



Walsall Council

Development Management

PLANNING COMMITTEE

Report to the Head of Planning and Building Control

01st December 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	
Application site address: FMR RAVENSCOURT SITE, HIGH STREET, BROWNHILLS	
Supplemental Information	Officer Comments
Environmental Protection have recommended a specific condition in relation to Ground Contamination to be included should planning permission be granted.	Noted. No change to recommendation. The recommendation includes amending and finalising of conditions.
Recommendation: Delegate to the Head of Planning & Building Control to Grant Planning Permission Subject to Conditions and a Section 106 Agreement to secure a Travel Plan and subject to:	

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- **No new material considerations being received within the consultation period;**
- **The amendment and finalising of conditions;**
- **Overcoming the outstanding concerns raised by Local Highway Authority by removing the access from High Street and utilising access off Ferrie Grove via Silver Street and submission of a comprehensive car park management scheme to include Aldi related vehicles and non- Aldi related vehicles which service the existing units on High Street.**

Plans list Item number: 2

Application site address: FORMER OLD BUSH INN, WALSALL ROAD, PELSALL

Supplemental Information	Officer Comments
Objection letter received on 24/11/22 from resident not raising any new material planning considerations.	To note. No change to recommendation.
Additional highway details submitted by applicant on 30/11/22.	Recommendation updated to allow for re-consultation period with Local Highway Authority.
Recommendation: Delegate to Head of Planning and Building Control to refuse and to: <ul style="list-style-type: none"> • Allow 14 day re-consultation to obtain latest representation from the Local Highway Authority; and • Amend and finalise refusal reasons. 	

Plans list Item number: 3

Application site address: PELSALL VILLA FOOTBALL CLUB, WALSALL ROAD, PELSALL, WALSALL

Supplemental Information	Officer Comments
<p>Applicant submitted an amended Proposed Site Layout Drawing no. D16A56-P602 revision C on 29/11/22 to demonstrate 2 x protected silver birch trees are not proposed for removal to accommodate the new vehicle access.</p> <p>The Council's Tree Officer explains the access would still be sited within the root protection area of 1 x TPO tree and recommends that the access is re-located away from this tree and its RPA. Potential removal of trees along McClean Way to east and section of hedge along Bush Grove is detrimental to</p>	<p>To note. Layout is a reserved matter and potential removal of any trees along the eastern boundary would be for future consideration at a later reserved matters application.</p> <p>Remaining harm to landscape character and conservation area arising from partial loss of hedgerow along Bush Grove and current siting of proposed access within the RPA of 1 x TPO tree. Harm is not outweighed by any public benefits of this proposal.</p>

<p>landscape character of the Pelsall Common Conservation Area.</p> <p>The Council's Conservation Officer explains the potential removal of trees along McClean Way to east and section of hedge along Bush Grove would be visually detrimental, failing to enhance and preserve the character and appearance of the Pelsall Common conservation area and fails to make a positive contribution to the local character and distinctiveness of this part of Pelsall Common.</p>	<p>Recommendation updated.</p>
<p>Recommendation: Delegate to Head of Planning and Building Control to refuse and to:</p> <ul style="list-style-type: none"> • Amend and finalise refusal reasons. 	

Plans list Item number: 4 Application site address: FIELD ADJACENT THE DUCKERY, CHAPEL LANE, GREAT BARR	
Supplemental Information	Officer Comments
<p>Objection letter received from a local resident on 25/11/22 requesting previous concerns raised to be taken into consideration at planning committee. No new material planning considerations submitted.</p>	<p>To note. No change to the recommendation</p>
<p>Objection letter received on 28/11/22 from Merrions Wood Trust. Points made relate to the following:</p> <ul style="list-style-type: none"> • The Trustees were not included in the LPA's public consultation • Merrions Wood is a Local Nature Reserve and a Site of Importance to Nature Conservation providing a facility for residents in Walsall and Sandwell. • The concerns of the Trust have been covered in submissions received by other consultees including Historic England, the Friends of Merrions Wood, Beacon 	<p>Merrions Wood Trust are not a statutory consultee. The application was subject to a formal public consultation and has been published and made available on the Council's website. Any interested party has the opportunity to make representations. Site context, the Green Belt assessment and a summary of all representations are set out within the officer report.</p> <p>No change to the recommendation.</p>

<p>Action Group, The Gardens Trust, Staffordshire Gardens and Parks.</p> <ul style="list-style-type: none"> Concerns no very special circumstances have been identified for proposal which has 40-year time span Note that objections have been made by local MPs. Support officer recommendation 	
Environment Agency submitted a response on 30/12/22. No comment on the application.	No change to the recommendation.
Recommendation: Refuse	

Plans list Item number: 5 Application site address: Mali Jenkins House, The Crescent	
Supplemental Information	Officer Comments
The application has been withdrawn by the applicant and will no longer be determined by the Local Planning Authority.	To note. No longer required to be determined by the LPA.
Recommendation: n/a withdrawn application	

Plans list Item number: 6 Application site address: 1 Barr Common Road, Aldridge	
Supplemental Information	Officer Comments
Two letters of support have been provided from residents at 1a and 3 Barr Common Road confirming they have no objections to the proposed development.	To note. No change to the recommendation
Recommendation: Refuse	