

## Minutes of Planning Committee

**26 November 2025 at 5.05pm at Sandwell Council House, Oldbury**

**Present:**

Councillors: Millar (Chair) Chidley Cotterill Horton	Councillors: Kaur Loan Piper Webb
------------------------------------------------------------------	-----------------------------------------------

**Apologies:** Councillors Tromans and Weston.

**Also present:** Alison Bishop (Development Planning Manager), Simon Smith (Planning Solicitor), Simon Chadwick (Highway Network Development and Road Safety Manager), Andy Thorpe (Healthy Urban Development Officer), William Stevens (Principal Planner), Carl Mercer (Principal Planner) and Anthony Lloyd (Democratic Services Officer).

**In attendance:** Councillors L Giles, Maycock and Muflihi

**Observing:** Councillors Richard Jeffcoat and Jag Singh

Meeting ended at 7.08pm

81/25 **Declarations of Interest**

There were no declarations of interest.

82/25 **Minutes**

**Resolved** that the minutes of the meeting held on 22 October 2025 are approved as a correct record.

83/25 **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/23/69881 – Retention of extension to outbuilding for use as residential annexe and storage at 19 Lower City Road, Tividale, Oldbury B69 2HA**

The applicant was not in attendance at the meeting.

Objectors were present at the meeting and presented the following concerns to the Committee:-

- the outbuilding at the premises was initially a gym but now appeared to be a self-contained dwelling house;
- parking issues had been caused by the use of the outbuilding and multiple cars meant that parking on the road was difficult; and
- no safeguards or assessments had been made to ensure that the outbuilding was appropriate to be used as a dwelling.

The Development Planning Manager confirmed to that visits to the site had highlighted that the outbuilding was not a separate planning unit and that it was instead ancillary accommodation for the main house. There was no kitchen in the outbuilding. Members also noted that if the outbuilding was ever deemed to be an independent living accommodation in the future, then the appropriate action could be taken at that stage.

Officers from Highways were satisfied that sufficient off-street parking was available for the property and advised that any concerns around illegal parking should be raised with West Midlands Police who would be better suited to address the issues.

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

**Resolved** that Planning Application DC/24/69881 – 19 Lower City Road, Tividale, Oldbury B69 2HA (Retention of extension to outbuilding for use as residential annex and storage) is approved, subject to a condition restricting use of the separate building as

ancillary accommodation to the main dwelling and not as a separate dwelling.

**Planning Application DC/25/70359 – Proposed change of use at ground floor and rear first floor from residential to 11 No. bedroom HMO with loft conversion and first floor rear/ side extension at 277-279 High Street, Smethwick B66 3NJ.**

The applicant was not in attendance at the meeting.

Highways and West Midlands police had raised no objections and public health had no objections subject to submission of a noise risk assessment and restriction of hours.

Objectors were present at the meeting and raised the following concerns to the committee:

- the dwelling was in a congested area, increasing the possibility of nighttime disturbance, noise and fly tipping which could attract rodents;
- living and shared spaces were inadequate, which would cause tenants and visitors to congregate outside of the property;
- the first-floor extension would harm the outlook and restrict light for nearby residents;
- parking and congestion would have increased since the carpark only allowed for four vehicles despite the number of proposed residents;
- identity checks were not thorough enough to ensure confidence that proposed tenants were not ex-offenders who would be living near family homes.

The Development and Planning Manager confirmed that officers from Highways were satisfied with the parking provisions at the rear of the property.

Members were of the view that the provision for waste storage would be inadequate and that the highway was already congested with limited parking. The Committee also felt that there were insufficient amenities for tenants and that the small, shared living areas provided was insufficient. As such, members were not satisfied that the application was suitable and that, given the number of units as proposed in the application, would cause overcrowding at the premises.

As such members were minded to refuse planning permission due to overcrowding, inadequate amenities and the inadequate provision for waste disposal.

**Resolved** that Planning Application DC/25/70359 – 277-279 High Street, Smethwick B66 3NJ (Proposed change of use at ground floor rear and first floor from residential to 11 No. bedroom HMO with loft conversion and first floor rear/ side extension) is refused on the grounds of :-

- I) overcrowding;
- II) inadequate amenities; and
- III) inadequate provision for waste disposal.

**86/25      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 and proposed car port to the rear at 4 Wharfedale Street, Wednesbury WS10 9AG.**

Councillors Chidley and Millar had been lobbied on this application.

In accordance with Section 9.1 of Part 4.5 of the Council's Constitution, only Councillors Chidley, Kaur, Millar and Piper could vote on this application.

Following the deferment of the application at its meeting on 22 October 2025 (Minute 76/25), Planning Officers reported that they were satisfied with the proposed plans and highlighted that amendments had been made showing removal of the garage doors to turn it into a car port.

The applicant was in attendance at the meeting and addressed the Committee with the following:-

- the site would be a caring home and the concerns of neighbours would be taken into consideration;
- a public car park was directly opposite the site and parking season tickets would be purchased for staff to utilise the spaces provided;
- three parking spots were available to the rear of the property;
- the site was close to the town centre and was easily accessible by public transport;
- an employment policy would be created to prioritise workers from the local area;
- qualified staff would be on site 24 hours a day;
- the home would be regulated by Ofsted; and
- the applicant's main aim was to help those who are disadvantaged and make them into healthy and happy adults.

Councillor Luke Giles was present at the meeting on behalf of objectors in his capacity as Ward Councillor and stated that the amended plans had only been received by objectors after the deadline for responses had passed. Concerns were also re-iterated regarding the potential parking issues around the site.

Members were reminded that there was no legal obligation for the Council to re-consult following an amendment to plans however, it was noted that it was unfortunate that letters had not been received by objectors in a timely manner.

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

**Resolved** that Planning Application DC/25/70518 – 4 Wharfedale Street, Wednesbury WS10 9AG (Proposed change of use of 4 bedroom house (Class C2) for up to three children and proposed car port to the rear) is approved subject to the following conditions relating to:

- i. submission of a Noise Assessment & implementation thereafter;
- ii. management plan (to include security, lighting and CCTV);
- iii. details of new boundary walls and fences;
- iv. each premises shall be used only as residential home for three children and up to four staff 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 use;
- v. modifications to the rear garage and gate/ boundary fence to allow the implementation and retention of parking.

**87/25                      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 and proposed car port to the rear at 4A Wharfedale Street, Wednesbury WS10 9AG.**

Councillors Chidley and Millar had been lobbied on this application.

In accordance with Section 9.1 of Part 4.5 of the Council's Constitution, only Councillors Chidley, Kaur, Millar and Piper could vote on this application.

In connection with Minute No. 86/25 above, Members were minded to approve the application, subject to the conditions recommended by the Executive Director-Place

**Resolved** that Planning Application DC/25/70519 – 4A Wharfedale Street, Wednesbury WS10 9AG (Proposed change of use of 4 bedroom house (Class C2) for up to three children and proposed car port to the rear) is approved, subject to the following conditions relating to:-

- i. submission of a Noise Assessment & implementation thereafter;
- ii. management plan (to include security, lighting and CCTV);
- iii. details of new boundary walls and fences;
- iv. each premises shall be used only as residential home for three children and up to four staff 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 use;
- v. modifications to the rear garage and gate/ boundary fence to allow the implementation and retention of parking.

**88/25                      Planning Application DC/25/70770 – Proposed change of use from dwellinghouse (Class C3) to residential home for up to four children (under 18 years of age (Class C2) and use of the existing lodge for one child (under 18 years of age) for a transition unit in preparation for independent living (Class C2)) at The Roundhouse Reservoir Passage, Wednesbury WS10 9DH.**

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

- the applicant operated six therapeutic homes across the midlands;
- the applicant wished to create safe, stable and nurturing homes to help disadvantaged young people develop the skills required for adulthood;
- young people living at the site would undergo risk assessments with careful consideration given to environmental factors;
- all policies and regulations would adhere to Ofsted's guidelines;
- the home would operate the same as any other family household;

- the property benefitted from ample on-site parking and would be more than sufficient for any staff or visitors to the site;
- no structural changes would be made to the roundhouse.

No objectors were present at the meeting however, Councillor Luke Giles, in his capacity as Ward Councillor, suggested that members visit the site in order to view any potential access issues. This was following concerns that the road serving the property was narrow and that the Council's waste operatives regularly struggled to access the street.

As such, members were in agreement to visit the site.

**Resolved** that consideration of Planning Application DC/25/70770 – The Roundhouse Reservoir Passage, Wednesbury WS10 9DH (proposed change of use from dwellinghouse (Class C3) to residential home for up to four children (under 18 years of age) (Class C2) and use of the existing lodge for one child (under 18 years of age) for a transition unit in preparation for independent living (Class C2) is deferred to allow members to conduct a site visit to obtain a better understanding of the access and parking issues outside of the property.

#### **89/25      Planning Application DC/25/70770 – Proposed dropped kerb to allow access from Leslie Rise at Highcroft House, 51 New Birmingham Road, Oldbury B69 2JQ**

The applicant was present and addressed the Committee. The applicant expressed that the area to the rear of the property had already been paved and that a walkway was present. Furthermore, access to the property from Leslie Rise was already in place and the applicant stated that they wished to drop the kerb to allow vehicle access to the site.

No objectors were present at the meeting.

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

**Resolved** that Planning Application DC/24/69881 – 19 Lower City Road, Tividale, Oldbury B69 2HA (Retention of extension to outbuilding for use as residential annex and storage) is approved, subject to a condition- restricting use of the separate building as

- ancillary accommodation to the main dwelling and not as a separate dwelling.

#### **90/25      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:-

<b>Application Ref</b>	<b>Site Address</b>	<b>Inspectorate Decision</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

91/25

#### **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.