constitution, Councillors Horton, Loan and Weston did not participate in the determination of this application as they had not attended the arranged site visit.

57/25

Planning Application DC/25/70522 - Proposed single storey side and rear extension, front porch and outbuilding in rear garden, 16 Tapestries Avenue, West Bromwich B70 9NP

The Development Planning Manager reported that no objections had been received from statutory consultees. Additionally, an extra condition was recommended by Planning Officers so that the existing dropped kerb would be extended.

The applicant was present at the meeting and addressed the Committee with the following points:-

- the primary reason for the application was to improve living conditions for a family member who was disabled;
- the applicant was happy to co-operate and ensure that the dropped kerb would be extended;
- concerns were raised in relation to the alleged validity of the objections in question.

Objectors, accompanied by Councillor Taylor, were present at the meeting.

Councillor Taylor, in her capacity as Ward Councillor, addressed the Committee on behalf of objectors with the following concerns:-

- the character and general aesthetic of the development was not in keeping with properties in the immediate vicinity;
- doubts were raised regarding the potential usage of the outhouse which had been designated as storage on the plans;
- the rear extension should not exceed that of the neighbouring properties;
- the development would join the property to neighbouring properties.

In addition, the objector added that the proposed extension should not adjoin their property and was concerned around the loss of parking if the application was to be granted.

Following further discussion, members felt that it would be beneficial to visit the site to better understand the application.

Resolved that consideration of Planning Application DC/25/70522 - 16 Tapestries Avenue, West Bromwich B70 9NP (Proposed single storey side and rear extension, front porch and outbuilding in rear garden) is deferred to allow members of the Committee to visit the site.

58/25

Planning Application DC/25/70535 – Proposed change of use from residential dwelling to supported living accommodation for 3 No. young people aged between 16-18 years old with up to 1 No. non-resident staff at any one time - 52 Merrivale Road, Smethwick B66 4EJ

The Development Planning Manager reported that no objections had been received from statutory consultees.. Two additional conditions were also recommended limiting the use to that of a residential home and restricting planning permission to the applicant.

The applicant was present and addressed the Committee with the following points:-

- the home was not a care home and could not deliver any element of care;
- the home would support 16-18 year olds to obtain independence and learn life skills such as cooking, cleaning and maintaining a home;
- those residing at the home would mainly come from social care or from families that were struggling to look after them;
- further scrutiny would be received from Ofsted and any concerns around non-planning elements would be raised and resolved with Ofsted;
- the applicant was open to conversations with neighbours and wanted the home to be integrated into the community; only one member of staff would be on site at any one time so parking issues would be no different, if not less, from a normal family household.

Objectors were present and raised the following concerns to the Committee:-

- the Police had highlighted a lack of a management plan as a potential concern;
- parking issues could have potentially increased as a result of the proposed application;
- staff change over times coincided with school start and finish times in the area which could have exacerbated the parking issues;
- a terraced property was not appropriate for those young people who would be residing at the property;
- the property had a shared rear access which raised concerns around safety for both the residents of the home as well as neighbours;
- it was not suitable to house three young people and contrary to policy;
- neighbouring residents would be more comfortable if the home instead accommodated two residents rather than three.

It was confirmed that the need for a management plan had already been included in the officer's recommendations within the report.

Clarification was sought by members regarding the operation of the home and the staffing requirements. It was confirmed that, as no care element was provided at the site, then only one member of staff was required. Any further concerns could be addressed by Ofsted during its checks at a later date.

Members raised concerns about known criminality in the area, and the objector reported that there were eight reports of anti-social behaviour, three reports of vehicle crime, three reports of burglaries and 48 violent crime offences.

Whilst sympathetic to objectors' concerns, members did not feel that there were any material planning grounds upon which to refuse permission, noting that any concerns around the operation of the home would be a matter for Ofsted.

Resolved that Planning Application DC/25/70535 - 52 Merrivale Road, Smethwick B66 4EJ (Proposed change of use from residential dwelling to supported living accommodation for 3 No. young people aged between 16-18 years old with up to 1 No. non-resident staff at any one time) is approved, subject to conditions relating to:-

- (i) management plan;
- (ii) the premises shall be used only as a residential home for three children (aged 16 to 18) and one staff (excluding staff change over) and for no other purpose (including any other use falling within Class C2 of the Order) but may revert back to C3 (dwellinghouses) on cessation of the C2 use.
- (iii) the planning permission shall be personal to the applicant.

59/25

Planning Application DC/25/70667 – Proposed single storey side/rear extension - 4 Londonderry Lane, Smethwick B67 7EY

Members were advised that there were no objections to the application and in accordance with Part 2.8 of the Constitution (it was before the Committee because the applicant was an elected member.

Members were minded to approve the application, subject to the conditions recommended by the Executive Director-Place.

Resolved that Planning Application DC/25/70667 – 4 Londonderry Lane, Smethwick B67 7EY (Proposed single storey side/rear extension) subject to conditions relating to:-

- (i) External Materials;
- (ii) Provision and retention of parking; and
- (iii) The existing dropped kerb to be extended.

60/25

Decisions of the Planning Inspectorate

The Committee noted the decision of the Planning Inspectorate in relation to appeals against refusal of planning permission as follows:-

Application Ref	Site Address	Inspectorate Decision
DC/24/69432	63-65 Rood End Road Oldbury B68 8SJ	Allowed with conditions Appellant full award of costs is refused.

61/25

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.