



Planning Committee

Date: 06/02/2020

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: rear 232 Lichfield Road, Willenhall	
Supplemental Information	Officer Comments
On page 10 it refers to an affordable housing commuted sum for £155.305 – this is a typo and should read £197,265.62 for the entire scheme of 25 units.	Noted but the scheme has been evaluated and considered unviable and the majority of the development is now complete as referred to in the report.
A revision to condition 6 is required to ensure the trigger is enforceable	Amend recommendation to Delegate subject to amending and finalising conditions.
	Recommendation: Amended to Delegate to the Interim Head of Planning & Building Control to grant subject to the amendment and finalising of conditions
Item Number: 2 Site Address: Manor School	
Supplemental Information	Officer Comments
Amended plans received showing the all weather pitch reduced in size from 20.5 x 16.5m to 20m x 16.5m.	Noted. A further 14 day re-consultation has been undertaken with all neighbours and consultees.
A further eight letters have been received objecting to the proposal on the following grounds: - More children attending	These issues have already been addressed in the planning committee report.

<p>the school</p> <ul style="list-style-type: none"> - Demolition of the caretakers home - Government want to build more houses - Impact of all weather pitch on neighbouring occupiers - All weather pitch should be located elsewhere on site. - Traffic and parking issues including, parking issues at crisis point, double parking, parents ignore parking restrictions, traffic warden required to control parking, careengines left running by parents, parking issues during and after school, parent block neighbours driveways, parking on pavements, - Double yellow lines <p>Transportation – No objection</p> <p>Police – No objection</p> <p>Pollution Control – No objection</p>	
	<p>Recommendation: Delegate to the Interim 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; • Overcoming the outstanding objections raised by Sport England

Item Number: 3 Site Address: Railswood Meadow, Railswood Drive	
Supplemental Information	Officer Comments
<p>As the proposed mobile home falls within the statutory size limits of the definition of a caravan the description of development is amended as follows: "Demolition of stables and change of use of land from stabling of horses to the siting of a mobile home for residential purposes"</p> <p>This change requires amendment to the wording of recommended conditions 3, 4 & 5.</p>	<p>Amended description of development. No further consultation required on the amended description as the end use is a residential property as publicised.</p> <p>To note</p>
<p>Additional comment from Strategic Planning Policy has been received:</p> <ul style="list-style-type: none"> • The documents dated December 2019 are the volume calculations and amended plans with no ref to PPG1 which states impact on openness of a redevelopment of previously developed land is not just about the volumes of any existing or proposed buildings. • The question of whether the proposal will have a greater impact on openness compared with the existing development is a matter of planning judgement rather however my comments of 12th August 2019 still stand. 	<p>The impact of the proposal on openness has been considered at length within the assessment report.</p> <p>The fact that the building would sit within the footprint of the previous development, the relative impression of bulk and mass of the building, re-use of the existing harstanding, a net increase in the number of trees, and the appropriate planting of a hedgerow were considered as well as the volumetric decrease in size of the development to create a situation wherein it was considered that there would be no negative impact on the openness of the Green Belt.</p>
	<p>Recommendation: Amended to Delegate to the Interim Head of Planning & Building Control to grant subject</p>

	to the amendment and finalising of conditions
Item Number: 4 Site Address: 10 Whitehorse Road	
Supplemental Information	Officer Comments
The contaminated land condition (3) to be reviewed and reworded to ensure it secures adequate mitigation	Amend recommendation to Delegate subject to amending and finalising conditions.
	Recommendation: Amended to Delegate to the Interim Head of Planning & Building Control to grant subject to the amendment and finalising of conditions
Item Number: 6 Site Address: 1 Woodside Road	
Supplemental Information	Officer Comments
<p>Three objections to the amended plans have been received on the following grounds;</p> <ul style="list-style-type: none"> No detailed information provided, vague proposal, a veil of secrecy and should be rejected or held in abeyance until more detailed information is available Garage building was part of the apartment block Insufficient parking and overspill onto highway Noise, fumes, traffic and light disturbance from a workshop day and night Prior to any permission being granted the existing apartments should be completed as approved by 15/1515 	<p>Sufficient information is considered to have now been provided to enable the LPA to determine the proposal</p> <p>This is a new chapter in the planning history and the applicants can overlay new planning decisions. Highways officers have no objections to the proposal subject to a planning condition for the garage to remain ancillary to the approved bungalow at all times if approved.</p> <p>No evidence has been provided in support of this statement and the applicant has explained the garage would be ancillary to the approved residential bungalow.</p> <p>The Local Planning Authority is required to assess the planning application as proposed and the apartments do not form part of this planning application.</p>

<ul style="list-style-type: none"> • Reassurances needed this will not have a commercial or residential use • History of overdevelopment of this site <p>Following advice from Legal Services condition no's 3 to 12 relating to the approved dwelling shall be removed and condition 13 and 14 shall be amended to read as negative. Condition 13 shall also be amended to replace the reference to "bungalow" with "dwelling"</p>	<p>A planning condition can be included as proposed in respect of the proposed ancillary use of the garage building to the approved bungalow.</p> <p>Planning applications are assessed and determined on their own merits.</p> <p>Noted</p>
	<p>Recommendation: Planning committee resolve to Delegate to the Interim Head of Planning & Building Control to grant subject to the amendment and finalising of conditions</p>