



Walsall Council

Development Management

PLANNING COMMITTEE

Report to the Head of Planning and Building Control

25th July 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.

Agenda Item number: 6
South Staffordshire local plan review – duty to co-operate

| Supplemental Information | Officer Comments |
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| <p>The second recommendation on the report needs to be amended to reflect Councillor Andrew’s role: -</p> | <p>The recommendation is amended as follows: B) authorise the Executive Director for Economy, Environment & Communities to submit the council’s full response to South Staffordshire District Council in consultation with the Portfolio Holder for Regeneration Associate Leader, Economic Growth and Regeneration, with delegated authority given to the Head of Planning and Building Control Services to make amendments to its contents as necessary.</p> |
| <p>The following amendments are proposed to this report to give a more accurate account of the policy implications and context to history of South Staffordshire District Council’s consultation with Walsall Council under duty-to-co-operate. This does not affect either the recommendations (except for the above amendment) or the wording of the council’s response set out in appendix 1.</p> | <p>4.3 The council, along with other authorities within the HMA, were subsequently consulted by SSDC, through a letter dated 24 October 2023, on our views on a change in planning strategy within the LPR, in only releasing a limited amount of Green Belt land, around their tier 1 (major) centres. In so doing this would cut the number of dwellings offered to the HMA from 4,000 to 640. no longer reviewing their Green Belt boundaries to accommodate the housing needs of their district or those of the GBBCHMA.</p> <p>4.7 As SSDC have basically carried forward this strategy within their regulation 19 local plan (April 2024): they are only proposing to release a limited amount of Green Belt land around their tier 1 (major) centres which would help to contribute towards meeting their own needs but reducing the number of dwellings offered to the HMA from 4,000 to 640. Walsall Council officers responded within the consultation period in a letter dated 29 May 2024, raising similar concerns about the soundness of the LPR, based on it not effectively accommodating the unmet need from neighbouring authorities. Other issues were raised in the response on the scope and wording of certain policies within the LPR.</p> |

| Plans list Item number: 2 | |
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| Application site address: Former Walsall Local History Centre, Essex Street Walsall, WS2 7AU | |
| Supplemental Information | Officer Comments |
| There is a typographical error in reason for refusal 2, the word "widows" and should be replaced with "windows". | Noted. No change to recommendation. |
| Recommendation: Refuse | |

| Plans list Item number: 3 | |
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| Application site address: 205, HIGH STREET, BROWNHILLS, WALSALL, WS8 6HE | |
| Supplemental Information | Officer Comments |
| Environmental Protection has advised that noise exposure is a concern for this location and a planning condition is recommended requiring the developer to undertake an acoustic assessment and agree any acoustic mitigation measures. | Noted. A condition can be attached to the decision notice in line with this. No change to recommendation. |
| The front page of the submitted petition was erroneously omitted from the document pack | Front page of petition in relation to this submission is appended to this document. No change to recommendation. |
| Recommendation: Planning Committee resolve to Delegate to the Head of Planning & Building Control to Grant Planning Permission Subject to Conditions and Section 111 legal agreement to secure the Cannock Chase Special Area of Conservation mitigation payment and subject to: | |
| <ul style="list-style-type: none"> The amendment and finalising of conditions. | |

| Plans list Item number: 4 | |
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| Application site address: 89, BELVIDERE ROAD, WALSALL, WS1 3AU | |
| Supplemental Information | Officer Comments |
| A neighbour has objected that the agents have not provided a drawing showing the massing impacts of the proposed house in relation to the existing house when seen from the east as they have when seen from the west. | Noted. The additional view was requested, however, the planning agent advised on 20/7/24 that they are unable to provide this additional drawing at short notice prior to the planning committee. |

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| | No change to recommendation. |
| A resident has provided a copy of the Local Government Association and Planning Advisory Service guidance publication 'Probity in Planning, Advice for councillors and officers making planning decisions' dated 2019. | Noted. It is unclear as to the purpose of this submission as no supporting comments have been made by the resident. Probity in planning is covered within mandatory annual member training and principles are also embedded within the council's constitution. No change to recommendation. |
| Recommendation: Refuse | |

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| Plans list item number: 5 | |
| Application site address: 74, Mellish Road, Walsall, WS4 2EB | |
| Supplemental Information | Officer Comments |
| Revised plans showing front balcony received. | No change to recommendation. |
| Confirmation received from the agent that the front boundary wall does not form part of the current application proposal. | Applicant has submitted a separate application to address this, which is currently being processed and has an expected determination date of 30/07/24. The application under consideration contains insufficient details to address highways safety concerns regarding adequate visibility and policy-required provision of acceptable vehicle access to serve the retained dwelling. No change to recommendation. |
| Refusal reason no.3 incorrectly refers to 25, 27 and 29 Chapel Street | Reason for refusal 3. should read as follows: "3. The proposal includes rear facing windows within the proposed new rear box dormer which would introduce an elevated direct form of overlooking into the rear gardens of properties 72 & 76 Melish Road giving rise to an unacceptable adverse impact on their private amenity contrary to Saved UDP Policy GP2 (Environmental Protection) and the NPPF". No change to recommendation. |
| Recommendation: Refuse | |

1. Petition in relation to 205, High Street, Brownhills

Residents Petition of objection to Proposed Planning application reference 24/0277
Address 205 High Street Brownhills WS8 6HE.

Residents object to the Planning of a 8 bedroom HMO. We believe the HMO would be too close to the senior citizens bungalows and will cause noise and Privacy Problems to residents during construction and when HMO is occupied. There is also the Problem of Anti social behaviour that could arise.

The Planned Proposal of 8 Parking spaces at HMO is not adequate enough for the building and will cause added Problems of Parking to the senior citizens bungalows area and roads nearby.

We would Prefer a green area with trees and grass verges with benches or bungalows or a smaller dwelling for senior citizens to occupy. This would be more suitable and beneficial to the local People who have always lived in this community.

| NAME | ADDRESS | SIGNATURE |
|------|------------------|-----------|
| | 76 Lindon drive | |
| | 49 WARRIAN CLOST | |
| | 49, WARREN PLACE | |
| | 47, WARREN PLACE | |
| | 51 WARREN PLACE | |
| | 39 WARREN PLACE | |
| | 30 WARREN | |
| | 37 WARREN PLACE | |
| | 35 WARREN PLACE | |
| | 41 WARREN PLACE | |
| | 43 WARREN PLACE | |
| | 45, WARREN PLACE | |