



PLANNING DECISION NOTICE

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

Grants Planning Permission

Part 1 – Particulars of Application

Applicant:

Agent:

Application Number: 11/0953/FL

Date of Application: 28/07/2011

Site Address: Highfields South Landfill Site, Lichfield Road, Walsall Wood, WS9 9AH

Proposal: Variation of Condition 3 to permit extra time to complete the approved mineral extraction works by 30th October 2013 & variation of phasing plans to approved under condition 4 of planning permission 07/0046/WA/E1

Part 2 – Particulars of Decision

Walsall Council, as Local Planning Authority, hereby **Grants Planning Permission** referred to in Part 1 above and in accordance with the application and plans submitted.

SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION

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The changes to the phases of infill of waste within the quarry and the extension of time to extract the remaining mineral reserved previously approved planning permission to be extracted will have no further impact upon visual or residential amenity. The operation of the site is subject to the conditions of the planning permission and the Environmental Permit. There will be no further increase in vehicle movements and no additional habitats will be removed or lost. The proposals will not prolong the restoration of the quarry and the extraction of minerals will continue to supply local brickworks. Residents concerns about further applications for extensions of operations at the site can only be considered under the terms of any future planning application.

In light of the above the proposal is considered to accord with the aims of policies 3.6, 3.7, GP2, ENV2 and ENV10 of the Walsall Unitary Development Plan; Spatial Objective 10 and policies CPS2, CPS3, CPS4, WM1, MIN3, MIN5 of the Black Country Joint Core Strategy and Planning Policy Guidance 2, Planning Policy Statement 10, Planning Policy Statement 23, Planning Policy Guidance 24 and Mineral Planning Statement 1; and the Waste Regulations 2011.

Date of Decision: 16 September 2011



David Elsworthy
Head of Planning and Building Control

NOTES FOR APPLICANT

1. This decision is given only under the Town and Country Planning Act 1990, and the Town and Country Planning (General Development Procedure) Order 1995. In particular:
 - i This permission does not grant approval under the Building Regulations 2000 for which a separate application may be required. You are advised to contact the Building Control Section on telephone number 01922 652408 should you require further advice.
 - ii This permission does not grant approval or in any way override the requirement to comply with any restrictive covenant(s) that may be on the land. You should be aware that there is a risk involved in proceeding with development without clarifying whether there are any relevant covenants relating to the property.
 - iii Your attention is drawn to the Party Wall Act 1996. If you intend to carry out building work which involves:
 - work on an existing wall shared with another property;
 - building on the boundary with a neighbouring property;
 - excavating near a neighbouring building;you should find out whether that work falls within the scope of the Act. If it does, you must serve the statutory notice on all those defined by the Act as adjoining owners. You may wish to seek professional advice. However, two guidance booklets have been published entitled "The Party Wall etc. Act 1996: Explanatory Booklet" and "A Short Guide to the Party Wall etc. Act 1996", both are available from Communities and Local Government Publications, PO Box 236, Wetherby, West Yorkshire, LS23 7NB. Tel: 0300 123 1124, Fax: 0300 123 1125. These documents are also available at <http://www.communities.gov.uk/publications/planningandbuilding/partywall>
2. Development must comply with Section 46 of the West Midlands County Council Act 1980 (namely it shall provide adequate means of access for the fire brigade to the building or, to the building as extended, as the case may be. It must be

ensured that existing means of access for the fire brigade to a neighbouring building are not rendered inadequate).

- 3. Street Naming & Numbering:** If this decision grants permission for new development, subdivision or a conversion that will give rise to new addressable properties, you must apply to obtain your new postal address(es) using the application form that you can obtain from the Street Naming and Numbering Team, Traffic Management, Engineering and Transportation Services, Civic Centre, Darwall Street, Walsall WS1 1DG or online at www.walsall.gov.uk/street_naming_and_numbering

If you would like further information or clarification of the reasons for this decision contact the planning case officer Paul Hinton on 01922 652486 or e-mail planningservices@walsall.gov.uk.

Alternative language or format

If you would like this information in another language or format contact the Planning helpline on 01922 652452, Textphone 0845 111 2910 or Translation Line 01922 652426.