



Planning Committee

Date: 17/6/19

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.

Item Number: 1 Site Address: Stencils Farm, Aldridge Road, Walsall	
Supplemental Information	Officer Comments
Condition requiring landscaping scheme to include tree species and size necessary to ensure landscaping is appropriate for the site and development.	Noted
Page 13 second paragraph from the bottom of the page, second sentence typographical error stating 'rear' instead of 'side'	Noted
Page 13 last paragraph typographical error inserting XX instead of the following dimension 'between 28 metres and 31 metres'	Noted
Page 14 second paragraph from the bottom of the page should confirm, whilst the occupation of the new houses will bring some additional light pollution, it is considered to be insufficient to warrant a refusal in this instance as there is an outline approval for up to 12 houses and the Council has accepted residential redevelopment of the site through the allocation of the site in the Sites Allocation Document 2019.	Noted
Page 15 third paragraph last sentence, typographical error, it should just confirm a re-planting scheme and tree protection measures can be secured via conditions	Noted condition 12 provides the tree protection measures and the additional condition highlighted above will deliver the re-planting scheme

<p>Page 16 last two paragraphs refers to urban open space contribution and the future maintenance of landscaped areas via a section 106. This was secured via the outline planning application</p> <p>Planning conditions require some minor amendments removing the word 'fully' or 'full' from them. In addition, amendments to the wording of conditions to make them compliant with government guidance for conditions which may include some re-ordering of the conditions</p> <p>The outline planning permission included a S106 to secure an urban open space contribution and the ongoing maintenance of the landscaping. The reserved matters application needs to be tied to this S106.</p>	<p>It is recommended that the recommendation to planning committee be amended to read; Planning Committee resolve to Delegate to the Head of Planning, Engineering & Transportation to Grant Planning Permission Subject to Conditions and a S106 deed of variation agreement to provide the ongoing maintenance of the onsite landscaping and an urban open space contribution</p> <p>Noted, requires some amendment to the recommendation</p> <p>Requires a deed of variation to tie the reserved matters application to the outline permission S106. In order to complete this, the resolution to planning committee is to be amended</p>
	<p>Recommendation: Planning Committee resolve to Delegate to the Head of Planning, Engineering & Transportation to Grant Planning Permission Subject to amended Conditions and a S106/S111 deed of variation agreement to provide the ongoing maintenance of the onsite landscaping and to secure a financial contribution towards urban open space</p>

Item Number: 3 Site Address: New Inn, Blakenall Lane	
Supplemental Information	Officer Comments
<p>The Campaign for Real Ale (CAMRA) representative has made the following objections:</p> <ul style="list-style-type: none"> - The licensee of the pub advises it is not a failing pub and is being run profitably and there are at least 8 years left on the lease and wants to continue running it for the benefit of the community - The owner told the licensee that they would convert to half pub half apartments which is more sensible - The pub provides community facilities that can't be replicated in a social centre - The pub is not declared an ACV but this doesn't mean it doesn't possess the attributes that would make it one - The Kings Head may be only a short distance away but Blakenall is lucky to have two pubs and this should not be a reason to get rid of one. - The application should be refused and resubmitted for conversion to dual use pub/apartments 	<p>Licensee agreements are not a material planning consideration. The loss of the pub is addressed in the report.</p> <p>The application does not propose this.</p> <p>Addressed in the report.</p> <p>There is a formal process for declaring an ACV and this pub is not declared as one so no reason to withhold determination of the application.</p> <p>The planning policy LC8 is met as explained in the report.</p> <p>The application does not propose this and there are no material planning reasons to refuse permission for the current proposals.</p>
	Recommendation: Grant permission subject to conditions.
Item Number: 5 Site Address: Beacon Dairy Farm, Doe Bank Lane, Great Barr	
Supplemental Information	Officer Comments
<p>Condition 16 requires amendments to the wording to make it compliant with the government guidance for conditions, given its for works in the public highway. In doing this, the order of the conditions may be required to be changed.</p> <p>In addition wording to other conditions also require minor wording changes, including the removal of 'full' or 'fully' to</p>	<p>Noted. Resolution to planning committee is required to be updated to reflect these changes</p>

make them compliant to government guidance for conditions	Noted
Recommendation needs minor rewording.	
	Recommendation: Planning Committee resolve to Delegate to the Head of Planning, Engineering & Transportation to Grant Planning Permission Subject to amended Conditions and a S106/S111 deed of variation agreement to secure a financial contribution towards urban open space contribution

Item Number: 6 Site Address: 12 Skip Lane, Walsall

Supplemental Information	Officer Comments
Valerie Vaz MP has written (13/6/19) requesting deferment of this application to allow time for a neighbor to comment on the planning application	The Chair of Planning has agreed to defer this application for one committee cycle
Further neighbour comments have been received.	These will be added to the committee report for the next planning committee
	Recommendation: Defer one committee cycle

Item Number: 8 Site Address: Three Crowns Inn, Sutton Road, Walsall WS5 3AX

Supplemental Information	Officer Comments
<p>Valerie Vaz MP has written (13/6/19) with a copy of letter the MP had received from the Secretary of State (SoS) about planning application 18/0550 confirming it is currently being considered by the SoS.</p> <p>The MP also states; <i>'it is not clear to me how the applicants are able to amend an application which has already been referred to the SoS'.</i></p> <p><i>'It is also unclear why I was not informed of a further application relating to the Three Crowns Pasture as someone who</i></p>	<p>Planning application 18/0550 is a separate planning application currently being reviewed by the SoS.</p> <p>The applicant is not amending planning application 18/0550 which is currently being reviewed by the SoS. The current application (19/0373) before planning committee tonight is a separate application purely for a vehicular access to the applicants own field and to provide an alternative access in order to provide access to maintain the SINC, which is why it requires a S106 tying it to planning application 18/0550.</p> <p>The Council formally consulted the MP of this current planning application on the 10/4/19</p>

<i>had previously expressed interest in the site'</i>	
	<p>Recommendation: Planning Committee resolve to Delegate to the Head of Planning, Engineering & Transportation to Grant Planning Permission Subject to Conditions and a S106/S111 agreement to tie the current planning application to planning application 18/0550 to provide access for maintenance of the Three Crowns Site of Importance for Nature Conservation and referral to the Secretary of State for consideration of whether to 'call in' the application.</p>