



Walsall Council

Development Management

PLANNING COMMITTEE

Report to the Head of Planning and Building Control

29th 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.

Plans list Item number: 1	
Application site address: Site of Former James Bridge Copper Works	
Supplemental Information	Officer Comments
Page 48 updated to clarify the second from last paragraph which is updated to read "whilst the provision of replacement parking is not considered necessary..."	To note. No change to recommendation.
Outline condition to be included to secure a scheme for future use of land off Darlaston Road including potential for off-site parking.	To note. No change to recommendation.

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Surrounding occupier noted that the invitation to speak was received within 5 days of the committee meeting.	Notifications were sent by the Council on the 21 st April. Any delays in postal delivery falls outside of the Council's control. To note. No change to recommendation.
Recommendation: Planning Committee resolve to Delegate to the Head of Planning and Building Control to Grant Planning Permission Subject to Conditions subject to: <ul style="list-style-type: none"> i. No new material considerations being received within the re-consultation period; ii. The amendment and finalising of conditions; iii. No objection from the Lead Local Flood Authority following amended information; iv. No further comments from a statutory consultee raising material planning considerations not previously addressed; and, v. Section 111 Agreement, Section 106 Agreement or similar mechanism to secure a Travel Plan. 	

Plans list Item number: 2	
Application site address: Broadway North Resource Centre	
Supplemental Information	Officer Comments
Local Highway Authority is now satisfied with the revised proposal and raises no objection subject to conditions as set out in the report. Page 75 of the report to be updated accordingly.	To note. No change to recommendation.
Lead Local Flood Authority raised no objection subject to a condition to secure the implementation of the submitted drainage scheme.	To note. Recommendation updated.
<p>A revised 'Ferrers' house type plan has been submitted to include minor internal layout changes and some revised window openings and design.</p> <p>Further house type plans have been submitted which do not alter the original submitted plans but include internal dimensions.</p> <p>These changes do not affect the assessment already set out in the report.</p>	To note. No change to recommendation.
Planning agent requested updates to planning conditions including triggers, to reflect the latest submitted information,	To note. No change to recommendation.

and submission of a ground contamination remediation strategy for agreement prior to issuing any decision.	
Pollution Control recommend consultation with Environmental Health on the proposed 1.8 metre acoustic barrier along the southern boundary of the site adjacent to the public house.	To note. Recommendation updated.
Planning agent requests the access road is laid out to adoptable standards to allow refuse vehicle access, but to remain a private road along with an offer of indemnity.	An enforceable indemnity would need to be secured via a Section 106 Agreement and that the road should either be adopted, or a hard standing area for bins is provided to allow refuse collection from the Broadway via planning condition. No change to recommendation.
Construction Management Plan and Construction Method Statement submitted.	Recommendation updated to include re-consultation and agreement of details prior to issuing decision.
<p>Recommendation: Planning Committee resolve to Delegate to the Head of Planning & Building Control to Grant Planning Permission Subject to Conditions and entering into a Section 111 and Section 106 Planning Obligation to secure an Urban Open Space Contribution and landscape management in perpetuity and subject to:</p> <ul style="list-style-type: none"> i. Submission and agreement of additional ground contamination information; ii. No objections from Pollution Control; iii. No objections from Environmental Health on proposed acoustic barrier; iv. No objections to the submitted Construction Management Plan and Construction Method Statement; and v. The amendment and finalising of conditions. 	

Plans list item number: 3	
Application site address: Land rear of 14-18 Moat Road, Walsall, WS2 9PJ	
Supplemental Information	Officer Comments
Description of application revised as set out in report to clarify the nature of proposal. Residents re-notified which expires on 7 th May 2021.	To note and does not affect the assessment set out in the report. No change to recommendation.
First floor habitable room windows would also result in an unacceptable perceived sense of overlooking of private rear gardens serving residential properties at 58, 60 and 62 Forrester Street.	To note and does not affect the assessment set out in the report. No change to recommendation.

Proposed first floor rear windows serving habitable rooms are shown as obscurely glazed to a height of 1.7 metres above the finished floor level which would not provide an acceptable level of outlook or amenity to future occupiers.	Refusal reason 4 to be updated to refer to perceived sense of overlooking and to refer to unacceptable level of outlook and amenity for intended future occupiers. No change to recommendation.
Recommendation: Refuse	

Plans list Item number: 4	
Application site address: 72-74 Brook Lane, Walsall Wood, Walsall, WS9 9NA	
Supplemental Information	Officer Comments
Landscaping/replanting condition omitted from list of planning conditions and to be included as set out in the main body of the report.	To note. No change to officer recommendation.
<p>1. Recommendation: That Planning Committee resolve to Delegate to the Head of Planning & Building Control to Grant Planning Permission Subject to Conditions and a Section 106 Agreement to secure Urban Open Space financial contribution and subject to</p> <ul style="list-style-type: none"> i. The amendment and finalising of conditions; ii. The submission of an updated drainage plan to reflect the revised layout at Plots 1 and 2; and iii. No objections from a statutory consultee on the above revision. 	

Plans list Item number: 6	
Application site address: 26 Gillity Avenue, Walsall, WS5 3PJ	
Supplemental Information	Officer Comments
An anonymous objection has been received which does not state the nature of the objection. No weight is therefore given to this additional objection.	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 subject to:</p> <ul style="list-style-type: none"> i. No new material considerations being received within the re-consultation period; and ii. Amendment and finalising of conditions. 	