



# Walsall Council

Development Management

## PLANNING COMMITTEE

Report to the Head of Planning and Building Control

21 June 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.

<b>Plans list item number: 1</b>	
<b>Application site address: 53 Charlemont Road</b>	
<b>Supplemental Information</b>	<b>Officer Comments</b>
Correction of materials used in front driveway / parking area which should be a block paved front driveway and vehicle access instead of tarmac as referred to in the report.	To note. No change to recommendation.
This planning application has been withdrawn at the request of the planning agent.	To note. There is no longer a planning application available for determination. Recommendation removed.
<b>Recommendation: N/A</b>	

**Plans list Item number: 2****Application site address: Globe House, 3 Bradford Place, Walsall**

<b>Supplemental Information</b>	<b>Officer Comments</b>
<p>Planning Condition no. 11: a) part xi has been amended to say;</p> <p>11a. Prior to the commencement of development hereby permitted, full architectural and specification details (at a scale of 1:10) shall, which shall be referenced to the phasing plan (condition 4a) shall be submitted to and approved in writing by the local planning authority. The details shall include:</p> <p>xi. The method of repair of existing timber sash windows, including repairs to the glazing bar/, pulleys, sash cord which shall have a nylon cord encased in a waxed cotton, details of how the sash cord will be fixed within the sash window, painting of rebates, weights, opening mechanism (if relevant), handles (if relevant), latches (if relevant), locks and frame dimensions and arrangement and the insertion of any new timber materials, details of the type of timber to be used for any repair works and the grain of the timber to be used for repair works</p>	<p>Noted. Planning condition to be updated. No change to recommendation.</p>
<p><b>Recommendation:</b></p> <ol style="list-style-type: none"><li><b>1. Planning Committee resolve to Delegate to the Head of Planning &amp; Building Control to Grant Planning Permission Subject to Conditions and to secure S106 to secure an Urban Open Space contribution and subject to:</b><ul style="list-style-type: none"><li><b>• The provision of a Flood Risk Assessment</b></li><li><b>• The amendment and finalising of conditions</b></li><li><b>• No further comments from a statutory consultee raising material planning considerations</b></li></ul></li><li><b>2. Planning Committee resolve to Delegate to the Head of Planning &amp; Building Control to Grant Listed Building Consent subject to conditions.</b></li></ol>	

Plans list Item number: 3 Application site address: Former Warreners Arms (Fmr McDonalds), High Street, Brownhills	
Supplemental Information	Officer Comments
The headings for determining issues are not visible in the assessment of the proposal section of the report.	To note. Determining issues are however listed correctly under the determining issues section and expanded upon in the assessment of the proposal section of the report. Content of the report is provided in full. No change to recommendation.
<b>Recommendation:</b> <b>Planning Committee resolve to Delegate to the Head of Planning &amp; Building Control to Grant Planning Permission Subject to Conditions and subject to:</b> <ul style="list-style-type: none"> <li>• No new material considerations being received within the consultation period;</li> <li>• The amendment and finalising of conditions;</li> <li>• No further comments from a statutory consultee raising material planning considerations not previously addressed.</li> </ul>	

Plans list Item number: 4 Application site address: Former Broadway North Resource Centre, Walsall	
Supplemental Information	Officer Comments
Negotiations ongoing regarding the final terms of the required indemnity within a Section 106 Agreement. The Council has drafted the terms which have been challenged by the applicant. The Council has concerns that the proposed terms of indemnity are insufficient as they don't cover ancillary damages arising from refuse collection on a private road. The developer intends that future residents will be responsible for the private road, drains and sewers and that none will be adopted.	To note. Recommendation updated to reflect this position and enable the final terms to be agreed to enable permission to be issued.
<b>Recommendation:</b> <b>Delegate to the Head of Planning &amp; Building Control to Grant Planning Permission Subject to Conditions and entering into a Section 111 and Section 106 Planning Obligation to secure an Urban Open Space Contribution and to secure the final terms of an indemnity and potential management company in relation to refuse collection and use of the private drive, and subject to:</b> <ul style="list-style-type: none"> <li>- The amendment and finalising of conditions.</li> </ul>	

Plans list Item number: 6 Application site address: land at 5-7 Jesson Road	
Supplemental Information	Officer Comments
The applicant has submitted copies of the appeal decision and committee report for application 14/0847/FL which was refused by planning committee in 2014.	The previous appeal decision and officer assessment were both a material consideration in the assessment of the current proposal. No change to officer recommendation.
<b>Recommendation: Refuse permission.</b>	

Plans list Item number: 7 Application site address: 15 Middleton Road, Streetly	
Supplemental Information	Officer Comments
Further representation has been received from the adjoining neighbour No. 19, who wished to draw the Planning Committee's attention to the houses in Middleton Road, which are distinctive and widely recognised as the homes showcase designs that are difficult to replicate providing individual designs with arts and crafts design and within the Streetly Area of Special Townscape Character. The Conservation Officer comments should be sought.	To note. Design has already been considered and addressed in the report. It was not considered necessary to consult the Council's Conservation Officer on this application as the site is not a designated heritage asset and does not fall within a Conservation Area. The Planning Officer has sufficient information to carry out the assessment as set out in the report. Covenants are not a material planning consideration.
The neighbour has also drawn attention to details of Covenants that the proposals do not comply with.	No change to officer recommendation.
Following publication of the committee report, the planning agent has provided indicative revised plans to obtain the officer's opinion which address some of the Officer's concerns.	To note. These plans have not been subject to the necessary assessment or re-consultation and therefore carry no weight in the determination of this current application. The current determination date of 28 <sup>th</sup> June does not provide sufficient time to re-consult. Notwithstanding this, it is likely that concerns would remain over the remaining excessive depth of the proposed replacement dwellings which are disproportionate in

	relation to the width of the houses and therefore out of character and not in keeping with the rest of the area. No change to recommendation.
<b>Recommendation: Refuse Permission</b>	

<b>Plans list Item number: 8</b> <b>Application site address: 13 Buchanan Road, Walsall</b>	
<b>Supplemental Information</b>	<b>Officer Comments</b>
This item has been deferred at the request of the applicant's planning agent to allow time for additional supporting information to be provided.	To note. Item removed from this Planning Committee meeting.
<b>Recommendation: N/A</b>	

<b>Plans list Item number: 9</b> <b>Application site address: 400 West Bromwich Road</b>	
<b>Supplemental Information</b>	<b>Officer Comments</b>
<p>Consultation response received from the Council's Tree Officer recommending refusal:</p> <p>There is a large prominent Sycamore tree situated adjacent the southern boundary of the site which has not been referred to in the application or plans. The tree isn't currently protected by a Tree Preservation Order. The proposed new dwelling, parking area and garage (which is labelled as existing but would appear to have been demolished) encroach close to the tree. and the tree would likely have to be severely pruned or more likely removed. The locality has few mature and prominent trees. It is considered the tree has demonstrable visible public</p>	<p>An additional reason for refusal relating to the tree will be required.</p> <p>No change to the officer's recommendation.</p>

amenity value and its loss (or severe pruning) would be detrimental to the landscape character of the area.	
<b>Recommendation: Refuse Permission</b>	

Plans list Item number: 10 Application site address: 144 Whetstone Lane, Aldridge	
Supplemental Information	Officer Comments
Vehicle tracking drawings submitted showing access possible for emergency vehicles.	The additional information is welcomed but has not been subject to the necessary re-consultation with consultees and does not outweigh the other material considerations set out in the report. No change to officer recommendation.
Additional detail submitted regarding trees.	The additional information is welcomed but has not been subject to the necessary re-consultation with consultees. The concern around trees relates to the likely future pressure to lop or fell trees in close proximity to the building in the event that the garden building is converted to an independent dwelling. No change to officer recommendation.
<b>Recommendation: Refuse Permission</b>	

Plans list Item number: 12 Application site address: 66a High Road, Willenhall	
Supplemental Information	Officer Comments
Description updated to reflect the recently amended Use Class Order which should be change of use from betting shop (Sui Generis) to a hot food takeaway (Sui Generis) as already set out in the proposal section of the report.	To note. No change to recommendation.
<b>Recommendation: Grant Planning Permission Subject to Conditions</b>	