

<b>Council/Committee:</b>	Planning Committee
<b>Date of Meeting</b>	22 October 2025
<b>Subject</b>	Decisions of the Planning Inspectorate
<b>Report Author</b>	Alison Bishop
<b>Lead Officer</b>	Tammy Stokes
<b>Appendices</b>	APP/G4620/D/25/3365285 APP/G4620/D/25/3365647 APP/G4620/W/25/3366580 APP/G4620/W/25/3364368 APP/G4620/W/25/3364905 APP/G4620/W/25/3366838

## 1. Summary

This report provides details of appeal decision following refusal of planning applications.

## 2. Recommendations

That Planning Committee notes the decisions of the Planning Inspectorate as detailed in the attached appendices.

## 3. Reasons for the recommendation

These details enable the planning committee to consider appeal decisions in context to refusal made under delegated powers or by the planning committee.

## 4 Context and Key Issues

- 4.1 Applicants who disagree with the local authority's decision on their planning application may submit an appeal to the Planning Inspectorate. An appeal may also be made where the local authority has failed to determine the application within the statutory timeframe.
- 4.2 Appeals must be submitted within 3 months (householder proposals) six months (commercial developments) of the date of the

local authority's decision notice.

- 4.3 Decisions on the following appeals are reported, with further detailed set out in the table below:-

<b>Application Ref</b>	<b>Site Address</b>	<b>Inspectorate</b>
DC/24/70131	35 Perry Park Road Rowley Regis B65 0BS	Allowed
DC/25/70360	71 Victoria Road Oldbury B69 8UJ	Dismissed
DC/25/70160	4 Oak Road Oldbury B68 0BE	Dismissed
DC/24/69963	113 City Road Tividale Oldbury B69 1QS	Allowed with conditions
DC/24/70109	180 Ashes Road Oldbury B69 4RB	Dismissed
DC/25/70266	17 Willow Court Crystal Drive Smethwick B66 1RD	Dismissed

## **5 Legal and Governance Implications**

The Planning Committee has delegated powers to determine planning applications within current Council policy. Section 78 of the Town and Country Planning Act 1990 gives applicants a right to appeal when they disagree with the local authority's decision on their application, or where the local authority has failed to determine the application within the statutory timeframe.

**6 Other Relevant Implications**

None.

**7 Background Documents**

None.

**8 How does this deliver the objectives of the Strategic Themes?**

All of our residents are active participants in influencing change – through being listened to, their opinions are heard and valued.

## Relevance Check

**Budget Reduction/Service Area: N/A**

**Service Lead: Tammy Stokes**

**Date: 8<sup>th</sup> October 2025**

In what ways does this Budget reduction have an impact on an outward facing service? How will the service feel different to your customers or potential customers?

N/A

If not, how does it impact on staff e.g. redundancies, pay grades, working conditions? Why are you confident that these staff changes will not affect the service that you provide?

N/A

Is a Customer Impact Assessment needed