



Walsall Council

Development Management

PLANNING COMMITTEE

Report to the Head of Planning and Building Control

30th November 2023

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: THE GUILDHALL, 8, HIGH STREET, WALSALL	
Supplemental Information	Officer Comments
Historic England re-consultation comments received: Have no further comments or outstanding concerns and refer you to the expertise of your Conservation Officer as regards the detailing of the scheme.	Noted and no change to recommendation.
Staffordshire County Council Flood Risk Management position (re-consultation comments):	Noted, two additional conditions to be added and updated recommendations to both items 1 and 2.

We have no objection to the application at this stage subject to the pre-commencement conditions below being attached to any planning permission, to ensure that the full detailed drainage design is submitted for review and that sufficient measures will be put in place to ensure no increase in flood risk during the construction phase.

Condition

No development shall begin until the detailed surface water drainage design has been submitted to and approved by the Local Planning Authority in consultation with the Lead Local Flood Authority. The design must demonstrate:

- Surface water drainage system(s) designed in accordance with the Non-technical standards for sustainable drainage systems (DEFRA, March 2015).
- Limiting the discharge rate generated by all rainfall events up to the 100 year plus climate change in accordance with the guidance in the SCC SUDS Handbook.
- Provision of surface water runoff attenuation storage.
- Detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details on any attenuation system, and the outfall arrangements. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations.
- Plans illustrating flooded areas and flow paths in the event of exceedance of the drainage system.
- The residual risk associated with the 1000-year surface water flow path should be mitigated by raising finished floor levels a sufficient amount above adjacent ground levels.

- Provision of an acceptable management and maintenance plan for surface water drainage to ensure that surface water drainage systems shall be maintained and managed for the lifetime of the development.
- Provision of supporting information to demonstrate that sufficient water quality measures have been incorporated into the design. This should be in accordance with the CIRIA SuDS Manual Simple Index Approach and SuDS treatment design criteria.
- Evidence of compliance with the principles of the drainage hierarchy, as described in Part H of the Building Regulations. If applicable, evidence of infiltration testing in accordance with BRE365 should be provided. If discharge is proposed to a surface water sewer then evidence should be provided regarding permission to connect.

The development shall thereafter proceed in accordance with the approved details.

Reason

To reduce the risk of surface water flooding to the development and properties downstream for the lifetime of the development. To ensure the site is maintained for the lifetime of the development.

Condition

Before the development hereby approved is commenced, a Construction Surface Water Management Plan to demonstrate how flood risk will be managed prior to the completion of the approved drainage strategy shall be submitted to the Local Planning Authority for approval in writing. The development shall be carried out in accordance with the approved details.

<p>The developer must ensure that satisfactory arrangements for the control of surface water are in place as part of any temporary works associated with the permanent development, to ensure that flood risk is not increased prior to the completion of the approved drainage strategy.</p> <p>Reason To reduce the risk of surface water flooding to the development and surrounding properties during construction, in accordance with policy EQ7 of the adopted Core Strategy.</p>	
<p>Archaeology provided the following further comments: Confirmed that the recording condition (as mentioned in the Heritage Statement Addendum) is for archaeological recording, not building recording. In area Q on the plan they will be reducing the ground level, which should be done under archaeological supervision, in case they expose anything earlier.</p> <p>A sample condition for archaeology is:</p> <p>Prior to commencement of the development hereby permitted details of a programme of site investigations and archaeological work shall be submitted in writing to and approved in writing by the Local Planning Authority.</p> <p>No development shall be carried out on site otherwise than in accordance with the approved details.</p> <p>Reason: In order to secure an adequate record of the site's archaeology in accordance with saved policy ENV25 of Walsall's Unitary Development Plan.</p>	<p>This recommended condition is already on this application. No change to recommendation.</p>
<p>Conservation: Updating of conditions.</p>	<p>Noted, conditions to be updated and no change to recommendation.</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; • Subject to no further objections from statutory consultees in response to the amended plans received. 	

Plans list Item number: 2 Application site address: THE GUILDHALL, 8, HIGH STREET, WALSALL	
Supplemental Information	Officer Comments
<p>Historic England re-consultation comments received: Have no further comments or outstanding concerns and refer you to the expertise of your Conservation Officer as regards the detailing of the scheme.</p>	Noted and no change to recommendation.
<p>Archaeology provided the following further comments: Confirmed that the recording condition (as mentioned in the Heritage Statement Addendum) is for archaeological recording, not building recording. In area Q on the plan, they will be reducing the ground level, which should be done under archaeological supervision, in case they expose anything earlier.</p> <p>A sample condition for archaeology is:</p> <p>Prior to commencement of the development hereby permitted details of a programme of site investigations and archaeological work shall be submitted in writing to and approved in writing by the Local Planning Authority.</p> <p>No development shall be carried out on site otherwise than in accordance with the approved details.</p> <p>Reason: In order to secure an adequate record of the site's archaeology in accordance with saved policy ENV25 of Walsall's Unitary Development Plan.</p>	This recommended condition is already on application 23/0629 (item 1). No change to recommendation.
<p>Conservation: Updating of conditions.</p>	Noted, conditions to be updated and no change to recommendation.
<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; • Subject to no further objections from statutory consultees in response to the amended plans received. 	

Plans list Item number: 4	
Application site address: SODEXO GOVERNMENT SERVICES, 85, STONNALL ROAD, ALDRIDGE, WALSALL, WS9 8JZ	
Supplemental Information	Officer Comments
The SAC mitigation payment of £290.58 as stated on page 12 of the committee report is incorrect. This amount has been increased to £329.83 per each net new dwelling (as effective from 1 st April 2023).	Noted and no change is proposed to the recommendation.
<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"> • 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 	

Plans list Item number: 5	
Application site address: Land between 120A and 108 Coltham Road, Willenhall, WV12 5QD	
Supplemental Information	Officer Comments
A public petition was received against the proposed development on 12 April 2023, two additional copies of the same petition have been received subsequently. A copy of the first page of the petition is appended to the supplementary paper below.	Noted. The petition is acknowledged in the report and the issues raised are assessed. No change is proposed to the recommendation.
<p>The following concerns were raised by the council's highways engineers and on behalf of clean and green and Public Right of Way (PRoW) officers:</p> <ol style="list-style-type: none"> 1. Safety and security in relation to the PRoW and the Side Access Gate / Secure Keypad Personnel Door as 	<p>Noted and acknowledged, the following condition is proposed:</p> <p>Prior to the commencement of the development hereby permitted an amended site layout plan shall be submitted in writing to and approved in writing by the local planning authority. The amended site layout plan shall show:</p>

<p>illustrated on Plan Ref: Site Layout Plan – 21 864 05 - Rev: A.</p> <p>2. Location of the bin storage element for ease of access from Coltham Road, and decreased drag distance required</p>	<p>a) the removal of the Side Access Gate / Secure Keypad Personnel Door and</p> <p>b) the relocation of the bin storage element closer to the entrance fronting Coltham Road.</p> <p>Reason: In order to provide a safe and secure means of access to the development and a workable waste management arrangement. In accordance with Saved Policy GP2 of the of the UDP.</p> <p>No change is proposed to the recommendation</p>
<p>Recommendation: Planning Committee resolve to Delegate to the Head of Planning & Building Control to Grant Planning Permission Subject to Conditions and a legal agreement to secure contributions to the Cannock Chae SAC and subject to:</p> <ul style="list-style-type: none"> • 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. 	

PETITION AGAINST PLANNING PROPOSAL 23/0104 LAND BETWEEN 120A AND 108 COLTHAM ROAD, WILLENHALL, WV125QD:

The application has not been consulted with local residents and has been done 'covertly' with no letter or explanation to the local community. Just a small A4 piece of paper wrapped around a lamppost in the street. Without proper consultation on this topic, it is totally unknown to residents, to whom the dwellings will be let for sale to with the unknown nature of this larger issues can become a concern such as anti-social behaviour, residents' safety.

In addition to this other issues can be caused which will affect the daily lives of current local residents, such as increased issues of parking as the parking proposed is too small for that many residential dwellings with multiple occupants per unit, which would mean parking across neighbouring busy streets (which are already congested) and further compromising the zebra crossing which is readily used by families with small children to travel to the local primary school.

Name [Mandatory]	Address	Postcode [Mandatory]	Signature [Mandatory]
1. D. BUSSETT	4 WALKERS FOLD	WV12 5PB NO	
2. G. LAWRENCE	6 WALKERS FOLD	WV12 5PB	
3. A. LAWRENCE	6 WALKERS FOLD	WV12 5PB	
4. J. WOOD	3 WALKERS FOLD	WV12 5PB	
5. T. FRYER	19 WALKERS FOLD	WV12 5PB	
6. K. NAUGHTON	15 WALKERS FOLD	WV12 5PB	
7. S. WALKERS	11 WALKERS FOLD	WV12 5PB	
8. S. HADDE	9 WALKERS FOLD	WV12 5PB	
9. C. HOWE	21 WALKERS FOLD	WV12 5PB	
10. G. WALKER	23 WALKERS FOLD	WV12 5PB	
11. I. WALKER	23 WALKERS FOLD	WV12 5PB	
12. B. JAMES	25 WALKERS FOLD	WV12 5PB	
13. J. FREEDING	27 WALKERS FOLD	WV12 5PB	
14. J. BAYNE	27 WALKERS FOLD	WV12 5PB	
15. M. SMITH	29 WALKERS FOLD	WV12 5PB	
16. A. CAY	52 WALKERS FOLD	WV12 5PB	
17. A. HEBBY	50 WALKERS FOLD	WV12 5PB	
18. J. BUTLER	46 WALKERS FOLD	WV12 5PB	
19. J. DAVY	46 WALKERS FOLD	WV12 5PB	