

# Late Representations

## Planning Committee 30 August 2018

Item No. 7	<p><b>Application No. - FUL/2017/1543</b></p> <p>Description of Development - Extension and change of use to Banqueting Suite and Conference Centre, erection of boundary wall and railings and change of use of amenity space to car parking</p> <p><b>Site Address - 11-12 King William Street</b></p> <p><b>Application proposal</b></p> <p>Amended drawings have been received to provide a floor layout as viewed on site by officers and the agent on 24<sup>th</sup> August 2018.</p> <p>Amended drawings have been received to remove the roof above the side porch and replace this with a flat glazed roof.</p> <p>A revised site plan has been received to provide some low level shrubs to the corner of the site, within the existing boundary and parking to the rear of the building in the location of the delivery area.</p> <p><b>Appraisal</b></p> <p>An internal inspection of the premises was carried out by the case officer and an officer from West Midlands Fire Service on 24<sup>th</sup> August 2018. The tables were arranged to seat 75 on each floor but there was clearly space for more tables on each floor and the tables were arranged to seat six around each but could clearly seat at least 8 to each table. The Fire Officer indicated that, from a Fire Service point of view, he would be looking to restrict the numbers to 100 on each floor.</p> <p>The revised drawings for the porch show the removal of the roof but this is not considered to overcome concerns about design. It will be less prominent with the removal of the roof but will still incorporate the bulky columns to support the flat roof. The porch is still considered to be more prominent and intrusive than the smoking shelter that was there previously. There is no record of the smoking shelter being granted planning permission before it was converted to a porch.</p> <p>The planting in the corner of the site is not considered satisfactory compensation for the loss of the open space and planting that has been removed.</p> <p>The revised car parking layout removes three car parking spaces from that originally shown on the submitted plans, from 20 spaces to 17. Whilst the 17 spaces complies with the Councils parking policy it is evident that the operation of the car park does raise concerns regarding its impact on the local highway network. It is apparent that the current management of the car park does result in congestion on the highway network as a result of vehicles waiting to enter and exit the car park. In addition, whilst it was not wholly evident that it was as a result of the activity at this premises it was recorded at a time when the premises was holding an event. On this basis and the failure to demonstrate that the development does not result in highway impacts an objection on highway grounds is maintained.</p>
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<p>Item No. 8</p>	<p><b>Application No. - FUL/2018/1361</b></p> <p>Description of Development - Erection of 16 dwellings including new vehicular access via Little Cryfields, pedestrian access to Gibbet Hill Road, landscaping, drainage infrastructure and substation</p> <p><b>Site Address</b> - Land to the west of Cryfield Heights Gibbet Hill Road</p> <p><b>Consultations</b></p> <p>Cllr Sawdon has requested s106 monies to fund a 30mph speed limit on Gibbet Hill Road</p> <p><b>Appraisal</b></p> <p>The development will not result in any material impact upon traffic on Gibbet Hill Road and therefore requesting money for these works would not be justified.</p> <p>Since the report was written, a figure of £30,000 has been agreed for the off-site pedestrian / cycle works to link the site to Gibbet Hill Road.</p> <p><b>Additional condition</b></p> <p>No construction shall take place until a scheme for targeting and utilising local people for construction employment has been submitted to and approved in writing by the local planning authority. Thereafter, the scheme shall be implemented in full accordance with the approved details.</p>
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