



Walsall Council

Development Management

PLANNING COMMITTEE

Report to the Head of Planning and Building Control

02nd December 2021

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 | |
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| Application site address: Dorothy Pattison Hospital, Alumwell Close | |
| Supplemental Information | Officer Comments |
| Recommendation updated to remove reference to Interim Head of Planning and Building Control. | Noted. Recommendation updated. |
| Recommendation: Planning committee resolve to Delegate to the Head of Planning & Building Control to Grant Planning Permission subject to conditions and section 106 to secure a full travel plan, and subject to the amendment and finalising of planning conditions | |

| Plans list Item number: 4 Application site address: Lazy Hill PH, 196 Walsall Wood Road, Aldridge, Walsall | |
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| Supplemental Information | Officer Comments |
| The Planning Agent has confirmed that they no longer intend to have an external fireplace as shown on the submitted plans. | Noted and a safeguarding planning condition has been included that no solid fuel fire shall be installed (Condition no. 12). No change to officer recommendation |
| Revisions to the wordings of planning condition no's 2, 3a, 3b, 7b, 9b, 10a, 11a, 11b, 12 and 14 as advised by Legal Services | Noted and to be updated as part of the finalising of planning conditions. No change to officer recommendation |
| NPPF reference to be updated to 2021 on page 124 of report. | To note. No change to officer recommendation |
| Recommendation: Planning Committee resolve to Delegate to the Head of Planning & Building Control to Grant Planning Permission and subject to; <ul style="list-style-type: none"> The amendment and finalising of conditions | |

| Plans list Item number: 5 Application site address: Land rear of 9, Baslow Road, Bloxwich | |
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| Supplemental Information | Officer Comments |
| <p>The Council's Tree Officer objects due to impacts on the long-term health and condition of existing trees including TPO trees.</p> <p>Also, the hard standing will occupy the area where a replacement tree is required from a previous approval and if approved, there is insufficient space in the immediate vicinity to plant the tree.</p> | Notwithstanding the objections, these matters can be resolved by way of conditions. No change to updated recommendation. |
| The amended proposal removes the detached garage. | The description of the proposal has been updated to reflect this change and a condition can be imposed removing permitted |

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| | development for garden structures. No change to the updated recommendation. |
| Clean and Green Team comment - 1x 140ltr bin for general waste and 1x 240ltr bin for recycling. Bins should be presented at Baslow Road for collection. | Noted. No change to the updated recommendation. |
| West Midlands Fire Service - Require confirmation that the existing driveway access adjacent to No. 7 Baslow Road is able to meet WMFS access requirements. It is not clear from the plans provided that this is the case and offered informative. | Noted. This is a matter for the landowner/applicant to resolve with WMFS. An informative note will be added to any approval regarding fire access. No change to the updated recommendation. |
| Natural England – No comment | Noted. No change to the updated recommendation. |
| Community Safety Team – No overlooking of the application property, applicant should seek the advice of Secured by Design officers when constructing the proposed development. | Noted. A safeguarding condition regarding secure by design measures can be imposed. No change to the updated recommendation. |
| Additional objections received from neighbouring occupiers regarding previous refusals, narrow access road, highway safety, privacy, well-being, ecological issues, tree issues and security issues. | Noted. Both the material planning considerations and non – material planning considerations raised in the latest correspondence have been addressed in the report. No change to the updated recommendation. |
| Ecologist supports the proposal subject to conditions being imposed. | Noted. The amended recommendation reflects the ecologist's comment. |
| Complaints received about the lack of notification period for objectors to respond on the amended plans leading up to planning committee. | The updated recommendation takes into account the 14-day consultation period allowing interested parties to comment. No change to the updated recommendation. |

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| Amended plans submitted to address the ecological, arboricultural and other material planning consideration issues. The applicant also confirms compliance regarding fire access to the site. | <p>Noted. The agent has addressed ecology, other material considerations and fire concerns. Arboricultural matters to be dealt with by conditions.</p> <p>No change to the updated recommendation.</p> |
| 30/11/21 two additional objections raising the following concerns; removal of the detached garage from the description, issues of the replacement trees, access, loss of privacy, highway safety, security and noise/ disturbance. lack of notification period. | <p>To note. No change to the recommendation</p> <p>Application description updated to reflect the amended proposal. Recommendation takes account of arboricultural issues. Access, privacy, highway safety, security, noise and disturbance addressed in the committee report.</p> <p>Neighbours have been given 14 days following receipt of the amended planning application and is reflected in the updated recommendation. Notification of the planning application reflects the council's constitution.</p> <p>No change to the updated recommendation.</p> |
| <p>Recommendation:</p> <p>1. Planning Committee resolve to Delegate to the Head of Planning & Building Control to Grant Planning Permission subject to:</p> <ul style="list-style-type: none"> • The amendment and finalising of conditions; • Concluding the existing 14 day public consultation period; • No further material planning considerations being raised; • Additional ecological conditions being imposed. | |

Plans list Item number: 6
Application site address: 17 Norman Road

| Supplemental Information | Officer Comments |
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| <p>A representation received from a neighbouring occupant raising the following concerns:</p> <ul style="list-style-type: none"> • Excessive proportions for the size of the plot. • Not in keeping with the design of the street • The boundary line needs to be kept • Overlooking • Impact on light • Impact of construction • No access will be given from our property for maintenance • This is the 2nd application submitted in a short period of time. • This property was purchased with the intent of extending, this trend cannot be allowed to continue as it is seriously impacting the look and feel of the area | <p>The material planning considerations that have been raised by this representation have already been addressed in the report.</p> <p>The last 4 points, including construction, maintenance, number of applications and the reasons for purchasing the property are not material planning considerations.</p> <p>No change to recommendation.</p> |
| <p>A representation received from a neighbouring occupant raising the following concerns:</p> <ul style="list-style-type: none"> • Proposed first floor windows too high. Impact on privacy, particularly the back garden. • The large front gable window effectively adds a “third storey”. Aren’t there rules which prevent two story buildings morphing upwards? | <p>The material planning considerations that have been raised by this representation have already been addressed in the report.</p> <p>No change to recommendation</p> |

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| <ul style="list-style-type: none">• If the proposed first floor windows could be kept to the same height as the existing first floor windows I would have less of a problem with this application. | |
| <p>Recommendation: Planning Committee resolve to Delegate to the Head of Planning & Building Control to Grant Planning Permission Subject to Conditions and subject to:</p> <ul style="list-style-type: none">• The amendment and finalising of conditions | |