



Walsall Council

Development Management

PLANNING COMMITTEE

Report to the Head of Planning and Building Control

8th September 2022

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: Land off The Green Aldridge

Supplemental Information	Officer Comments
<p>Letter received 1st September 2022 from The Planning Inspectorate to confirm the Secretary of State has considered the application in accordance with Regulation 14 (1) of the TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 (SI 571/2017) ('THE EIA REGULATIONS'). The secretary of state considers the proposal would fall within the description at 10 (b) of Schedule 2 to the above regulations. In the opinion of the Secretary of State taking into account criteria in schedule 3 of the above regulations the proposal is not likely to have a significant effect on the environment for the following reasons:</p> <p>Located within 2km of the Proposed Development are Stubbers Green Bog Site of Special Scientific Interest (SSSI) and Cuckoo's Nook and The Dingle Local Nature Reserve (LNR); the Proposed Development is also located within the Impact Risk Zone (IRZ) of Stubbers Green SSSI.</p> <p>The Proposed Development is also located approximately 5.4km south east of Cannock Extension Canal Special Area of Conservation (SAC). The Proposed Development lies within Aldridge Conservation Area.</p>	<p>Noted. The Local Planning Authority will ensure that the screening direction is publicly available on the planning register in relation to the application. No change to officer recommendation.</p>

<p>Considering the nature, scale and location of the Proposed Development and nature of the receiving environment, whilst there may be some impact on the surrounding area and nearby designated sensitive areas as a result of this development, it would not be of a scale and nature likely to result in significant environmental impact.</p> <p>The Secretary of State hereby directs that this development is not Environmental Impact Assessment (EIA) development.</p>	
<p>Recommendation: Refuse</p>	

<p>Plans list Item number: 2A & 2B Application site address: Aldridge Manor House</p>	
<p>Supplemental Information</p>	<p>Officer Comments</p>
<p>The applicant has provided amended floor plans received increasing the width of bedroom 3 at the second floor to 2.15m. This is in order to keep the bedroom and keep the proposed second floor window on the West Elevation.</p>	<p>The Conservation officers assessment was clear that retaining the proposed window had a harm detrimental to the heritage asset, consequently the recommendation remains as set out in the main report as the applicant has appealed the decision.</p>
<p>The agent has requested to amend the wording of conditions from 'prior to commencement of development hereby permitted' to 'prior to the commencement of this part of the development hereby permitted'.</p>	<p>Recommendation remains as set out in the main LBC report as the recommendation includes finalising and updating conditions, although as the applicant has not provided an agreed phasing plan with the conservation officer of how the development could be built out, it may not be possible to accommodate all of the applicant's requests.</p>
<p>Recommendation:</p> <p>Item 2A (Full Planning Application) – Refuse.</p>	

Item 2B (Listed Building Consent Application) – Planning Committee resolve to Delegate to the Head of Planning & Building Control to Grant Planning Permission Subject to Conditions and subject to;

- The amendment and finalising of conditions;
- No further comments from a statutory consultee raising material planning considerations not previously addressed;
- Securing amended floor plans and elevations illustrating the removal of bedroom 3 of flat 6, including the internal partitions and the new window;
- Securing amended landscape proposals plan, showing semi mature hedge planting to screen the proposed boundary between Aldridge Manor and the Masonic Lodge and to the private garden fronting Little Aston Road.

Plans list Item number: 3 20/1515

Application site address: Walsall Deaf Centre

Supplemental Information	Officer Comments
Typographic error amendments to reasons 1 and 3	Recommendation updated to address this.
LLFA Comments received 7/9/22	Staffordshire County Council Flood Risk Management position :Insufficient information has been submitted to demonstrate that an acceptable drainage strategy is proposed. We would therefore recommend that planning permission is not granted.
Applicant agrees to pay a contribution towards urban open space.	No change to the recommendation

Recommendation: Refuse and delegate to Head of Planning and Building Control for the amendment and finalising of reasons for refusal.

Plans list Item number: 4	
Application site address: Walsall College Green Lane Campus	
Supplemental Information	Officer Comments
The Highway Authority have confirmed an updated Travel Plan is not required as it could be considered unreasonable when there will not be an increase in student numbers.	Noted, a condition to update the Travel is no longer considered necessary.
The Highway Authority are satisfied with the amended site plan received. Conditions recommended in relation to a new bellmouth footway crossing and tactile paving to be installed, revised parking layout to be implemented, Constuction Environmental Statement to be submitted and cycle storage to be implemented.	Recommendation updated to reflect this
<p>Recommendation:</p> <p>1. 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 	

Plans list Item number: 5 21/1400	
Application site address: 70 Lichfield Road	
Supplemental Information	Officer Comments
Any reference to extensions is a typographic error and should refer to replacement dwelling. The assessment is for a replacement dwelling.	No change to recommendation.
The application site is within the Cannock Chase SAC ZOI. In this instance there is no net gain of dwellings	No change to recommendation

therefore it does not trigger the need to consider mitigation for the proposal.

Recommendation: Planning Committee resolve to Delegate to the Head of Planning & Building Control to Grant Planning Permission Subject to Conditions and amendments.

Plans list Item number: 6

Application site address: 90 Sandringham Avenue

Supplemental Information	Officer Comments
<p>Highways have since commented and given support subject to following condition:</p> <p>1. Prior to occupation of the development hereby permitted, the frontage parking area shall not be carried out otherwise than in accordance with it being consolidated, hard surfaced in tarmacadam and drained so that surface water run-off from the area does not discharge onto the highway or into any highway drain. The parking area shall thereafter 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 development and in accordance with UDP policy GP2, T7 and T13.</p> <p>The agent has also submitted an amended location plan to reflect the correct boundary to address the concerns raised by the Canal and Rivers Trust</p>	<p>Condition and plans acceptable – Recommendation updated to take account of amending the conditions</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> <p>•The amendment and finalising of conditions;</p>	

