



Walsall Council

Development Management

PLANNING COMMITTEE

Report to the Head of Planning and Building Control

5th September 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: Field adjacent The Duckery, Chapel Lane, Great Barr	
Supplemental Information	Officer Comments
Representations received from 3 residents (via PINS) objecting on the following grounds: <ul style="list-style-type: none">• Detrimental impact on character, nature and landscape• Impact on Green Belt	Noted.

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<ul style="list-style-type: none"> • ‘Temporary’ (<i>development</i>) is a misnomer • Impact on Great Barr Conservation Area • Applicant has failed to demonstrate an alternative site within 2km • Impact on wildlife including deer • Light pollution • Highway disruption during construction • Risk to school 	<p>Evidence of deer and Eurasian Badgers has been found on the adjacent Great Barr Hall Registered Park and Garden site by the Council’s Ecologist.</p> <p>No change to recommendation.</p>
<p>Merrion’s Wood Trust object on the following grounds:</p> <ul style="list-style-type: none"> • Incremental encroachment in the Green Belt • Ecological impacts • Impact on heritage assets • Contrary to NPPF and BCCS and should be sited in an employment area • Alternative brownfield sites consideration is limited, superficial and flawed • NPPF para 156 recognises that renewable energy projects will often comprise inappropriate development in the Green Belt and very special circumstances have not been demonstrated. 	<p>Noted.</p> <p>The Merrion’s Wood Trust is a charity administered by Democratic Services of Walsall Council who act as clerk to the trustees. The trust is a separate entity to Walsall Council.</p> <p>Merrion’s Wood is a designated Local Nature Reserve and Site of Importance to Nature Conservation.</p> <p>No change to recommendation.</p>
<p>Updated comments dated 28/8/24 received from Environmental Protection Officers advising that the Noise Impact Assessment is presently inadequate for determining the suitability of the proposal and fails to sufficiently evaluate the significance of likely impacts. Mitigation measures cannot be evaluated until a more robust noise impact assessment is provided.</p>	<p>Noted.</p> <p>No change to recommendation.</p>
<p>Historic England (HE) emailed the LPA on the current proposal attaching previous comments made on planning application no. 21/1720 advising that whilst these previous comments relate to the earlier planning application, they are not specific to the</p>	<p>Noted.</p>

<p>smaller previous application, and these comments are considered remain pertinent and can be referred to in the context of the present application. HE advised the following in summary:</p> <ul style="list-style-type: none"> • Green Belt and Conservation area status reflect the scenic and historic importance of this area as a remnant of the open land that forms the setting of the designed landscape at Great Barr Hall and characterised the landscape prior to rapid rural expansion in C20. • Battery facility would be a harmful development in the setting of the Grade II Listed registered park and garden and listed buildings (Old Hall and St Margaret's Church) and would radically change the current open character of the conservation area by introducing industrial structures and unattractive security fence. • Section 16 pf the NPPF is clear that heritage assets are an irreplaceable resource. • HE has concerns on heritage grounds. 	<p>No change to recommendation.</p>
<p>The appellant proposes amended plans for highways and landscape. This will be a matter for the planning inspector to determine whether he will accept these plans.</p>	<p>Noted. No change to recommendation.</p>
<p>Recommendation: Refuse Permission (Committee is only giving an opinion on how it would have determined this application as it is now the subject of an appeal).</p>	

Plans list Item number: 2 21/1797	
Application site address: Land North of Northfields Way Clayhanger	
Supplemental Information	Officer Comments
The agent has requested that the committee defer the application to resolve a Section 106 agreement in relation to the submitted viability assessment and to address the highway and ecology concerns.	The viability assessment independent assessment has now been provided and the findings are summarised in the committee report for this item. The reasons given for referral are not pivotal to the decision-making process. The submission of further information will not address the principle of the concerns regarding development in the Green Belt and the application is not being supported. There is no change to the recommendation.
Recommendation: Refuse Permission	

Plans list Item number: Item 3 23/1583	
Application site address: Land former West Midlands Bright Bar Ltd, Middlemore Lane Aldridge WS9 8SP	
Supplemental Information	Officer Comments
Typographical error, condition 7 is a repeat of condition 14 and condition 8 is a repeat of condition 3.	Noted. The recommendation allows for the amendment and finalising of conditions. No change to the recommendation
Amendments to the wording of some of the conditions is necessary.	Noted. The recommendation allows for the amendment and finalising of conditions. No change to the recommendation
Condition 19 for a Travel plan is not required as will be secured by a Section 106 agreement.	Noted. The recommendation allows for the amendment and finalising of conditions. The applicant has agreed to a S106 for a Travel Plan, which is included within the recommendation. No change to the recommendation

Recommendation: Planning Committee to delegate to the Head of Planning and Building Control to Grant Planning Permission Subject to conditions and to secure a Section 106 for a Travel Plan, subject to no new material considerations being received within the consultation period and the amendment and finalising of conditions.

Plans list Item number: 4 23/1287

Application site address: Walsall Town Arm Canal Bridge

Supplemental Information	Officer Comments
Amendments to the wording of some of the conditions is necessary.	Noted. The recommendation allows for the amendment and finalising of conditions. No change to the recommendation.
For clarification, the applicant is Walsall Council. Richard Ackerley is an officer of the Council.	Noted. No change to the recommendation.
We are waiting on Certificate B land ownership certificate relating to all landowners. We will allow for 21 days for comments to be made on receipt of this certificate.	Noted. This is covered by the resolution which includes 'no new material considerations being received within the consultation period'. No change to the recommendation.
Condition 6 to be re- worded to remove the reference to a legal and funding mechanism. To confirm, a S106 is not required for the Landscape and Ecological Management Plan.	Noted. The recommendation allows for the amendment and finalising of conditions. No change to the recommendation.

Recommendation: Planning Committee resolve to delegate to the Head of Planning and Building Control to Grant Planning Permission, subject to no new material considerations being received within the consultation period and the amendment and finalising of conditions.

Plans list Item number: 5 24/0077

Application site address: 188 Walsall Wood Road Aldridge

Supplemental Information	Officer Comments
Amendments to the wording of some of the conditions is necessary.	Noted. The recommendation allows for the amendment and finalising of conditions. No change to the recommendation.
Recommendation: Planning Committee to Delegate to the Head of Planning and Building Control to Grant Planning Permission, subject to the amendment and finalising of conditions.	