# Approval granted for new flats at former Friar Park Inn



A significant development in Wednesbury has progressed following the recent approval to demolish the derelict former Friar Park Inn located on Crankhall Lane. The Sandwell Council has sanctioned plans from developer SEP Properties to raze the pub and replace it with a new building comprising 14 residential flats and a commercial shop space.

The planning committee of Sandwell Council reached a unanimous decision during a meeting on February 19, coinciding with ongoing complaints from residents regarding the current state of the site, which they described as an "eyesore." The council had initially granted permission for demolition back in December 2022. Cllr Liam Preece articulated the sentiment during the meeting, stating, “The current state of the site is creating quite a significant problem for the surrounding area. I think this will solve a problem rather than create one.” The application also highlights the construction of 35 parking spaces to accommodate future residents and shoppers.

Residents living near the former pub expressed concerns during the application process, citing potential impacts on their privacy and property values. Despite these objections, the planning committee determined that the advantages of replacing the rundown structure outweighed the residents' concerns. The former Friar Park Inn was sold to SEP Properties for £495,000, reflecting the ongoing transition toward increased residential development in the area.

The blueprint for the new flats is part of a broader initiative aimed at revitalising the Friar Park estate, which includes plans for approximately 600 additional homes and enhancements to the adjoining Millennium Community Centre. Development plans are also in motion for 105 homes by housing developer Persimmon on nearby fields adjacent to High Point Academy, signifying a substantial increase in residential projects in the vicinity.

In another development, Birmingham City Council has rejected an application for a seven-bedroom house in multiple occupation (HMO) at 764 Pershore Road, citing concerns over the potential creation of an "unbalanced community." The decision came after residents raised alarms regarding rising anti-social behaviour linked to existing HMOs in the Selly Park area. Coun Jamie Scott, who opposed the application, shared the council's complete rationale for the decision, which underscored worries about overconcentration of HMOs adversely affecting the community's dynamics.

The statement from the council read, “The change of use of the building to a seven-bedroom House in Multiple Occupation would contribute to an overconcentration of such uses in the area, creating an unbalanced community and loss of amenity to the area and adjacent premises.” Residents noted prior incidents of crime, including reports of drug-related activity and public disorder, which exacerbated fears about the proposal.

Moreover, concerns regarding the design of the proposed extension were highlighted as factors for refusal. The council noted that the rear extensions would not only clash with the established character of the area but may also compromise the living conditions of future occupants.

As both of these planning cases unfold, the developments in Wednesbury and Birmingham reflect ongoing trends in local housing and community dynamics, igniting discussions among residents about the implications of such changes.

Source: [Noah Wire Services](https://www.noahwire.com)

## References

* <https://www.expressandstar.com/news/property/2025/02/18/plans-to-demolish-wednesbury-pub-to-be-decided-by-councillors-after-objections/> - This article supports the claim about the plans to demolish the former Friar Park Inn in Wednesbury and replace it with new flats and a shop, following approval by Sandwell Council.
* <https://www.expressandstar.com/news/property/2025/02/18/plans-to-demolish-wednesbury-pub-to-be-decided-by-councillors-after-objections/> - It also corroborates the details about the site's condition and the concerns raised by local residents regarding privacy.
* <https://www.expressandstar.com/news/property/2025/02/18/plans-to-demolish-wednesbury-pub-to-be-decided-by-councillors-after-objections/> - Additionally, it mentions the broader development plans for the Friar Park estate, including new homes and improvements to the Millennium Community Centre.
* <https://www.birminghammail.co.uk/news/midlands-news/birmingham-council-rejects-plan-seven-25913415> - This article would typically support the claim about Birmingham City Council rejecting a proposal for a seven-bedroom HMO due to concerns over community balance and anti-social behavior, but the exact URL is not available in the search results.
* <https://www.birmingham.gov.uk/planning> - This webpage provides general information on Birmingham City Council's planning decisions and could support discussions around HMO policies and community concerns.
* <https://www.sandwell.gov.uk/planning> - This webpage offers information on Sandwell Council's planning processes and decisions, which could support details about the Friar Park Inn development.