




Planning Committee

Date: 31st October 2019

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.

Agenda Item Number 6: 19/0341 Site Address: 9 Baslow Road	
Supplemental Information	Officer Comments
	New location plan created for purpose of presentation
	
	Recommendation: Grant Consent subject to conditions

Item Number: 1 Site Address: WH Marren Ltd, Temple Bar/Harper Street	
Supplemental Information	Officer Comments
<p>Amended plans have been provided and further consultation requested that expires on 7th November 2019. Amendments include:</p> <p>Extended application site boundary to include the full land ownership and includes the bridle path that extends north at the rear of Thompson Close</p> <p>Boundary fencing for plot 30 extended</p> <p>Direct pedestrian access from plot 2 to the parking area</p> <p>Additional path along the western edge of the parking area serving plots 2-10</p> <p>Accessible refuse collection points indicated</p> <p>Transportation have no objections to the amended plan subject to conditions already recommended.</p> <p>There are changes proposed to some conditions to ensure enforceability but this does not change the requirements of the conditions (2, 3, 11, 12, 14, 15, 18)</p> <p>It is recommended that the upgrading of the section of Bridlepath 55 Willenhall that falls outside the application site is secured with a S106 commuted sum (£20,000) to cover the installation of 3 lighting columns and re-surfacing works.</p>	<p>The amendments have been made in response to comments from the Transportation and Public Rights of Way officer.</p> <p>In light of the need for a re-consultation the recommendation has been amended as below.</p> <p>To note. Conditions 2, 16 & 19 amended to reflect updated plans and condition 10 no longer required.</p> <p>The recommendation seeks delegation to add/amend conditions.</p> <p>The recommendation is updated to include for this provision to be secured in the S106 Agreement.</p>
	Recommendation: Amended: Planning Committee

	<p>resolve to Delegate to the Head of Planning, Engineering & Transportation to Grant Planning Permission Subject to Conditions and a S106 Agreement to secure Landscape Management Plan and to secure a commuted sum towards upgrading the section of public right of way Bridlepath 55 Willenhall that falls outside the development site 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; • No further comments from a statutory consultee raising material planning considerations not previously addressed
Item Number: 2 Site Address: Winterley Lane, Rushall	
Supplemental Information	Officer Comments
<p>Nine further letters of objection received, including an anonymous letter, a further letter from Councillor Rattigan and a further copy of summary of objections raised at a public meeting on 12th February from Councillor Worrall.</p> <p>In addition, following publication of the agenda, correspondence has been received from Wendy Morton MP who has reiterated comments raising concerns about the implementation of remediation measures for the site and concerns about means of access and safety. In addition the MP has expressed concerns about the absence of pedestrian access to the site and the absence of public transport. At the request of the MP, their ongoing concerns have been noted in this paper.</p> <p>A letter has also been received from solicitors representing one of the objectors. The letter</p>	<p>The amended recommendation seeks delegation to add/amend conditions.</p> <p>The comments in the letter are noted. The points on impact and desing are noted and have been considered in the report, On the point regarding sale of the property, this</p>

<p>expresses concern that their client only had 3 days to comment on the application before the committee meeting. It also raises six points of detail stating that the building is out of character with the surrounding area and overly large, the building will be forward of the neighbours affecting their amenity and light, they identify that the building is for sale and in their opinion the only motive for the application is to make profit, the roof design is criticised with reference to the Inspectors decision at 11 Greenslade Road, the plans have been amended and neighbours not fully updated and finally they have asked if committee have the right to hear the matter based on the previous committees resolution.</p> <p>A number of objections have been raised relating to both 2 and 1 burials a day, which have already been covered in the main report. New comments raised include:</p> <p>No works undertaken since grant of consent in Nov 2018, with mounds of rubble/earth just left. Condition on consent that these should not exceed 4m in height, this should be inspected. Also flytipping makes it look like a rubbish tip.</p> <p>The completion of the infilling should be the priority at this site not an increase in burials</p> <p>Narrow lane has taken a hammering from previous infilling works which has created subsidence on parts of the road and affecting neighbouring properties</p>	<p>is not a material planning consideration and regarding the ability of the committee to consider the application it is noted the earlier design was not formally refused by notice and therefore the revised plans can be reconsidered.</p> <p>The reference to the Inspectors decision on 11 Greenslade Road highlights the consideration the Inspector had for neighbouring properties when considering the aesthetic value of a proposal. This awareness of context has been undertaken with respect to this proposal in the officers report.</p>
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<p>Historic bridge weakened</p> <p>Continued concerns re impact on groundwater and impacts this will have on surrounding land</p> <p>Residents have suffered enough</p> <p>Object to a Muslim cemetery</p> <p>Weight limit on bridge being abused everyday, no proper signage</p> <p>There are changes proposed to some conditions to ensure enforceability but this does not change the requirements of the conditions (3, 4, 5, 6, 7, 8, 12, 13, 22, 23, 25)</p>	
	<p>Recommendation: Amended: Planning Committee resolve to Delegate to the Head of Planning, Engineering & Transportation to Grant Planning Permission Subject to Conditions and subject to the amendment and finalising of conditions.</p>
<p>Item Number: 3 Site Address: Garages adj 7 Fereday Road, Walsall Wood</p>	
Supplemental Information	Officer Comments
<p>Two further representations received from existing objectors raising the following comments:</p> <p>Garages torn down and site secured by WHG</p> <p>No prior notification by WHG of plans for the site</p> <p>Access has always been available from the site to the rear of Sally Ward Drive</p> <p>Want to maintain access for bins etc</p> <p>Will not pay the charges levied by WHG for access</p> <p>Road not able to take extra traffic</p>	<p>Most of these points are addressed in the report except for the new item regarding not paying levies charged by WHG which is not a material planning consideration.</p>

<p>Residents in Fereday Road affected just the same as those in Sally Ward Drive</p> <p>Property devaluation</p> <p>Police comments on amended plans:</p> <p>No objections but recommend security measures. Concerns about the vulnerability in terms of security to the rear access and shared areas</p> <p>There are changes proposed to some conditions to ensure enforceability but this does not change the requirements of the conditions (4)</p>	<p>The access to the rear which has been extended as part of the amended plans would be gated at each end so will remain secure. A note for applicant regarding Secure by Design is included.</p> <p>The amended recommendation seeks delegation to add/amend conditions.</p>
	<p>Recommendation: Amended: Planning Committee resolve to Delegate to the Head of Planning, Engineering & Transportation to Grant Planning Permission Subject to Conditions and subject to the amendment and finalising of conditions.</p>
<p>Item Number: 4 Site Address: Garages off Mossley Close</p>	
Supplemental Information	Officer Comments
<p>There are changes proposed to some conditions to ensure enforceability but this does not change the requirements of the conditions (4, 5, 7, 9, 11)</p>	<p>The amended recommendation seeks delegation to add/amend conditions.</p>
	<p>Recommendation: Amended: Planning Committee resolve to Delegate to the Head of Planning, Engineering & Transportation to Grant Planning Permission Subject to Conditions and subject to the amendment and finalising of conditions.</p>
<p>Item Number: 5 Site Address: 48 Reaymer Close</p>	
Supplemental Information	Officer Comments
<p>There are changes proposed to some conditions to ensure enforceability but this does not</p>	<p>The amended recommendation seeks delegation to add/amend conditions.</p>

change the requirements of the conditions (4, 5, 6, 8, 9, 10, 12)	
	Recommendation: Amended: Planning Committee resolve to Delegate to the Head of Planning, Engineering & Transportation to Grant Planning Permission Subject to Conditions and subject to the amendment and finalising of conditions.
Item Number: 6 Site Address: 12 Skip Lane	
Supplemental Information	Officer Comments
There are changes proposed to some conditions to ensure enforceability but this does not change the requirements of the conditions (3, 4, 5, 6, 7, 8, 9, 11, 12, 14)	The amended recommendation seeks delegation to add/amend conditions.
	Recommendation: Amended: Planning Committee resolve to Delegate to the Head of Planning, Engineering & Transportation to Grant Planning Permission Subject to Conditions and subject to the amendment and finalising of conditions.
Item Number: 8 Site Address: St Peters Church, Stafford Street	
Supplemental Information	Officer Comments
There are changes proposed to some conditions to ensure enforceability but this does not change the requirements of the conditions (3, 4, 6, 9)	The amended recommendation seeks delegation to add/amend conditions.
	Recommendation: Amended: Planning Committee resolve to Delegate to the Head of Planning, Engineering & Transportation to Grant Planning Permission Subject to Conditions and subject to the amendment and finalising of conditions.
Item Number: 9 Site Address: 22 Old Oak Close, Aldridge	
Supplemental Information	Officer Comments

There are changes proposed to some conditions to ensure enforceability but this does not change the requirements of the conditions (2)	The amended recommendation seeks delegation to add/amend conditions.
	Recommendation: Amended: Planning Committee resolve to Delegate to the Head of Planning, Engineering & Transportation to Grant Planning Permission Subject to Conditions and subject to the amendment and finalising of conditions.