



PLANNING COMMITTEE

Report to the Head of Planning and Building Control

10th March 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 | |
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| Application site address: Land Corner King Charles Avenue | |
| Supplemental Information | Officer Comments |
| The agent has confirmed they are happy to agree a potential condition relating to the servicing of refuse at the site, in terms of a management company, rather than amending the layout of the scheme. | Further discussions are required to conclude this matter which can be done under the current recommendation. No change to officer recommendation. |
| Recommendation: Planning Committee resolve to Delegate to the Head of Planning & Building Control to Grant Planning Permission subject to: <ul style="list-style-type: none">- The amendment and finalising of conditions;- No further comments from a statutory consultee raising material planning considerations not previously addressed;- Overcoming the outstanding objection raised by Clean and Green. | |

| Plans list Item number: 2 | |
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| Application site address: Mali Jenkins House, The Crescent, Walsall, WS1, 2DE | |
| Supplemental Information | Officer Comments |
| 15 Neighbour representations have been received since the report was written. | Noted. The objections are already addressed in the report. No change to officer recommendation. |
| The applicant has confirmed via letter that the details as per the S106 request letter are acceptable to secure 25% of dwellings as affordable homes with affordable rent tenure. | Noted. No change to officer recommendation. |
| Existing building has now been demolished following prior approval. | Noted: To update the reference to existing buildings on Page 63 of the report. |
| <p>Recommendation: Planning Committee resolve to Delegate to the Head of Planning & Building Control to Grant Planning Permission Subject to conditions, the signing of a s106 to secure 25% affordable homes with affordable rent tenure 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: Item 3 | |
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| Application site address: 115-119 Wednesbury Road Walsall | |
| Supplemental Information | Officer Comments |
| Coal Authority Comments received - No objections suggest conditions for an intrusive site investigation, a remediation strategy and a validation statement by a competent person confirming the mitigation works have been completed | Noted: No change to the recommendation. |
| <p>Recommendation: Delegate to the Head of Planning & Building Control to Grant Planning Permission Subject to Conditions and secure a Section 106 Agreement for an off-site public open space contribution and subject to: The amendment and finalising of conditions.</p> | |

| Plans list Item number: 8 Application site address: 117, Sandringham Avenue, Willenhall, WV12 5TG | |
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| Supplemental Information | Officer Comments |
| The agent has withdrawn this planning application. | Given the application has now been formally withdrawn, no decision will be made and it will not be presented to this planning committee. |
| Recommendation: Withdrawn | |

| Plans list Item number: 15 Application site address: 72 Selsdon Road | |
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| Supplemental Information | Officer Comments |
| <p>Legal Services have recommended an amendment to refusal reason 3.</p> <p>Current Refusal reason 3 states 3. The design of the proposed two storey side extension built to the boundary without the requested reduction will potentially cause harm and land encroachment to the owner of the allocated parking space adjacent to the application site and is contrary to the aims and objectives of the National Planning Policy Framework including paragraphs 56, 57, 58, and 64, Walsall's Saved Unitary Development Plan policies, in particular GP2, ENV32, T7 and T 13 and the Supplementary Planning Document "Designing Walsall".</p> | <p>Amended Refusal reason 3 updated to:</p> <p>3: The design of the proposed two storey side extension built to the boundary without the requested reduction will potentially cause harm and may restrict the owners use of their allocated parking space adjacent to the application site and is contrary to the aims and objectives of the National Planning Policy Framework including paragraphs 56, 57, 58, and 64, Walsall's Saved Unitary Development Plan policies, in particular GP2, ENV32, T7 and T 13 and the Supplementary Planning Document "Designing Walsall".</p> <p>No change to officer recommendation.</p> |
| Recommendation: Refuse | |