



Walsall Council

Development Management

PLANNING COMMITTEE

Report to the Head of Planning and Building Control

01 April 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.

Agenda Item number: 7	
Application site address: 33 Fernleigh Road, Walsall	
Supplemental Information	Officer Comments
This application has been called in By Councillor A. Nawaz due to an impact on neighbouring properties (Reference No. 6) but clarifies that <i>"delicate judgement is required ...and ... there is danger to property and life from the tree."</i>	To note. No change to recommendation.
Recommendation: Part Approve / Part Refuse Consent	

Plans list Item number: 2

Application site address: University of Wolverhampton, Walsall Campus, Gorway Road

Supplemental Information	Officer Comments
<p>Additional comments received by Sports England in relation to amended information submitted by the agent on 15.03.21. Comments relate to:</p> <ul style="list-style-type: none">• No objections to reduction in hours of use.• Further restrictions would curtail use of the sports facility to the detriment of sporting use of the site.• Sport England ask that the benefits to sport are weighed appropriately with the need to ensure residential amenity is not unacceptably affected.	<p>To note. No change to officer recommendation.</p>
<p>Additional comments received by a neighbouring resident in relation to amended information submitted by the agent on 15.03.21. The comments relate to:</p> <ul style="list-style-type: none">• Changes to the hours of use of floodlighting do not overcome neighbours' concerns.• Floodlighting is distraction to road users approaching bend on Highgate Drive.• Noise pollution to residents and students within their accommodation due to increased usage of courts and numbers of players/spectators.• Other locations within campus to appropriately site the courts.	<p>To note. No new material planning considerations raised. Concerns are considered and addressed within the report and no change to officer recommendation.</p>
<p>The planning agent recommends changes to the wording of condition 2 to reflect the latest plans and submitted information and to condition 4 to only restrict the hours of illumination instead of the current condition which seeks to restrict the use of the pitches.</p>	<p>Condition 2 to be amended accordingly. No change to condition 4 which is considered reasonable and necessary to safeguard local amenity. No change to officer recommendation.</p>

<p>Additional comments received by Pollution Control in relation to amended information submitted by the agent on 15.03.21. The comments relate to:</p> <ul style="list-style-type: none"> • Support application provided existing planning restrictions on site are continued into any new permission. • Pollution Control have no requirements/observations and welcome the reduced operational hours. 	<p>To note. The proposal does not include any changes to planning conditions relevant to the wider campus. Any other planning conditions relating to the use of other floodlighting on the wider site remain in force and are not relevant to this current application. No change to officer recommendation.</p>
<p>No comments received by Environmental Health.</p>	<p>To note. No change to officer recommendation.</p>
<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"> • No new material considerations being received within the consultation period; • No objections from Environmental Health; and • The amendment and finalising of conditions. 	

<p>Plans list item number: 3</p>	
<p>Application site address: 25 Seeds Lane, Brownhills</p>	
<p>Supplemental Information</p>	<p>Officer Comments</p>
<p>An additional response has been received from neighbouring occupiers in relation to the amended plans circulated on 16.03.2021. The comments relate to noise, traffic and disruption to the area.</p>	<p>To note. No new material planning considerations raised. Concerns are considered and addressed within the report and no change to officer recommendation.</p>
<p>Recommendation: Planning Committee resolve to Delegate to the Head of Planning and Building Control to Grant Planning Permission Subject to Conditions subject to:</p> <ul style="list-style-type: none"> • No new material considerations being received within the re-consultation period; • The amendment and finalising of conditions; • No further comments from a statutory consultee raising material planning considerations not previously addressed 	

Plans list Item number: 5**Application site address: 33 Skip Lane, Walsall**

Supplemental Information	Officer Comments
<p>The Council's Tree Officer objects to the proposal due to the constraints of the site regarding insufficient space for storage of construction materials and increased parking demand with resulting potential impacts on an existing mature Monkey Puzzle Tree to the front of the site. Authority has been given to make this tree the subject of a Tree Preservation Order due to its visual amenity value.</p>	<p>Following discussions with the Tree Officer and the applicant, it has been agreed that conditions could be attached to any permission to provide sufficient space for construction materials in the area currently occupied by the single storey garage following its demolition and to rear, along with removal of permitted development rights for hard surfacing to avoid future creation of additional hard surfaced parking areas near to the tree.</p> <p>A further condition will also be included for measures to be implemented to protect the tree during the construction phase.</p> <p>No change to officer recommendation.</p>
<p>The applicant's agent has disputed the breach of the 45 degree code in respect of first floor rear windows at no. 35 Skip Lane.</p>	<p>Insufficient evidence has been submitted which demonstrates this to be the case. The position therefore remains as set out in the report.</p> <p>No change to officer recommendation.</p>
<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">• No new material considerations being received within the consultation period;• The amendment and finalising of conditions; and• No further comments from a statutory consultee raising material planning considerations not previously addressed.	