

Sandwell Metropolitan Borough Council

17 July 2018

Subject:	Proposals to Depart from the Local Development Plan at land adjacent Bethel Hall, Kelvin Way, West Bromwich
Director:	Amy Harhoff – Director of Regeneration and Growth - Neighbourhoods
Contribution towards Vision 2030:	
Contact Officer(s):	Douglas Eardley – Senior Planning Officer Douglas_eardley@sandwell.gov.uk

DECISION RECOMMENDATIONS

That Council:

1. That an exception to the local development plan be allowed in respect of planning application DC/17/61307 - Proposed multi phased development comprising of: secondary school academy and associated external amenities including; sports pitches, MUGA (multi use games area), external play areas, car parking, pupil drop off area, service area, and landscaping (full application); and proposed classroom extension and sports hall (outline application all matters reserved).

1 PURPOSE OF THE REPORT

- 1.1 At the meeting of the Planning Committee held on 6 June 2018, consideration was given to planning application DC/17/61307 which sought approval for a proposed multi phased development comprising of: secondary school academy and associated external amenities including; sports pitches, MUGA (multi use games area), external play areas, car parking, pupil drop off area, service area, and landscaping (full application); and proposed classroom extension and sports hall (outline application all matters reserved) at land adjacent Bethel Hall, Kelvin Way, West Bromwich.

- 1.2 At the meeting, the Committee approved the planning application with conditions, and to the application being referred to Full Council as a departure from the approved development plan.
- 1.3 The site is currently allocated as Community Open Space within the Sandwell Site Allocations and Delivery Development Plan Document. It is necessary for the Council to consider whether or not to grant an exception to its policy to allow the application to proceed.

2 IMPLICATIONS FOR SANDWELL'S VISION

- 2.1 Implications contained within this report support the following Sandwell's Vision 4, in providing children with the best start in life and a high quality education throughout their school careers with outstanding support from their teachers and families.

3 BACKGROUND AND MAIN CONSIDERATIONS

- 3.1 The applicant proposes a multi phased development comprising of: secondary school academy and associated external amenities including; sports pitches, MUGA (multi use games area), external play areas, car parking, pupil drop off area, service area, and landscaping (full application); and proposed classroom extension and sports hall (outline application all matters reserved).
- 3.2 The site is currently allocated as Community Open Space within the Sandwell Site Allocations and Delivery Development Plan Document.
- 3.3 However, the introduction of the new secondary school and playing fields would serve the wider community and also help to alleviate the pressure on school places, therefore the proposal is considered to be acceptable.

4 THE CURRENT POSITION

- 4.1 The application has been approved by Planning Committee and awaits the consent of Full Council.

5 CONSULTATION (CUSTOMERS AND OTHER STAKEHOLDERS)

- 5.1 The application has been publicised by neighbour notification letter, site and press notice, without response. Statutory and non-statutory consultations have also been undertaken on the proposal. No overall objections have been received from consultees, which cannot be overcome by condition.

6 ALTERNATIVE OPTIONS

- 6.1 Refusal of application is an option – but there are no sound planning reasons for doing so.

7 STRATEGIC RESOURCE IMPLICATIONS

- 7.1 The granting of exceptions to the Sandwell Allocations Delivery and Development Plan Document would not have any implications for the resources of the Council.

8 LEGAL AND GOVERNANCE CONSIDERATIONS

- 8.1 The Planning Committee has delegated powers to determine planning applications within current Council policy. The decision to grant permission for this proposal would be contrary to Sandwell Site Allocations and Delivery Development Plan Document. Consequently, the Committee has referred the application to the Council to consider whether or not an exception to the development plan should be granted.

9 EQUALITY IMPACT ASSESSMENT

- 9.1 None relevant.

10 DATA PROTECTION IMPACT ASSESSMENT

- 10.1 The planning application and accompanying documentation is a public document.

11 CRIME AND DISORDER AND RISK ASSESSMENT

- 11.1 None relevant.

12 SUSTAINABILITY OF PROPOSALS

- 12.1 The proposal is considered to be sustainable within the context of the National Planning Policy Framework.

13 HEALTH AND WELLBEING IMPLICATIONS (INCLUDING SOCIAL VALUE)

- 13.1 None considered due to the nature of the proposal.

14 IMPACT ON ANY COUNCIL MANAGED PROPERTY OR LAND

14.1 None.

15 CONCLUSIONS AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS

15.1 On balance, taking into account the comments of consultees, and the mixed nature of the surrounding area, the proposal is considered to be acceptable, subject to suitably worded conditions. Furthermore, the development plan would not be appreciably compromised as, although the site is allocated for Community Open Space, the loss of the open space could be justified for the addition of a new Secondary School and playing fields as it would serve the wider community and also address the pressure on school places.

16 BACKGROUND PAPERS

16.1 Planning application DC/17/61307

17 APPENDICES:

None