



Walsall Council

Development Management

PLANNING COMMITTEE

Report to the Head of Planning and Building Control

04 November 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.

Plans list item number: 1 Application site address: Former Jabez Cliff, Lower Forster Street	
Supplemental Information	Officer Comments
For clarity the site is on the corner of Lower Forster Street and Littleton Street East as there are sections in the report which incorrectly refer to Little Street East or Littleton Street. Also for clarity the site is within the Lichfield Street Conservation Area - the report incorrectly refers to Lichfield Conservation Area in parts of the report and recommended reason for refusal 1.	To note these typographical errors. No change to officer recommendation.

For clarity the Location Plan at the top of the plans list refers to a superseded plan. An amended redline on the Location Plan was received on 22/06/21 which changes the extent of the redline. Members of the public and relevant consultees have been consulted on the change. The consultation period ended on 07/10/21, no additional comments were received by local residents. Local Highway Authority comments within officer report relate to the amended redline Location Plan.	To note. No change to officer recommendation.
<p>A Preliminary Ecological Assessment has been submitted alongside this application. The Assessment concludes the brownfield site has no clear ecological connectivity to natural or semi natural areas in the local or wider area. The assessment recommends:</p> <ul style="list-style-type: none"> • An updated walkover survey for invasive species once the site has been cleared of drug paraphernalia. • Precautionary measures for nesting birds implemented. • Other enhancements including bird boxes. • Safeguarding conditions regarding any potential identification of protected species during construction. 	To note. No change to officer recommendation.
Recommendation: Refuse	

Plans list Item number: 2 Application site address: The Bush Rest Home, 37-39 Bush Street, Darlaston, WS10 8LE	
Supplemental Information	Officer Comments
<p>Conditions amended as follows:</p> <p>5. Prior to occupation of the development hereby permitted Owen Street vehicle footway crossing shall be modified and extended to align with the three retained parking spaces. The</p>	To note. No change to officer recommendation

<p>modified crossing shall thereafter be retained for the lifetime of the development.</p> <p>Reason: To ensure the satisfactory completion and operation of the access, in accordance with UDP Policy GP2, the Council's footway crossing procedure and in the interests of highway safety.</p> <p>The following shall be added as an informative note:</p> <p>The modified crossing shall retain at least one full 900mm kerb height separation with the footway crossing to no.30 Owen Street.</p> <p>Condition 6a renumbered as 6 and amended to read:</p> <p>6. Prior to occupation of the development hereby permitted the retained parking spaces shall be clearly demarcated on the ground and the parking spaces shall be retained for the lifetime of the development and used for no other purpose.</p> <p>Reason: To ensure the satisfactory completion and operation of the access, in accordance with UDP Policy GP2, the Council's footway crossing procedure and in the interests of highway safety.</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"> • The amendment and finalising of conditions: • No further comments from a statutory consultee raising material planning considerations not previously addressed 	

Plans list Item number: 3 Application site address: LEAMORE PRIMARY SCHOOL, BLOXWICH ROAD, WALSALL, WS3 2BB	
Supplemental Information	Officer Comments
<p>Condition 3 amended to read:</p> <p>3: The development hereby approved shall not be constructed otherwise than with a grey flat roof, western red cedar clad walls and merlin grey aluminium windows and doors and as indicated on submitted plans and contained within the submitted Design and Access Statement and thereafter retained as such for the life time of the development.</p> <p>Reason: To ensure the satisfactory appearance of the development and to comply with saved policies GP2 and ENV32 Walsall's Unitary Development Plan</p>	To note. No change to officer recommendation
<p>Recommendation: Planning Committee resolve to Delegate to the Head of Planning & Building Control to Grant Planning Permission Subject to Conditions and the amendment and finalising of conditions.</p>	

Plans list Item number: 5 Application site address: Land to the rear of 105, 107 and 109 Lichfield Road, Walsall, WS3 3LU	
Supplemental Information	Officer Comments
<p>An amended block plan was received on 01/11/2021. The only changes to this plan include two cars passing one another and a car waiting by the entrance to the access. The planning agent confirmed "Two cars can pass at the entrance to the site and no cars would queue on the main road".</p> <p>The Local Highway Authority have commented on this revised block plan as follows:</p>	To note. No change to officer recommendation

<p><i>“The visibility splays are still below highway design standards and the two cars shown passing might work on the plan, but would not be practicable. There is concern regarding delivery vans and it is considered that the access is too tight with no safety margins.”</i></p> <p>1 additional neighbour representation was received on 01/11/2021 in support of the application.</p>	
Recommendation: Refuse	

Plans list Item number: 6 Application site address: 49-51 Eastbourne Street, Walsall	
Supplemental Information	Officer Comments
Incorrect reference to NPPF 2018 paragraph 109 within the Parking and Access comments of the committee report. This should read NPPF 2021 paragraph 111.	To Note. No change to officer recommendation.
Recommendation: Refuse	

Plans list Item number: 7 Application site address: Land Rear of 32 New Road and adj 1a Cormorant Close, Brownhills	
Supplemental Information	Officer Comments
Proposal description in report updated to remove reference to associated garage block which has been removed from this current application.	To Note. No change to officer recommendation.
To clarify, the planning application reference number in relation to the previous refusal on 28/09/2020 under the planning history section of the report is 20/0372.	To Note. No change to officer recommendation.
Recommendation: Delegate to the Head of Planning & Building Control to Grant Planning Permission Subject to Conditions and the amendment and finalising of conditions	