

Minutes of Planning Committee

3 September 2025 at 5.14pm at Sandwell Council House, Oldbury

Present:

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

Also present: Alison Bishop (Development Planning Manager), Simon Smith (Planning Solicitor), Barry Ridgway (Highway Asset and Statutory Functions Manager) and Anthony Lloyd (Democratic Services Officer).

In attendance: Councillors Luke Giles, Jeffcoat and Jag Singh.

Meeting ended at 6.44pm

62/25 **Declarations of Interest**

There were no declarations of interest.

63/25 **Minutes**

Resolved that the minutes of the meeting held on 23 July 2025 are approved as a correct record.

64/25 **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.

Planning Application DC/25/70439 – Retention of single storey rear extension for storage, proposed single storey extension for storage and addition of ancillary hot food takeaway use at no. 71 -73 Bromford Lane, West Bromwich B70 7HN

Members were reminded that this application had been deferred at the meeting of Planning Committee on 4 June 2025 (Minute No. 47/25 refers).

The applicant was present and addressed the members with the following:-

- the extension would be utilised as storage space only;
- there was no intention to change the usage of the extension and the layout of the extension was not designed or equipped to offer additional seating;
- the rear vehicle access would not be used for deliveries as the terrain was not suitable for delivery vehicles;
- customers would not have access to the rear and foot and vehicular traffic to the building would not be impacted;
- all deliveries would be made to the front of the premises;

Objectors were present and stated that the premises had already caused parking and traffic issues and that further hot food takeaways at the site would exacerbate the issues. Objectors believed that the current service regarding hot food takeaway was not ancillary. Issues were also raised in relation to the shared rear access to the site being locked by the applicant?? without permission. The Committee was advised that, this was not a material planning consideration.

It was highlighted that enforcement action could be taken if the applicant was to operate the premises outside of any planning permission.

Members were happy with the recommendations and were minded to approve the application, subject to the conditions recommended by the Executive Director-Place as well as an extra condition restricting customer access to the rear of the property.

Resolved that Planning Application DC/25/70439 – 71 – 73 Bromford Lane, West Bromwich B70 7HN (Retention of single storey rear extension for storage, proposed single storey extension for storage and addition of ancillary hot food takeaway use) is approved, subject to conditions relating to:-

- i) external materials for no 73;
- ii) restriction of use of extended areas to storage use only;
- iii) restriction on hours of construction to between 7:30 and 18:00 Monday to Fridays, 07:30 to 14:00 on Saturdays with no work at any other time including Sundays and public holidays; and
- iv) customer access to be restricted to the front of the premises only.

(In accordance with 4.5 of the constitution, Councillors Cotterill and Horton did not vote on this matter as they were not present at the meeting of Planning Committee on 4 June 2025.))

66/25

Planning Application DC/25/70518 – Proposed change of use of 4 bedroom house (Class C3) into residential home (Class C2) for up to three children at 4 Wharfdale Street, Wednesbury WS10 9AG

The Development Planning Manager reported that two separate planning applications had been received for a pair of adjoining semi-detached new build houses. As such both applications were required to be considered separately.

The applicant was present at the meeting and addressed the Committee. The applicant wanted to provide homes in Wednesbury for children who could no longer live at home with their parents. It was stated that the home would provide children with a positive experience as well as the opportunity to live in a loving home.

Objectors, accompanied by Councillor Luke Giles, presented the following concerns to the Committee:-

- the street was once a nice, quiet and respectable street but had become a hotspot for crime including drug dealing;
- the application would remove residential properties out of the housing market;
- Houses of Multiple Occupation and private rentals in the street were allegedly used for crime and, the area would not be suitable to raise vulnerable children;
- parking issues would be exacerbated on the street and emergency vehicles had already faced difficulties gaining access to the road.

Councillor Luke Giles, in his capacity as Ward Councillor, addressed the Committee on behalf of objectors and highlighted that regular meetings had taken place with West Midlands Police to address issues on the street. Additionally, although parking spaces were available at an adjacent car park, it could not be guaranteed that members of staff or visitors would utilise it.

Following further discussion, the following points were clarified:-

- each home would contain 3 children with 3 members of;
- one manager would have oversight of both of the homes;
- the children provided would be low risk children;
- Ofsted would be the responsible authority to determine if the area was suitable for a children's home;
- staff would be encouraged to use public transport or car share and would be recruited from the local area; and
- three parking spaces were on site and staff change overs were scheduled during times when traffic would be minimal.

Following further discussion, members felt that it would be beneficial to visit the site to better understand the application and the parking arrangements at the premises.

Resolved that consideration of Planning Application DC/25/70518 - (Proposed change of use of 4 bedroom house (Class C3) into residential home (Class C2) for up to three children) 4 Wharfdale Street, Wednesbury is deferred to allow members of the Committee to visit the site.

67/25 **Planning Application DC/25/70519 – Proposed change of use of 4 bedroom house (Class C3) into residential home (Class C2) for up to three children at 4A Wharfdale Street, Wednesbury WS10 9AG**

In reference to (Minute No. 66/25), members determined to visit the site to be able to consider parking arrangements on the street.

Resolved that consideration of Planning Application DC/25/70519 - (Proposed change of use of 4 bedroom house (Class C3) into residential home (Class C2) for up to three children) 4A Wharfdale Street, Wednesbury WS10 9AG is deferred to allow members of the Committee to visit the site.

68/25 **Planning Application DC/25/70522 – Proposed single storey side and rear extension, front porch and outbuilding in rear garden at 16 Tapestries Avenue, West Bromwich B70 9NP**

In reference to Minute No xx/25 (of 23 July 2025) members declared that they had been lobbied by the applicant during a site visit to the property.

The applicant was present and addressed the Committee. It was stated that the application had been made to help improve living conditions for a family member following medical advice. The applicant believed that the development would not impact the natural light received by other properties in the area and that existing extensions, similar to that proposed, had already been developed at multiple properties in the avenue.

No objectors addressed the meeting.

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

Resolved that 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 approved subject to conditions relating to:-

- (i) external Materials;
- (ii) parking laid out and retained;
- (iii) the existing dropped kerb to be extended.

(In accordance with 4.5 of the constitution, Councillor Chidley did not vote on this matter as they were not present at the meeting of Planning Committee on 23 July 2025.)

69/25

Decisions of the Planning Inspectorate

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

| Application Ref | Site Address | Inspectorate Decision |
|------------------------|--------------------------------------|------------------------------|
| DC/25/70197 | 43 Gospel Oak Road Tipton DY4 0DR | Dismissed |

70/25

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.