



Walsall Council

Development Management

PLANNING COMMITTEE

Report to the Head of Planning and Building Control

06th January 2022

Plans List Supplementary Paper

Since preparation of the planning committee agenda, the following supplemental information has been received. Officer comments are provided in response to the supplemental information along with any necessary amendments to the recommendation.

Plans list item number: 1	
Application site address: Euro Foods Group Ltd, Heath Road, Darlaston, WS10 8XL	
Supplemental Information	Officer Comments
This item has been withdrawn from the agenda to consider issues in relation to the site boundary and will not be discussed at tonight's Planning Committee Meeting.	To note.
Recommendation: N/A	

Plans list Item number: 2 Application site address: Hartshorne Motor Services Ltd, Bentley Mill Close, Walsall, WS2 0BN	
Supplemental Information	Officer Comments
The Prior Approval for Demolition application (reference no. 21/1594) was granted approval subject to conditions on 30/01/21.	To note. No change to officer recommendation.
The Council's Tree Officer has no objections to the proposal due to the lack of significant arboricultural implications however recommends planning conditions in respect of soft landscaping including replacement trees in accordance with the recommendations included in the supporting Arboricultural Impact Assessment Report dated August 2021.	To note. No change to officer recommendation.
West Midlands Fire Service have no adverse comments subject to comments already made and included in the Officers' report to Planning Committee. The approval of Building Control will be required to Part B of the Building Regulations 2010	To note. No change to officer recommendation.
Natural England – No change to their existing comments included in the Officers' Report to Planning Committee.	To note. No change to officer recommendation.
Amendments to planning condition no's 20, 21 and 22 recommended by Legal Services to ensure they meet the usual tests.	To note. No change to officer recommendation.
Updated Flood Risk Assessment, Issue 2, has been submitted and the surface water flow rates have been accepted by Severn Trent Water. This report has been sent to LLFA for their agreement regarding acceptable disposal methods and flow rates. Severn Trent have confirmed they have sufficient information to discharge their recommended drainage condition and require the inclusion of an informative note in respect of the public sewerage system.	To Note – Officer recommendation updated as shown below

Recommendation to be updated to secure any necessary Travel Plan by way of a Section 106 Agreement or planning condition.	To Note – Officer recommendation updated as shown below
Recommendation: 1. Planning Committee resolve to Delegate to the Head of Planning & Building Control to Grant Planning Permission Subject to Conditions and to secure any necessary implementation and monitoring of a Travel Plan by way of a Section 106 Agreement or Planning Condition as appropriate and subject to; <ul style="list-style-type: none"> • The amendment and finalising of conditions; • No further comments from a statutory consultee raising material planning considerations not previously addressed; • Overcoming the outstanding objections raised by the Public Lighting Officer (External Lighting) and Environmental Protection (Asbestos) 	

Plans list Item number: 3 Application site address: Queen Marys High School, Upper Forster Street, WALSALL, WS4 2AE	
Supplemental Information	Officer Comments
Amendments to planning condition no's 3,8,9,10,11 and 12 recommended by Legal Services to ensure they meet the usual tests.	To note. No change to officer recommendation.
Error made in description of development – Foden House is not a Listed Building. It is a non- designated heritage asset.	Description of development amended accordingly. No change to officer recommendation
Recommendation updated to remove duplication from that set out in the report.	To note – Officer recommendation updated as shown below
Recommendation: 1. Planning Committee resolve to Delegate to the Head of Planning & Building Control to Grant Planning Permission Subject to Conditions and a Section 106 Agreement to secure a commuted sum towards 4 x off-site replacement trees and subject to:	

- **The amendment and finalising of conditions**

Plans list Item number: 4 Application site address: 21/0197 - Former Brownhills Police Station, Chester Road North, Brownhills	
Supplemental Information	Officer Comments
Amendments to planning condition no's 5,8,9 10, and 11 recommended by Legal Services to ensure they meet the usual tests.	To note. No change to officer recommendation
The Council's Tree officer has no objection due to lack of significant arboricultural implications. Loss of two category B trees on site of moderate arboricultural value can be mitigated by replacement tree planting on site. Conditions recommended in respect of soft landscaping including replacement trees.	To note. No change to officer recommendation.
The application states the removal of a third party tree. The relevant consent must be gained by the owner prior to removal of that tree. Note to applicant recommended.	To note. No change to officer recommendation.
Recommendation: 1. Planning Committee resolve to Delegate to the Head of Planning & Building Control to Grant Planning Permission Subject to Conditions and subject to; <ul style="list-style-type: none"> • No new material considerations being received within the consultation period; • The amendment and finalising of conditions; 	

Plans list Item number: 6

Application site address: 58 Highgate Road, Walsall, WS1 3JE

Supplemental Information	Officer Comments
<p>Following re-notification of amended plans the following comments have been received from consultees:</p> <p>Strategic Planning Policy have commented that this proposal will add to the supply of housing and can be supported on strategic planning policy grounds by the NPPF paragraph 60, however, the position of the proposed house in front of the line of houses on this side of Highgate Road and with a very small garden would appear to be out of character. Whilst it would be partly hidden behind the high garden wall, consideration should be given to whether this setting is acceptable in the street.</p> <p>Fire Officer – No adverse comments</p> <p>Natural England – No objections as the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites.</p> <p>Environmental Protection comments remain the same as of 20/7/21 and as included in the committee report.</p>	<p>To note – No change to Officer recommendation</p>
Recommendation: Refuse permission	