

Clerk

From: Clerk
Sent: 10 January 2020 10:00
To: 'rhadley@solihull.gov.uk'
Subject: RE: Planning Consultation for Woodhouse Farm

Dear Rebecca,

Response to Planning Application 2019/03108: Retrospective detailed planning application for the change of use of the existing building and land to sui-generis transport depot including the formation of hardstanding and installation of Portacabin, container, two portable wc's and security fencing with gates.

The Parish Council strongly objects to this application and seeks its refusal.

We note that this is a retrospective planning application received by SMBC on 12th December 2019. The applicant applied for and received permission from the Traffic Commissioners to operate 23 vehicles from these premises earlier in 2019. We believe the site to have been operational, without planning permission, since August 2019 with heavy goods and other vehicles entering and exiting the site on a 24 hour basis.

The Parish Councils objection is based on the following:

1. Policy P17 of the Solihull Local Plan 2013 relates to *"Countryside and Green Belt"* and states that *"the Council will not permit inappropriate development in the Green Belt, except in very special circumstances"*. Furthermore the adopted Hampton-in-Arden Neighbourhood Plan has many references to protecting the Green Belt and Objective 5 states *"Safeguard the Green Belt within the Parish as an integral and important part of the local Arden landscape and heritage"*. The site lies within the Green Belt and we can find no evidence in the application to indicate that any very special circumstances exist.
2. The applicant has provided no serious evidence to substantiate the statement that the search for alternative sites was prolonged and unsuccessful. A number of property companies and web sites who are associated more with residential property searches are quoted as having been consulted or used in the search for new premises. We suggest the search may have had a better outcome if more substantial commercial property agencies had been used for a re-location of this nature.
3. The applicants business has re-located from Tyseley, Birmingham, and is not, therefore, a new business. Most, if not all, employees will have moved with the business and the opportunity for new local employment opportunities is likely to be minimal.
4. The entrance to the site is via a small one way farm track off Catherine de Barnes Lane. In the event that the Highways England DCO application for M6 Junction Improvement Scheme is approved Catherine de Barnes Lane will be subject to major road works incorporating a new roundabout at the point of access to the site. We believe there are major potential safety concerns during the construction phase of the project as well as when the new layout is complete. Currently the large vehicles and trailer units are having to use the two carriageways to make a right hand turn out of the access road. Even left- hand turns are often proving difficult. This is confirmed by the fact that a road sign sited on the verge at the junction of the access and Catherine de Barnes Lane recently had to be replaced due to a turning vehicle demolishing it.
5. Access to the site is in close proximity to the residential property of Four Winds and we understand that the noise of vehicles manoeuvring to enter and leave the site is causing significant noise nuisance especially during the night. We note the applicant quotes that normal business hours end at 19.00 but we understand that vehicle activity of all types is occurring during the early hours of the night e.g. 2 - 3am. We also understand that it is not uncommon for vehicles to be using the access throughout the night. As the access road is basically a single lane track large vehicles need to hold up at one or other end of it when another vehicle is using the lane because it is not wide enough for two vehicles to pass. Should planning permission

be granted we would wish to see a condition applied to restrict goods vehicle movement to the hours quoted by the applicant in the application. Idling goods vehicles waiting to enter Catherine de Barnes Lane, or waiting for other vehicles to exit the lane for them to enter are causing significant noise nuisance noise and localised air pollution which represents a significant loss of amenity to residents living in close proximity to the site

6. As stated earlier the site is in the Green Belt. The applicant has already extended the site by taking up part of what is valuable pasture and laying a hardcore type surface. This extension into open farmland impacts on the openness of the green belt contrary to Green Belt policy and represents inappropriate development.

In conclusion the Parish Council asks that this application is refused.

Kind regards.

Julie Barnes

Clerk for Hampton-in-Arden Parish Council

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From: rhadley@solihull.gov.uk [mailto:rhadley@solihull.gov.uk]

Sent: 19 December 2019 11:06

To: Clerk

Subject: Planning Consultation for Woodhouse Farm

An application has been received for a proposal within your Parish. Please see the details attached <https://publicaccess.solihull.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q2EPVSOEL6K00>

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