



Planning Committee

Date: 3/1/19

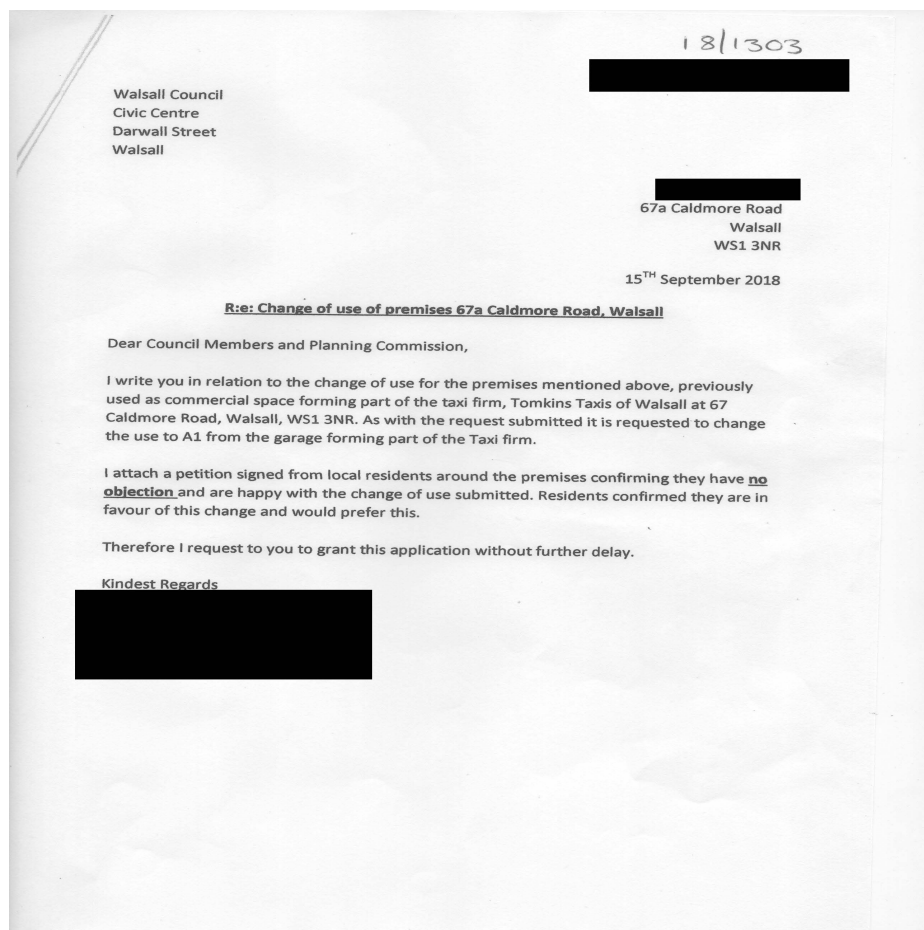
Report of Head of Planning, Engineering and Transportation

SUPPLEMENTARY PAPER

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

Item Number: 1 Site Address: Site of former 37 and 38 Bradford Street, Walsall	
Supplemental Information	Officer Comments
Conservation Officer comments	<p>The conservation officer had some concerns regarding the proposed height. However, subject to the fifth floor being set back from the front elevation and partially hidden by a parapet (as proposed), plus the front and side elevations of the fifth floor to be clad in a grey material (as the fifth floor front elevation) the conservation concerns regarding height can be mitigated and secured via a condition. Furthermore the conservation officer has asked for the Bradford Street elevation windows are grey coloured to contrast with the white render and the ground floor brick element being a dark and mottled finish, would also contribute to reducing the scale of the building and would articulate the front elevation. The conservation officer accepts the Bradford Lane brick elevation subject to use of a dark colour.</p> <p>As such, subject to the above amendments being agreed the scheme is considered would have less than substantial harm to the street scene and the nearby heritage assets.</p>
Bradford Lane ranges between 3.7mts and 5.7mts in width, bin collections for commercial properties take place at the rear, however residential collections are at the front on Bradford Street.	<p>The agent has provided a plan demonstrating that a bin store within the building can accommodate 4 euro bins. Access to this will be via Bradford Lane which is also used to serve other premises along Bradford Street. Whilst Clean and Green would prefer access to be at the front, the siting of a bin store would be inappropriate and have a more than substantial harm to the nearby heritage assets and the street scene. Previous planning permissions have also been served from the rear along Bradford Lane.</p>
Some planning conditions need minor amendments for clarity and enforceability.	Noted

Minor amendment to wording of condition 4b noise, dust and drag out from construction activities	Noted
Conditions 8 and 9 to include part b for the applicant to provide a validation report of the low NOx boilers and security measures have been installed.	<p>8b. Prior to first occupation of the hereby approved development, a written independent validation report confirming the low NOx boilers have been installed throughout the development shall be submitted for the written approval of the Council. The low NOx boilers shall thereafter be retained for the life of the development</p> <p>9b. Prior to first occupation of the hereby approved development, a written independent validation report confirming the security measures have been installed throughout the development shall be submitted for the written approval of the Council. The security measures shall thereafter be retained for the life of the development</p>
	Recommendation: Grant planning permission subject to updating the conditions.
Item Number: 2 Site Address: 42 Slaney Road, Walsall	
Supplemental Information	Officer Comments
A late objection has been received from the Highway Authority	Given the lateness of the objection, which hasn't given the applicant the opportunity to review and consider, the Chair of Planning has agreed to defer the application from this agenda
Item Number: 3 Site Address: 67 Caldmore Road, Walsall	
Supplemental Information	Officer Comments
Condition 6 to include part b for the applicant to provide a validation report of the security measures have been installed.	6b. Prior to first occupation of the hereby approved development, a written independent validation report confirming the security measures have been installed throughout the development shall be submitted for the written approval of the Council. The security measures shall thereafter be retained for the life of the development
	Recommendation: Grant planning permission subject to updating the conditions



Item Number: 4 Site Address: 228 Lichfield Road, Rushall	
Supplemental Information	Officer Comments
The proposed use is not retrospective so the description of development is amended to delete the words "retention of".	To note.
Condition 4 to be reworded to ensure enforceability.	Amend wording to prevent use unless access gates are open.
	Recommendation: Planning Committee resolve to delegate to the Head of Planning, Engineering & Transportation to grant planning permission subject to the amendment and finalising of conditions.

Item Number: 5 Site Address: 1 Woodside Road, Walsall	
Supplemental Information	Officer Comments
Condition 3b replace "implemented" with "carried out".	Noted, to ensure the condition meets the six tests.
Condition 5a, remove "until".	Noted, to ensure the condition meets the six tests.
Conditions 10 and 12 to include part b for the applicant to provide a validation report of the low NOx boilers and security measures have been installed.	<p>10b. Prior to first occupation of the hereby approved development, a written independent validation report confirming the security measures have been installed throughout the development shall be submitted for the written approval of the Council. The security measures shall thereafter be retained for the life of the development</p> <p>12b. Prior to first occupation of the hereby approved development, a written independent validation report confirming the low NOx boilers have been installed throughout the development shall be submitted for the written approval of the Council. The low NOx boilers shall thereafter be retained for the life of the development</p>
	Recommendation: Grant planning permission subject to updating the conditions
Item Number: 6 Site Address: 19 Cameron Road, Walsall	
Supplemental Information	Officer Comments
One of the residents has reiterated their initial comments and made the following comments;	Noted and please refer to the report
<ul style="list-style-type: none"> • Third application has been made and is this included. • Has the applicant been questioned in connection to alleged links to a member of the authority. • Is there a conclusion to the fact that a limited company is run from this address. 	<p>There is only one planning application and the latest amendments are included.</p> <p>Please refer to the report.</p> <p>Please refer to the report.</p>
	Recommendation: Refuse permission as set out