

<b>Council/Committee:</b>	Planning Committee
<b>Date of Meeting</b>	26 <sup>th</sup> November 2025
<b>Subject</b>	Decisions of the Planning Inspectorate
<b>Report Author</b>	Alison Bishop
<b>Lead Officer</b>	Tammy Stokes
<b>Appendices</b>	<p>Appeal decision refs</p> <p>APP/G4620/W/25/3369091  APP/G4620/D/25/3374720  APP/G4620/D/25/3372068</p>

## 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/25/70491	43-47 Castle Close Cradley Heath B64 6RN	Dismissed
DC/25/70819	7 Limes Avenue Rowley Regis B65 8AZ	Dismissed
DC/25/70582	15 Bird End West Bromwich B71 3EA	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: 12<sup>th</sup> November 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