

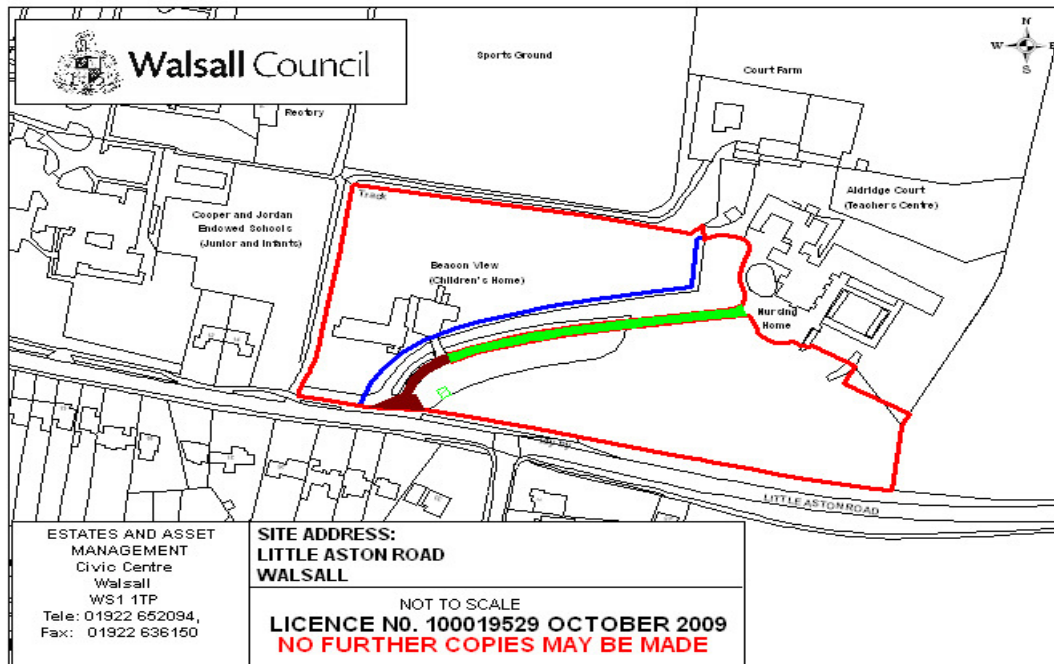
ESTATES & ASSET MANAGEMENT

FOR SALE

By Informal Tender
Freehold Interest in

DEVELOPMENT SITE FOR RESIDENTIAL OR RESIDENTIAL INSTITUTION PURPOSES

Being the site of the former Beacon View
Children's Home and adjacent woodland, Little
Aston Road, Aldridge, Walsall WS9 0NN



With Outline Planning Permission for the development of three houses
Site Area being 22,470 square metres (or thereabouts) including the
woodland

**CLOSING DATE FOR OFFERS:
12 Noon Friday 11 December 2009**



Walsall Council

*Estates & Asset Management
Walsall MBC Civic Centre
Darwall Street Walsall WS1 1TP*

English

If you have any difficulty in understanding the information provided please telephone 01922 652426 leaving a message in your own language on our telephone recording facility. Also please provide your telephone number and contact address for us to respond to you.

Punjabi

ਜੇ ਦਿੱਤੀ ਗਈ ਜਾਣਕਾਰੀ ਨੂੰ ਸਮਝਣ ਵਿਚ ਤੁਹਾਨੂੰ ਕੋਈ ਔਖਿਆਈ ਲੱਗਦੀ ਹੈ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਟੈਲੀਫੋਨ ਨੰਬਰ 01922 652426 'ਤੇ ਫੋਨ ਕਰਕੇ ਆਪਣੀ ਜ਼ਬਾਨ ਵਿਚ ਸਾਡੇ ਫੋਨ 'ਤੇ ਸੁਨੇਹਾ ਛੱਡੋ ਜਿਸ ਵਿਚ ਰਿਕਾਰਡ ਕਰਨ ਦੀ ਸਹੂਲਤ ਹੈ। ਕਿਰਪਾ ਕਰਕੇ ਸਾਡੇ ਲਈ ਆਪਣਾ ਟੈਲੀਫੋਨ ਨੰਬਰ ਅਤੇ ਸੰਪਰਕ ਕਰਨ ਲਈ ਪਤਾ ਵੀ ਦੱਸੋ ਤਾਂਕਿ ਅਸੀਂ ਤੁਹਾਨੂੰ ਜਵਾਬ ਦੇ ਸਕੀਏ।

Turkish

Verilen bilgileri anlamakta herhangi bir problemle karşılaşırsanız, bizi 01922 652426 numaralı telefondan arayıp telesekretere kendi dilinizde mesaj bırakabilirsiniz. Lütfen adınızı, telefon numaranızı ve adresinizi bırakmayı unutmayınız.

Bengali

যদি প্রদত্ত তথ্য আপনার বুঝতে অসুবিধা হয় তা হলে দয়া করে ০১৯২২ ৬৫২৪২৬ নাম্বারে ফোন করে আমাদের টেলিফোন রেকর্ডিং এ আপনার ফোন নাম্বার ও যোগাযোগের ঠিকানা সহ তা আপনার ভাষায় আমাদের জানান।

Urdu

اگر آپ کو مہیا کی گئی معلومات کو سمجھنے میں مشکل پیش آئے تو برائے مہربانی 01922 652426 پر فون کریں اور ہماری ٹیلیفون ریکارڈنگ کی سہولت پر اپنی زبان میں پیغام چھوڑیں۔ اور اس کے ساتھ برائے مہربانی اپنا فون نمبر اور رابطے کا ایڈریس بھی ریکارڈ کریں تاکہ ہم آپ سے رابطہ کر سکیں۔

Kurdish

ئە گەر هه ر كيشه يه كه هه بوو ده ر باره ي يان تيگه يشتنى ئه و زانيارىيى يانه ي كه داين كراون تكايه به يوه ندى بكه به م ژماره ته له فوو نه وه 01922 652426 پا شان مه سيج جى بهيله به زمانى كوردى له ته له فوو نه كه ماندا كه ده نكي تومار كراوى له سه ره. وه تكايه ژماره ي ته له فوون له گه ل شوينى به يوه ندى بو ئه وه ي ئيمه به يوه نديت پيوه بكه ينهوه.

Hindi

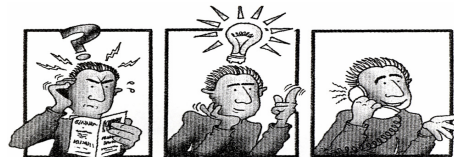
यदि दी गयी जानकारी को समझने में आपको कोई कठिनाई है तो कृपया टेलीफोन नम्बर 01922 652426 पर फोन करके अपनी भाषा में हमारे फोन पर संदेश छोड़ें जिस में रिकार्ड करने की व्यवस्था है। कृपया हमारे लिए अपना फोन नम्बर तथा सम्पर्क करने के लिए पता भी बतायें ताकि हम आपको उत्तर दे सकें।

Gujerati

આપેલી માહિતી સમજવામાં મુશ્કેલી પડતી હોય તો કૃપયા ટે.નં. 01922 652426 પર ફોન કરો અને જે સંદેશો આપવો હોય તે તમારી ભાષામાં જ અમારા રેકોર્ડિંગ ફોનમાં છોડો. સંદેશ સાથે તમારો ટે.નં. અને તમારા સંપર્ક માટેનું સરનામું પણ આપશો જેથી અમે તમને જવાબ આપી શકીએ.



Walsall Council



If you would like this information in another format such as large print or audio tape, please contact: Janet Holloway on Tel. 01922 653249 or via e-mail at hollowayj@walsall.gov.uk

The site of the former Beacon View Children's Home and adjacent woodland, Little Aston Road, Aldridge, Walsall WS9 0NN

LOCATION: The land is located off Little Aston Road, Aldridge a short distance away from the shops and amenities of Aldridge District Centre. It is within Aldridge Conservation Area and is identified as Green Belt on the Proposals Map in the Walsall Unitary Development Plan 2005.

A to Z: Page 25, Reference G4.

DESCRIPTION: The site is shown, for identification purposes only, edged in red on the attached plan reference EPMS 2844/3.

SITE AREA: 22,470 square metres (2.247 hectares) (5.55 acres) or thereabouts

PLANNING: The permitted use of the site is for Use Class C2 Residential Institutions (Hospitals, Nursing Homes, Residential Education and Training Centres. Use for the provision of residential accommodation and care to people in need of care), and prospective purchasers are also referred to the attached copy Decision Notice (reference 09/1134/OL) in respect of (the demolition of the existing building) and the development of three houses, each with a footprint of approximately 131 square metres.

The following plans and documents formed part of the Council's Outline Planning Application:

- Design and Access Statement
- Tree Report dated 10 July 2009
- Proposed Block Plan (REG 200/01)
- Proposed Indicative Elevations (REG 200/02A)
- Ecological Appraisal dated September 2009

These can be viewed at www.walsall.gov.uk by clicking on the Planning Quick link, then on Planning application search, and then Visit our live planning interactive service and Searching on Planning Application Number 09/1134/OL. Alternatively, the plans and documents can be viewed at the First Stop Shop, Civic Centre, Darwall Street, Walsall WS1 1TP.

Prospective purchasers wishing to discuss their detailed development proposals are invited to contact Alison Deakin, Planning & Building Control, Regeneration, Civic Centre,

Darwall Street, Walsall WS1 1DG or on 01922 652487 or by e-mail to planningservices@walsall.gov.uk.

- SERVICES:** Prospective purchasers should make their own enquiries of the relevant companies concerning the existence and location of services.
- DEMOLITION:** The buildings have been demolished.
- BOUNDARY TREATMENT:** The purchaser will be responsible for any necessary boundary treatment.
- TENURE:** Freehold interest with vacant possession upon completion. The Council's title is registered, together with other lands, under Title Number WM955139. The Title is subject to the following:
1. rights for the adjoining owners to pass and repass with or without motor vehicles over the roadway shown coloured brown on the plan;
 2. rights for the adjoining owners to lay and thereafter maintain and use pipes along the line coloured blue on the plan; and
 3. a long lease dated 2 February 1977 to the Midlands Electricity Board (Title Number WM85428) in respect of 22.5 square metres as shown hatched green on the plan to be used for the purposes of an electricity substation. The term of the lease is 60 years from 1 January 1977 at a current rent of £148.00 per annum, reviewable at 1 January 2017. The lease contains a right for the Tenant to lay and thereafter maintain electric lines too.
- The Title also has the benefit of rights to pass and repass with or without motor vehicles over that part of the roadway shown coloured green on the plan.
- VIEWING:** An external inspection of the site can be made from the roadway leading from Little Aston Road.
- Prospective purchasers wishing to carry out a survey of the land or site investigation works must first obtain the Council's consent in writing by contacting Estates & Asset Management, Civic Centre, Darwall Street, Walsall WS1 1TP or on 01922 653248 or grewp@walsall.gov.uk.
- Any form of inspection of the land is done so entirely at the individual's own risk. The Council will accept no responsibility for any loss, damage or injury sustained during any inspection.

COSTS:

The purchaser will be responsible for the Council's Surveyor's fees and legal costs in the sum of 3.5% of the purchase price.

Upon notification of the provisional acceptance of their offer, the purchaser will be required to pay a £1,000 non-returnable contribution towards these costs. This contribution will be deducted from the total costs payable upon completion.

OFFERS:

Offers for the freehold interest MUST be submitted on the Official Offer Form, which should be requested from this office, sealed in the envelope provided, with sketch scheme, and returned to **Mr S Phipps, Head of Business Support (Main Reception), Civic Centre, Darwall Street, WALSALL WS1 1TP.**

Offers must be received at these offices by no later than **12 noon on Friday 11 December 2009.**

Please refer to the 'Conditions of Informal Tender' attached.

IMPORTANT: The successful party will be given 16 weeks to complete the transaction from the date of being notified that their offer was successful. This period allows for a maximum of 6 weeks to submit a Reserved Matters Application, an 8 week determination period and a further 2 weeks to complete.

ENQUIRIES:

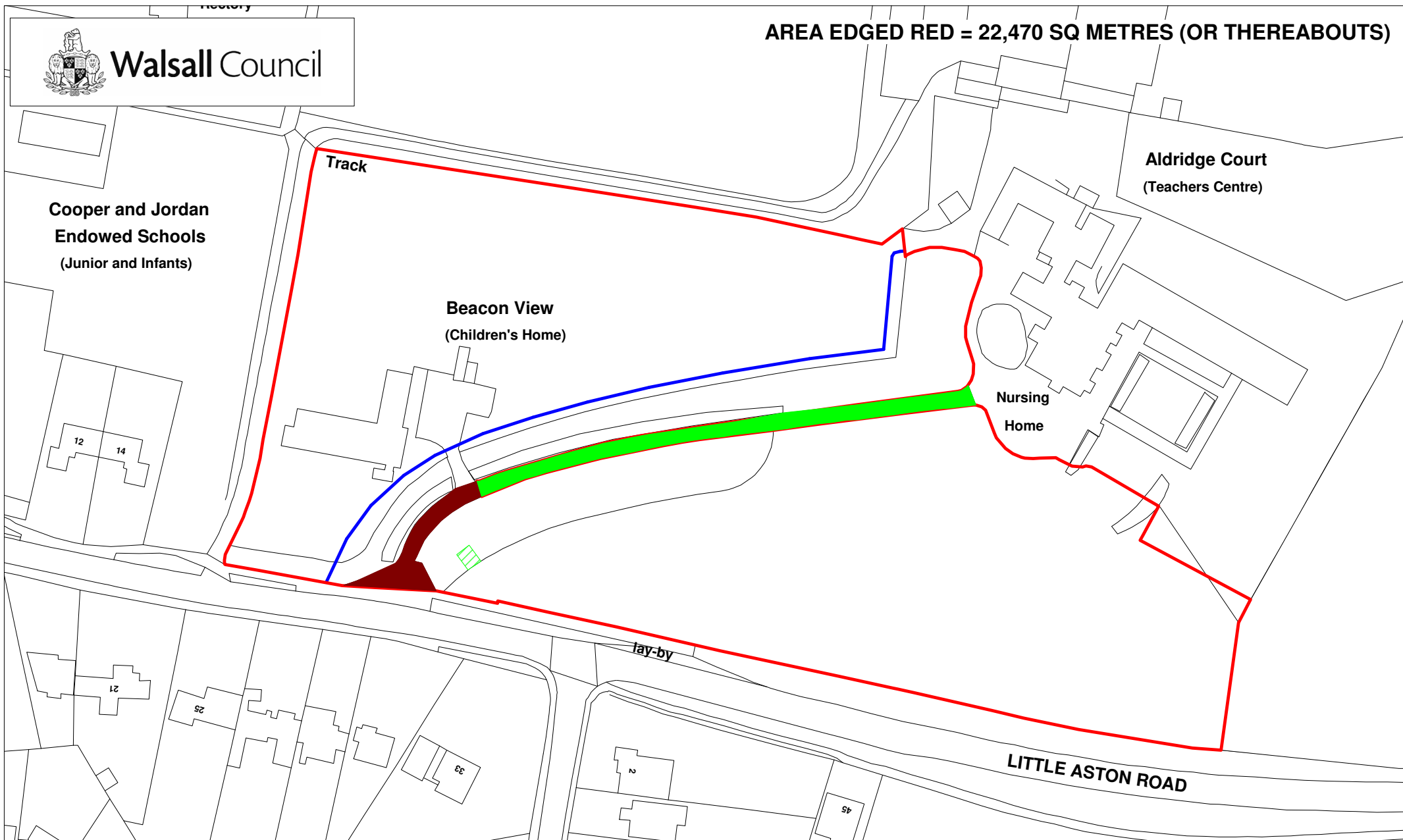
For general enquiries, please contact Steve Pugh on telephone number 01922 652034 or pughs@walsall.gov.uk.

SJAP/cj/20/505
27 October 2009



Walsall Council

AREA EDGED RED = 22,470 SQ METRES (OR THEREABOUTS)



Cooper and Jordan
Endowed Schools
(Junior and Infants)

Beacon View
(Children's Home)

Aldridge Court
(Teachers Centre)

Nursing
Home

LITTLE ASTON ROAD

lay-by

ESTATES AND ASSET
MANAGEMENT
Civic Centre
Walsall
WS1 1TP
Tele: 01922 652094,
Fax: 01922 636150

SITE ADDRESS:
LITTLE ASTON ROAD
WALSALL

DRAWING NO : EPMS 2844/3
DATE : 28/10/2009
DRAWN BY : KCL



SCALE 1:1250

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LICENCE NO. 100019529 OCTOBER 2009

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CONDITIONS OF INFORMAL TENDER

- I. The Council does not bind itself to accept the highest or any offer submitted.
- II. No offer should refer to any other offer submitted. For example, offers made specifying a sum of money 'greater than the highest bid received', will not be considered.
- III. Offers must be submitted on the Official Offer Form, sealed in the envelope provided and returned by 12 noon on Friday 11 December 2009.
- IV. Offers will not be opened until on or after the closing date. In addition, potential purchasers should note that all offers, once received, are held centrally by the Council's Support Team. Officers dealing with the sale have no knowledge of the number or level of offers received until after the closing date.
- V. The purchaser will be responsible for the Council's surveyor's fees and legal costs in the sum of 3.5% of the purchase price. Should the Council decide to proceed with your offer, a £1,000 non-returnable contribution towards the Council's costs will be required. This amount will be deducted from the total costs payable upon completion.
- VI. The Council reserves the right to dispose of the property in some other way if the potential purchaser has not completed the transaction within 16 weeks of being notified that their offer was successful. The Council may consider written requests to extend this deadline, if a delay beyond the purchaser's control has been experienced.
- VII. All proposed sales, including this transaction, need to be approved in accordance with the Council's Constitution and Local Government law before any formal legal documentation can be completed.
- VIII. If the offer submitted by the successful party is subject to surveys, such surveys that may be required should be completed within four weeks of the prospective purchaser having been notified that their offer was successful. No surveys can be undertaken until a Licence, allowing access, has been obtained from Estates & Asset Management.
- IX. The Council will not be responsible for any costs incurred by potential purchasers in their pursuit of this acquisition.
- X. The Council will not release information in relation to the identity of the successful bidder or the amount of their bid until legal completion of the transaction has taken place. The Council will not release information in relation to the identity of the other bidders or the amount of their bids at any time.

MISREPRESENTATION ACT, 1967

1. These Particulars do not constitute or form part of any offer or contract.
2. All statements contained in these particulars are made without responsibility on the part of the Council or its officers.
3. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Potential purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement made herein.
4. Neither the Council nor any of its officers make or give representation of warranty whatsoever in relation to the property described in these particulars.

MONITORING INFORMATION FORM

WHY DOES THE COUNCIL MONITOR EQUALITY AND RELATIONSHIP OF ITS CUSTOMERS WITH RESPECT TO THE COUNCIL?

Walsall is a multi-cultural town, with residents from many backgrounds. The Council is committed to treating every group in the community fairly and equally. The Council is also mindful of setting the highest possible standards with respect to the honesty and openness of its decision making. Monitoring will help us to do this. However, if you do not wish to answer the following questions there is no obligation.

ABOUT YOURSELF

Please provide this information about yourself as the person who had contact with Estate Management.

- a) **Are you an elected Member or employed by the Council (or related to such a person)?**

Please provide details below if you are an elected Member or employed by the Council and / or what relationship you have with any person who is an elected Member or employee of the Council.

- b) **Are you male or female? (PLEASE TICK ONE BOX)**

Male Female

- c) **What is your age band? (PLEASE TICK ONE BOX)**

16-24 25-34 35-44 45-64 65+

**Do you consider yourself to have a disability?
(PLEASE TICK ONE BOX)**

Yes
No

Note: The Disability Discrimination Act 1995 defines a disabled person as someone with a “physical or mental impairment which has a substantial and long-term adverse effect on their ability to carry out normal day - to - day activities“

**e) To which of these groups do you consider you belong to?
(PLEASE TICK ONE BOX)**

White

British

Irish

Any other White background
(PLEASE WRITE IN)

Black or Black British

Caribbean

African

Any other Black background
(PLEASE WRITE IN)

Mixed

White and Black Caribbean

White and Black African

White and Asian

Any other mixed background
(PLEASE WRITE IN)

Asian or Asian British

Indian

Pakistani

Bangladeshi

Any other Asian background
(PLEASE WRITE IN)

Chinese

Other ethnic group
(PLEASE WRITE IN)

IMPORTANT:

The above Monitoring Information Form should not be returned in the Offer envelope unless you are submitting an offer. If you are submitting an offer, you are welcome to return the Monitoring Information Form together with the Offer Form in the Offer envelope. Should you wish to return the Monitoring Information Form in isolation, then please send it in a separate envelope addressed to: Mrs J Holloway, Estate Management, Walsall MBC, Civic Centre, Darwall Street, Walsall WS1 1TP
Thank you for your co-operation.



TOWN AND COUNTRY PLANNING ACT 1990

NOTIFICATION OF DECISION ON AN APPLICATION FOR PLANNING PERMISSION

Agent: Property Services
Mr Kevin Kendall
28 New Forest
Walsall
WS3 1TR

Site Address: Former Beacon View Children's Home, Little Aston Road, Aldridge, Walsall, WS9 0NN

Application Number: 09/1134/OL

Particulars of Development: Demolition of existing building and development of 3 houses.

Walsall Council, as Local Planning Authority, hereby **GRANTS** planning permission for the development described above, as shown in the plans which accompanied the application.

Subject to the following conditions and reasons:

1. Application for approval of the Reserved Matters shall be made within 3 years of the date of this decision. The development must be begun not later than;
 - (i) 3 Years from the date of decision
 - (ii) 2 years from the approval of Reserved Matters or in the case of approval of the last reserved matter.

Reason: pursuant to the requirements of Section 92 of the Town and Country Planning Act 1990.

2. This development shall not be commenced until details of the following Reserved Matter has been submitted to and approved by the Local Planning Authority:

- (a) Appearance
- (b) The landscaping of the site.

Reason: pursuant to Article 7 (1) of the Town and Country Planning General Development Order 1988.

3. This development shall not be carried out other than in conformity with the following approved plans and documents except in so far as may otherwise be required by conditions: -

- Location Plan received 27th August 2009
- Proposed Block Plan (reg/200/01) received 27th August 2009
- Proposed Indicative Elevations (reg/200/02/A) received 27th August 2009

- Design & Access Statement received 27th August 2009
- Tree Report of 10th July 2009 received 27th August 2009
- Ecological Appraisal of September 2009 received 18th September 2009
- Survey of building for bats of July 2009 received

Reason: To ensure the development undertaken under this permission shall not be otherwise than in accordance with the terms of the application on the basis of which planning permission is granted (except in so far as other conditions may require).

4. No development shall commence until samples of all facing and roofing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed with the approved details and retained as such.

Reason: To ensure the facing and roofing materials harmonise with those in the surrounding vicinity.

5. No development shall be carried out until full details of existing and proposed levels of the site, access way and floor levels for the proposed dwellings, have been approved in writing by the Local Planning Authority. The submitted details shall include full details of any retaining structures required to ensure the stability of the site and any drainage or other works necessary to facilitate this development. The development shall be carried out and retained in accordance with these approved details.

Reason: In the interests of the amenity of the area and to ensure satisfactory development of the site.

6. No development shall commence on site until details of the disposal of both surface and foul water drainage have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed with the approved details and retained as such.

Reason: To ensure the development is provided with satisfactory means of drainage and to reduce the risk of flooding and pollution.

7. Prior to the commencement of the development a revised plan shall be submitted to and approved in writing by the Local Planning Authority showing the vehicular access drive widened to 4.1m to allow two-way traffic movement. The revised access shall be implemented and thereafter maintained in accordance with the approved details.

Reason: To maintain highway safety.

8. Prior to the commencement of the development details of how the houses meet secure by design principles shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be thereafter implemented and retained in accordance with the approved details.

Reason: To ensure the development helps prevent crime and measures to create a safer

environment

9. Prior to the commencement of the development a revised plan shall be submitted to and approved in writing by the Local Planning Authority illustrating all access-ways, bin hard standing area near the access to the site, parking areas including space for a fire appliance to turn around and leave the site in a forward gear. All hard-standing shall be fully consolidated, surfaced and drained and shall be installed and thereafter be retained for this purpose.

Reason: To ensure availability of adequate off-street parking and fire service access.

10. Prior to commencement of the development, details to incorporate bat roosting features into the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The proposals may provide access to bats to cavity walls or under roof tiles and/or incorporating purpose made Schegler-type roosting boxes into the fabric of the building. The approved scheme shall be incorporated into the development before any part is brought into use and retained thereafter.

Reason: To conserve local bat populations.

11. Prior to commencement of the development, details to incorporate bird nesting boxes in appropriate locations within the site. The use of a variety of nesting boxes would provide a resource for local bird species. The approved scheme shall be incorporated into the development before any part is brought into use and retained thereafter.

Reason: To conserve and enhance local nesting bird populations.

12. Prior to the commencement of the development a detailed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority that includes; details of proposed garden boundary treatments, development site boundaries enhancing hedgerows, the creation of diverse ground flora, creation of habitat to perpetuate habitats for birds within the site, takes account of the ecological appraisal of September 2009 enhancing and reinforcing the existing habitats. The agreed scheme shall be implemented within 12 months of the development completed. All planting shall be maintained for a period of 3 years from the full completion of the scheme. Within this period any trees, shrubs or plants which dies, becomes seriously diseased, damaged or is removed shall be replaced with a tree, shrub or plant of the same or greater size and same species as that originally required to be planted, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In order to define the permission and to safeguard the visual amenity of the conservation area, green belt and natural environment of the site and the immediate vicinity.

13. No development shall commence on site until the boundary details have been submitted to and approved in writing. The development shall be completed in accordance with the approved details and retained thereafter.

GSC PAGE 3 OF 8

Reason: To ensure the satisfactory appearance of the development and to secure the site.

14. The three dwellings hereby approved shall not have a footprint greater than 131 square metres and a ridge not higher than 7.5 metres.

Reason: In order to safeguard the amenity of the green belt

15. No external lighting shall be installed on the site unless or until details have been submitted to and approved in writing by the Local Planning Authority. Any details of external lighting approved by the Local Planning Authority shall be installed in accordance with the approved details and retained as such.

Reason: To safeguard the visual amenities of the area.

16. None of the existing trees on the site shall be lopped, felled or root pruned without the prior consent in writing of the Local Planning Authority.

Reason: To safeguard the trees in the Conservation Area on site.

17. The approved tree protection measures and fencing detailed in the Arboricultural Report dated 10 July 2009 shall be fully implemented prior to the commencement of any works on site and shall be retained until the completion of the development. The land so enclosed shall be kept clear of all contractors' materials and machinery at all times, as laid out in British Standard 5837:2005.

Reason: To safeguard the trees in the Conservation Area on site.

18. During demolition, site preparation and building operations no storage of materials, equipment or waste, nor passage of vehicles, nor lighting of fires shall take place beneath the canopy of any tree to be retained.

Reason: To safeguard the trees in the Conservation Area on site.

19. No digging of trenches or changes in ground level shall be undertaken within the canopy of any tree to be retained on the site without the written approval of the Local Planning Authority.

Reason: To safeguard the trees in the Conservation Area on site.

20. The tree/bramble/ever green hedge buffer to the north/east and southern boundaries of the application site shall be retained and maintained at all times.

Reason: To safeguard the visual amenities of the conservation area, green belt and the wider area.

21. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995, or succeeding Orders, no development within Schedule 2, Part 1, Classes A, B, C, D, E, F and G of to the Order shall be carried out to the dwellings or on the site, as appropriate, without the prior submission and approval of a planning application.

Reason: To enable the Local Planning Authority to retain effective control over future development of this site and the Green Belt.

22. No demolition, engineering, or construction works, (including land reclamation, stabilisation, preparation, remediation or investigation), shall take place on any Sunday, Bank Holiday or Public Holiday, and otherwise such works shall only take place between the hours of 07.00 to 18.00 weekdays and 08.00 to 14.00 Saturdays unless otherwise permitted in writing by the Local Planning Authority. No plant, machinery or equipment associated with such works shall be started up or operational on the development site outside of these permitted hours.

Reason: To protect the amenity of neighbouring occupiers.

Summary of Reasons for Granting Planning Permission

Whilst it is recognised that development represents inappropriate development in the Green Belt it is considered that the existing site has parallels with the issues raised by redevelopment of major sites in the green belt and satisfies the criteria in PPG2 Annex C and UDP Policy ENV4. This, together with the 'fallback position' of the existing use amounts to 'very special circumstances' sufficient to outweigh the technical harm caused by inappropriate development in the green belt.

The proposed demolition of the existing poor quality untidy and vandalised building and the erection of three detached dwellings, whilst increasing dispersal of the footprint, is considered to have no greater impact on the green belt. The immediate impression of the site would be of the original building being replaced with a smaller house providing a feeling of spaciousness, whilst the other dwellings would be largely screened by the belt of trees around the site. It is considered to have no additional adverse impact on the openness and character of the Green Belt than the original building and does not harm the visual amenity of the Green Belt. In addition, the provision of larger aspirational houses to attract/retain social class A/B households meets the aims and objectives of the Council and is a material consideration in determining the application.

The existing building had little or no architectural or historic contribution to the conservation area with its utilitarian appearance at odds with its wider context and provided a building that suffered repeated issues of vandalism becoming a dangerous structure. It is considered that the proposal for three houses would enhance the conservation area and the appearance of the application site.

The sites habitat features have ecological value with bats and badgers using the site. Despite this, it is considered there are no reasons the development proposal should not proceed subject to protection and enhancement measures incorporated into the

development and that no new vehicular/pedestrian access added through the existing trees/hedges.

The development includes access as a determining issue and because the access point is the same location as the original children's home, it is considered that three houses and a paddock would have significantly less impact on highway safety than the children's home use.

The provision of the paddock reduces the residential curtilage and adds to the aspirational status of the development and issues such as noise, smell and the provision of amenity for the keeping of horses are unlikely to impact on neighbours amenity, because of the separation distances and the existing tree belts to the boundaries. Environmental legislation deals with the storage and disposal of horse manure and the control of vermin.

The proposed development is considered to accord with the aims and objectives of Green Belt policy and objectives of the development plan, in particular policies GP1, GP2, GP4, ENV3, ENV4, ENV10, ENV14, ENV22, ENV29, ENV32, 3.16, 3.113, 3.114, 3.115, H3, H10, T7 and T13 of Walsall's Unitary Development Plan (2005), Designing Walsall and Natural Environment Supplementary Planning Guidance, Regional Spatial Strategy for the West Midlands, Black Country Core Strategy and National Planning Guidance PPG2: Green Belts, PPS3: Housing, PPS7: Sustainable Development in Rural Areas, PPG15: Planning and Historic Environment

Date of Decision: 08/10/2009



David Elsworthy
Regeneration, Head of Planning and Building Control

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES

NOTES FOR APPLICANT

If you would like further information or clarification of the reasons for this decision contact the planning case officer Andrew White (E10) on 01922 652429 or e-mail planningservices@walsall.gov.uk. If you would like information in another language or format contact the Planning helpline on 01922 652452, Textphone 0845 111 2910 or Translation Line 01922 652426.

1. Please read this decision notice carefully. If the conditions require you to submit further details, you must ensure that these details have been approved before you commence work. You may need to pay a fee to the Council to consider these details.

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Regeneration and Performance, Planning and Building Control, Civic Centre, Darwall Street, Walsall, WS1 1DG. Website: www.walsall.gov.uk/planning, Email planningservices@walsall.gov.uk, Telephone (01922) 652452, Textphone 0845 111 2910, Translation Line (01922) 652426, Fax (01922) 623234

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2. 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>
3. **Your right to appeal:** If you are aggrieved by the decision of the Council to grant permission or approval subject to conditions, you may appeal to the Secretary of State. If this permission is for a householder application and the application was made on or after 6 April 2009, you must appeal within 12 weeks of the date of this notice. For other applications you must appeal within 6 months of the date of this notice. Appeals must be made on a form which you can get from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, or online at www.planningportal.gov.uk/pcs . The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Council, or could not have been so granted otherwise than subject to the conditions imposed by it, having regard to the statutory requirements, to the provisions of the development order, and to any decision of a Council was based on a direction given by him.

4. If permission to develop land is refused or granted subject to conditions, whether by the Council or by the Secretary of State, and you claim that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, you may serve on the Council a purchase notice requiring the Council to purchase your land in accordance with the provisions of Part IX of the Town and Country Planning Act 1990. A notice may only be served on the Council by the owner of land concerned.
5. In certain circumstances, a claim may be made against the Council for compensation, where permission is refused or granted subject to the conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
6. 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).
7. **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