



## Planning Committee

Date: 25/06/2020

Report of Interim Head of Planning and Building Control

### 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: Dawson Vans, Charles Street**

#### Supplemental Information:

Amended plans have been submitted, including an amended location plan.

The Arboricultural Officer has advised there are discrepancies on the submitted plans with regards to access, boundary lines and the submitted lighting details plans that need to be addressed. The proposal will result in the removal of trees which provide amenity value, as such the officer cannot support the current proposal.

#### Officer Comments:

Noted. A further 14 day re-consultation will be undertaken.

Noted. These comments to be passed onto planning agent to address by submission of further amended plans accordingly.

**Recommendation:** Planning Committee resolve to Delegate to the Interim Head of Planning & Building Control to Grant Planning Permission Subject to Conditions and subject to

- Seeking further amended plans to overcome consultee objections
- Undertake further consultation and 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;
- Addressing land ownership issues

Item Number: 2 Site Address: Land at former ductile tiles, Charles Street	
Supplemental Information:	Officer Comments:
<p>The Arboricultural Officer has advised there are discrepancies on the submitted plans with regards to access, boundary lines and the submitted lighting details plans that need to be addressed.</p> <p>Public Lighting Manager – The lighting plan submitted for this application shows lighting for application 20/0051.</p>	<p>Noted. These comments to be passed onto planning agent to address by submission of further amended the plans accordingly.</p> <p>Noted. These comments to be passed onto planning agent to amend the plans accordingly.</p>
<p><b>Recommendation:</b>  Planning Committee resolve to Delegate to the Interim Head of Planning &amp; Building Control to Grant Planning Permission Subject to Conditions and subject to</p> <ul style="list-style-type: none"> <li>• Seeking further amended plans to overcome consultee objections</li> <li>• Undertake further consultation and 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> <li>• Addressing land ownership issues, Highway and Pollution Control objections</li> </ul>	

Item Number: 5 Site Address: 77 Collingwood Drive, Great barr	
Supplemental Information:	Officer Comments:
<p>An additional condition to be added regarding the roller shutters and roller shutter box, plus acoustic mitigation between the proposed use and the residential use above.</p>	<p>To note.</p>
<p><b>Recommendation: Delegate to the Interim Head of Planning &amp; Building Control to grant subject to the amendment and finalisation of conditions</b></p>	

Item Number: 7 Site Address: Garage site off Selby Way/Fountains Way	
Supplemental Information:	Officer Comments:
The recommended conditions are numbered incorrectly as they begin at 14 but should begin with 1, 2 etc	To note.
<b>Recommendation: Delegate to the Interim Head of Planning &amp; Building Control to grant subject to amendment and finalisation of conditions</b>	

Item Number: 8 Site Address: 34 New Road	
Supplemental Information:	Officer Comments:
<p>Pollution Control have recommended planning conditions to secure a construction management plan and vehicle charging points.</p> <p>The report refers to a condition to preclude any new access off New Road but this has been omitted from the recommended conditions.</p>	<p>Noted.</p> <p>Condition to preclude access from New Road to be added to recommended conditions.</p>
<b>Recommendation:</b> Delegate to the Interim Head of Planning & Building Control to Grant Planning Permission Subject to the amendment and finalising of conditions	

Item Number: 9 Site Address: 15 Little Aston Road	
Supplemental Information:	Officer Comments:
<p>Further representations from Cllr Wilson relating to perceived inaccuracies and rebuttal of the information provided and assessment made in the officer's report. These refer to:</p> <p>Presence of surrounding two storey extensions in the area</p> <p>Space between dwellings</p>	<p>Much of the supplementary information relates to perceptions of the area surrounding the application site. The information provided has been carefully interrogated and it has been concluded that there are no material inaccuracies within the officer's report. The conclusions drawn therein are therefore regarded as sound and the recommendation and reasons for refusal are considered valid.</p>

Relationship between windows  Potential impact on outlook and overlooking  Reduced separation distance between dwellings  Relationship of buildings to the boundary  Impact on the appearance of the dwelling in the street scene  Relationship of the extension to neighbours window  Appearance of the extensions and impact on the character of the dwelling  Pro-active working between the case officer and applicant/agent  Refuting reasons for refusal	
<b>Recommendation: Refuse permission</b>	

Item Number: 10      Site Address: 195B Foley Road West, Streetly	
Supplemental Information:	Officer Comments:
Word missing condition 6.	Noted. Add 'out'
<b>Recommendation:</b> Delegate to the Interim Head of Planning & Building Control to Grant Planning Permission Subject to the amendment and finalising of conditions	