



Walsall Council

Development Management

PLANNING COMMITTEE

Report to the Head of Planning and Building Control

20th June 2024

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: Sandown Quarry Stubbers Green Road Aldridge	
Supplemental Information	Officer Comments
Site is allocated in the Black Country Core Strategy under Policy WM3 Strategic Waste Management Proposals for non-hazardous landfill ref WP6.	The application is not a departure from the Development Plan as set out in the reasons for referral to the committee. The application is "Called In" to the Committee by the Head of Service due to the significance of the application.
	No change to the recommendation

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<p>Future of the access and temporary nature.</p>	<p>Additional condition can be included to ensure that following the completion of the works to restore the site the access shall be stopped up/removed as the proposal is temporary to facilitate the restoration of the quarry site and will no longer be necessary.</p> <p>No change to the recommendation</p>
<p>Recommendation: Delegate to the Head of Planning and Building Control to grant permission subject to</p> <ul style="list-style-type: none"> • the amendments to highway safety, ecology, and amenity and • the amendment and finalising of planning conditions and • a Section 106 planning obligation to secure the highway traffic calming measures, resurfacing, and fencing of the public right of way ALD1, and the mitigation measures set out in the Construction and Ecological Monitoring Plan. 	

<p>Plans list item number: 2A</p>	
<p>Application site address: BUFFET ISLAND, QUESLETT ROAD, GREAT BARR, BIRMINGHAM, B43 7TN</p>	
<p>Supplemental Information</p>	<p>Officer Comments</p>
<p>One additional objection has been received from a resident with the following comments:</p> <p><i>The area is already awash with takeaways - not only will this impact on their businesses it's unnecessary to add another unhealthy eating establishment.</i></p> <p><i>Traffic will increase on an already busy, fast and at times dangerous set of roads and junction.</i></p> <p><i>Antisocial behaviour and group gatherings will increase, it will encourage people from neighbouring areas to congregate on the carpark and neighbouring roads. Noise pollution from additional cars, delivery drivers, food collection drivers and general nuisance meets will increase.</i></p> <p><i>Rubbish, waste, vermin will increase.</i></p> <p><i>Pheasey is a relatively quiet, older aged and family estate - the elderly flats adjacent will be impacted by the noise and general disruption. Families and residents do not need or want another</i></p>	<p>Noted. These considerations are included within the assessment in the officer's report. No change to the recommendation.</p>

<p><i>food eatery - Walsall council should be promoting good, healthy living not allowing planning for such uses.</i></p> <p><i>We are in desperate need for more older age accommodation - consider a retirement village which will to the area not take away from it.</i></p> <p><i>The queslett road is already busy and congested at the Asda island, putting the monstrous building at this island will increase traffic, pollution etc.</i></p>	
<p>Recommendation: Planning Committee resolve to Delegate to the Head of Planning & Building Control to Grant Planning Permission Subject to Conditions and S106 to secure the Travel Plan and subject to:</p> <ul style="list-style-type: none"> • No further comments from a statutory consultee raising material planning considerations not previously addressed; • The amendment and finalising of conditions. 	

<p>Plans list item number: 4</p>	
<p>Application site address: THE SNEYD, 67, VERNON WAY, BLOXWICH, WALSALL, WS3 2LU</p>	
<p>Supplemental Information</p>	<p>Officer Comments</p>
<p>Amended plans received on 14th June 2024 with regards to:</p> <ul style="list-style-type: none"> • Reduction in hard surfacing of access road and kerb • Car parking provision added • Floor plan for house type B submitted with reduction in width of loft bedroom • Elevations for house type C now show hipped roof at the rear 	<p>The Local Highway Authority have been re-consulted on the amendments to the access road/kerb. The consultation period ends on 28th June.</p> <p>No change to the recommendation for refusal however the amendments may alter refusal reason 3. The recommendation should now include to delegate to the Head of Planning and Building Control to refuse planning permission subject to the amendment and finalising of refusal reasons.</p>
<p>Recommendation: Delegate to the Head of Planning and Building Control to refuse planning permission subject to:</p> <ul style="list-style-type: none"> • Amending and finalising refusal reasons 	
<p>Plans list item number: 5</p>	
<p>Application site address: LIVING AREA, 1, BENTLEY LANE, WILLENHALL, WV12 4AA</p>	
<p>Supplemental Information</p>	<p>Officer Comments</p>

A Technical Note (TN) produced by DTA consultants has been submitted to the Local Planning Authority to address concerns raised by the Highway Authority in a response dated 9th April 2024. (It should be noted that the Highway Authority also provided an additional response dated 10th June 2024). The note responds to comments regarding vehicle access, internal layout, vehicle parking, traffic impact and pedestrians and cyclists. Further, two additional drawings have been provided- 26180-01 Swept Path Analysis 4.6T Delivery Van and 26180-02 Proposed Yellow Box Markings.

The Highway Authority have now had the opportunity to review the TN, and have responded as follows:

- The site access is located approximately 10m from the stop line of the signalised junction. 2.4m x 43m visibility splays in accordance with Manual for Street are not achievable at the site access. Drawing No. 26180-02 demonstrates a visibility splay of 2.4m x 25.5m. The visibility splay is not in accordance with MfS standards and looks to be blocked by a lighting column on the public footway.
- Swept path analysis for the site should demonstrate the largest vehicle expected to regularly serve the site. Drawing No. 26180-01b demonstrates a 4.6t light van only. The Highway Authority does not consider this an accurate representation of the largest vehicle expected to serve the site. In addition, no swept path analysis has been provided for a refuse collection vehicle.
- The development proposals include 11no. car parking spaces, which is only 57% of the maximum standards provided within Walsall UDP Policy T13. In addition, parking bays no.5, no.6, and no.7 have an insufficient reversing aisle

Contents of TN have been assessed by the Local Highway Authority, and their objection stands. No change to the recommendation.

(6m) for vehicles to safely access / egress the parking space. It is the view of the Highway Authority that the proposed car parking provision would not meet the operational demands of the development.

- Information has been provided from the National Travel Survey and Model Spilt Percentages from the TRICS database, however no information has been submitted relating to the number of trips expected to be generated by the site. The previous concern raised by the Highway Authority regarding the intensification of vehicle movements at the site, and the increase in right turn movements of vehicles leaving the site remains.
- It is proposed to have the Store entrance off the car park. Drawing No. 26180-01b fails to provide a car free pedestrian route to, from and around the Store entrance and the car park, which is unacceptable and poor design in terms of pedestrian accessibility and inclusivity.

Recommendation: Refuse Permission.