

Sandwell Metropolitan Borough Council

9 April 2019

Subject:	Proposals to Depart from the Local Plan at Seven Stars Road, Oldbury
Director:	Amy Harhoff – Director of Regeneration and Growth – Neighbourhoods
Contribution towards Vision 2030:	
Contact Officer(s):	Carl Mercer – Principal Planner carl_mercer@sandwell.gov.uk

DECISION RECOMMENDATIONS

That Council:

1. That an exception to the Local Plan be allowed in respect of planning application DC/18/62516 (Proposed industrial/warehouse development for B2 or B8 with ancillary office space, landscaping, associated parking and external works).

1 PURPOSE OF THE REPORT

- 1.1 At the meeting of the Planning Committee held on 13 March 2019, consideration was given to planning application DC/18/62516 which sought approval for a new industrial/warehouse development.
- 1.2 At the meeting, the Committee approved the planning application with conditions, and subject to the application being referred to Full Council as a departure from the approved Local Plan.
- 1.3 The site is currently allocated as housing within the 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 Sandwell's Vision Ambition 9 - *Sandwell has become a location of choice for industries of the future where the local economy and high performing companies continue to grow.*

3 BACKGROUND AND MAIN CONSIDERATIONS

- 3.1 The applicant proposes to provide industrial/warehouse development for B2 or B8 with ancillary office space.
- 3.2 The development can be justified on the basis that Black Country Core Strategy housing delivery targets are being achieved, and that Sandwell and the West Midlands has a shortfall in employment land.

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 and by site and press notice, without response.

6 ALTERNATIVE OPTIONS

- 6.1 Refusal of the application is an option – but sound planning reasons for refusal would have to be put forward.

7 STRATEGIC RESOURCE IMPLICATIONS.

- 7.1 The granting of exceptions to the Council's Site Allocations and Delivery 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 the Council's 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 Local Plan should be granted.

9 EQUALITY IMPACT ASSESSMENT

- 9.1 The planning application and accompanying documentation is a public document. Personal details held on file should be redacted before publication or distribution.

10 DATA PROTECTION IMPACT ASSESSMENT

- 10.1 None relevant.

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 The socio-economic benefit of a new employment use.

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, the benefits of utilising this long derelict site and bringing it forward for employment use, which is currently lacking in availability, outweigh concerns.

16 BACKGROUND PAPERS

- 16.1 Planning application DC/18/62516.