

Minutes of Planning Committee

18 February 2026 at 5.03pm at Sandwell Council House, Oldbury

Present:

<p>Councillors: Millar (Chair) Chidley Cotterill Horton</p>	<p>Councillors: Piper Tromans Weston</p>
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Apologies: Councillors Kaur, Loan and Webb

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

Meeting ended at 6.36pm

14/26 **Declarations of Interest**

There were no declarations of interest.

15/26 **Minutes**

Resolved that the minutes of the meeting held on 7 January 2026 are approved as a correct record.

16/26 **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.

17/26

Planning Application DC/25/70818 – Retention of two and single storey rear extensions at 7 Limes Avenue, Rowley Regis B65 8AZ

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

The applicant was not in attendance of the meeting.

An objector was present at the meeting and raised the following concerns to the Committee:-

- the extension was overbearing and out of character with the area;
- the single storey extension was 400 millimetres higher than stated in the original plans;
- if the combined extensions had been applied, these would likely have been refused;
- permission for the front extension had been refused and it would need to be removed;
- a building was constructed in the garden and had drainage connected to it and was likely to be used as further residential accommodation.

Following the site visit, members noted that there was insufficient parking available to accommodate the additional bedrooms due to an existing front extension at the property. The Development Planning Manager informed members that the front extension had already been considered and that a notice had been served to the applicant to demolish the structure following an unsuccessful appeal.

Members were in agreement that the proposals were overbearing and out of character with the surrounding area and that, when the cumulative impact was considered, the application was unacceptable.

Resolved that Planning Application DC/25/70818 – 7 Limes Avenue, Rowley Regis B65 8AZ (Retention of two and single storey rear extensions) is refused on the grounds of :-

- I) overbearing in nature;
- II) out of character with the area.

18/26

Planning Application DC/25/71028 – Proposed division of existing building into two units for flexible use classes B2 and B8. Internal changes and associated elevation changes, new servicing, access, landscaping and associated works at Unit A, Kings Hill Business Park, Darlaston Road, Wednesbury WS10 7SH

The Development Planning Manager highlighted there had been further discussions with the environmental health team in regard noise assessment. Additional concerns were raised which they felt were not answered as part of the application. In addition, it was suggested that members visit the site to enable them to review the development and its relationship to surrounding property.

As such, members were minded to defer consideration of the application to enable further clarification on matters referring to noise and visit the property.

Resolved that consideration of Planning Application DC/25/71028 – Unit A, Kings Hill Business Park, Darlaston Road, Wednesbury WS10 7SH (Proposed division of existing building into two units for flexible use classes B2 and B8. Internal changes and associated elevation changes, new servicing, access, landscaping and associated works.) is deferred to enable further clarification for a noise assessment.

19/26

Planning Application DC/25/71049 – Retention of single storey rear extension at 76 Hales Crescent, Smethwick B67 6QS.

Following a deferral of this application by the Committee at its meeting on 7 January 2026 (Minute No, 8/26 refers), members had attended a site visit.

The Development Planning Manager highlighted that the property was Council-owned and that works had been carried out without the consent of the Planning Department. As such, if the application were to be refused, the Council's Housing Department would be responsible for the removal of the structure. It was also highlighted that if the application was refused, it would be a breach of the applicants' tenancy agreement.

The applicant had provided a letter from Black Country Healthcare which highlighted that the proposals would be beneficial to the special needs of the children who lived at the property. Having been made aware that planning permission was required works had ceased.

A representative of the applicant was in attendance and stated that the construction works had been carried out in accordance with safety standards and were fully prepared to demonstrate this. The applicant had been engaging with the Council and was aware of what was required, and if permission was granted would ensure that all the required legislation was complied with.

An objector was present at the meeting and raised the following concerns to the Committee:-

- the building was unsafe;
- the extension was oversized and out of character for the area;
- planning requirements should be enforced.

Following concerns by members, it was confirmed that any defects or issues with the construction of the structures would be addressed under Building Regulations. Members were reminded that any decision made must have been in relation to material planning considerations only.

Resolved that Planning Application DC/25/71049 – 76 Hales Crescent, Smethwick B67 6QS (Retention of single storey rear extension.) is refused on the grounds of :-

- I) overbearing in nature;
- II) out of character with the area;
- III) overlooking of neighbouring properties.

20/26

Planning Application DC/25/71073 – Retrospective demolition of building, and proposed erection of 8. No self-contained flats at Doctors Surgery, 33 Newton Road, Great Barr, Birmingham B43 6AA

Following a deferral of this application by the Planning Committee at its meeting on 7 January 2026 (Minute No, 9/26 refers), members had attended a site visit.

A representative for the applicant was present at the meeting and addressed the Committee with the following points:-

- a previous application had been approved however, issues identified with the structural integrity of the building once works had started meant that a full demolishment was required due to safety concerns;
- the application was compliant with planning policy;
- there was enough manoeuvring space within the car park and sufficient spaces available for tenant parking;
- the amount of traffic in and out of the site would be significantly less when compared to the previous use;
- the proposals would contribute to much needed housing for the borough.

An objector was present at the meeting and presented the following concerns to the Committee:-

- the car park would be sufficient to accommodate the self-contained flats;
- the flats may introduce anti-social behaviour to the area and concerns for the welfare of children in the surrounding area were raised;
- the proposals were out of character with the area.

Highways officers confirmed that the plans provided were adequate and in-line with the Council's guidance and policies. A total of one parking spot per 1-bedroom flat was required; as such, the plans were deemed to be sufficient and no impact to the road network would arise as a result of the application. Furthermore, additional on-street parking was available in and around pages lane for the accommodation of visitors to the property.

Resolved that Planning Application DC/25/71073 – Doctors Surgery, 33 Newton Road, Great Barr, Birmingham B43 6AA (Retrospective demolition of building, and proposed erection of 8.

No self-contained flats) is approved subject to conditions relating to:-

- I) external materials;
- II) boundary treatments;
- III) landscaping;
- IV) drainage;
- V) secure cycle storage details;
- VI) waste storage details;
- VII) waste management strategy;
- VIII) external lighting;
- IX) provision/retention of parking;
- X) details of foundations adjacent to the highway;
- XI) dropped kerb;
- XII) site investigation/remediation;
- XIII) construction management plan to include a dust Management method statement and hours of construction;
- XIV) car parking signage (no reversing);
- XV) noise assessment.

21/26 **Scheduled Site Visits**

Members noted that a site visit to the site of Planning Application DC/25/71072 (Proposed 18 dwellings, public open space and infrastructure at Land to Rear High Point Academy, Friar Park Road, Wednesbury) would take place prior to the next meeting of the Planning Committee which was scheduled to take place on 1 April 2026.

22/26 **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.

23/26 **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/25/70494	58 Queslett Road Birmingham B43 6PH	Allowed

DC/25/70763	Cedar Court Brasshouse Lane Smethwick B6 1BA	Dismissed
DC/25/70623	31 Hallam Street West Bromwich B71 4HF	Dismissed
DC/25/70838	1 Charlemont Road West Bromwich B71 3HX	Dismissed
PD/25/02994 DC/25/70802	32 Manorford Avenue West Bromwich B71 3QJ	Both appeals are dismissed