



Planning Committee

Date: 08/08/19

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.

Agenda Item 6: Section 106 Report	
Supplemental Information	Officer Comments
In the preparation of the report, it has not proved possible to collate the relevant information necessary in an appropriate format to enable it to be presented to this committee.	Whilst it has not proved possible to present the report to this agenda, methods of data recording and reporting are being updated to reflect new operating standards. An updated report will be presented to committee at the earliest opportunity.
	Recommendation: To note.
Item Number: 1 Site Address: Aldridge Wyevale Garden Centre, Chester Road	
Supplemental Information	Officer Comments
<p>The planning agent has confirmed that 10 cars are parked in the front car park of the site and that they are not being advertised for sale. He also states that this client was not aware parking of vehicles whilst the site is closed would present problems. The client is preparing to remove the cars and concludes the whole site remains shut pending a decision on the planning application.</p> <p>The planning agent has also requested the cycle racks details are sought by condition.</p>	<p>To note.</p> <p>A condition is recommended.</p>

	<p>Recommendation: Planning Committee resolve to Delegate to the Head of Planning, Engineering & Transportation to Grant Planning Permission Subject to Conditions and subject to</p> <ul style="list-style-type: none"> • Amended plans showing the external alterations being sought, seeking further clarification as to how the site would operate and what activities within the workshop would be undertaken including the use of any equipment and undertaking a further 14 day re-consultation. • 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: Stencils Farm, Aldridge Road	
Supplemental Information	Officer Comments
<p>Pollution Control have requested an amendment to condition 3a, removing reference to demolition of existing buildings and structures.</p> <p>Also amendments to wording of conditions to ensure enforceable.</p>	<p>Noted and accepted. Recommendation to be amended to take account of this change.</p> <p>This will not change the detail of the requirements of conditions.</p>
	Recommendation: Grant Subject to Amended Conditions
Item Number: 3 Site Address: First Floor 43 Rookery Parade	
Supplemental Information	Officer Comments
<p>Two further representations received.</p> <p>One which raises no reasons for their objection and a further comment from an existing objector about use of the existing gym on a 24 hour basis.</p>	<p>The case officer has responded to the objector with details of the planning history for the existing gym which has no opening hours restrictions.</p>

	Recommendation: Grant subject to conditions as original report
Item Number: 4 Site Address: garages adjacent 65 Alton Avenue	
Supplemental Information	Officer Comments
Amendments to wording of conditions to ensure enforceable.	This will not change the detail of the requirements of conditions.
	Recommendation: Grant subject to amended conditions
Item Number: 5 Site Address: Land at Shire Oak Inn, 261 Lichfield Road	
Supplemental Information	Officer Comments
<p>A further written representation has been received from the neighbouring occupiers objecting to the proposal on the grounds of the the trees and ivy from the application site damaging their boundary fence. A series of photographs showing the ivy growing on the boundary fence and the trees on the application site in close proximity to the neighbourig boundary fence have been submitted.</p> <p>Amendments to wording of conditions to ensure enforceable.</p>	<p>Noted. This matter has already been addressed in the officer's report. The issue over damage to neighbouring fencing is a matter between the applicant and neighbour.</p> <p>This will not change the detail of the requirements of conditions.</p>
	Recommendation: Grant subject to amended conditions.
Item Number: 6 Site Address: 11 Leighswood Avenue	
Supplemental Information	Officer Comments
Additional wording added to Reason for Refusal 1	<p>Reason 1 amended to:</p> <ol style="list-style-type: none"> 1. The proposed development fails to reflect the existing pattern of development and fails to integrate

	with the clearly defined street pattern of neighbouring buildings and would not relate to the character of the area and thus fails to reinforce local distinctiveness and reinforce the existing urban structure, and as a consequence would represent over development of the site and would be incongruous in the street scene. The proposals are contrary to the National Planning Policy Framework, Policies HOU2, CSP4, ENV2 and ENV3 of the Black Country Core Strategy, Saved Policies GP2, 3.6, 3.113, 3.114, 3.115 and ENV32 of the Walsall Unitary Development Plan, Policies DW3 and DW9 of Designing Walsall SPD.
	Recommendation: Refuse as per report and amended wording to Reason 1
Item Number: 7 Site Address: 4 Ravenscourt Road, Willenhall	
Supplemental Information	Officer Comments
Amendments to wording of conditions to ensure enforceable.	This will not change the detail of the requirements of conditions.
	Recommendation: Grant subject to amended conditions.
Item Number:8 Site Address: Living area above 317 Chester Road	
Supplemental Information	Officer Comments
The application has been withdrawn from consideration at tonight's Committee meeting with agreement from the Chair.	To note.