

For the Attention of Ian Hiscock, Solihull MBC Planning Officer

PL/2022/01785/PPFL | Two storey building to provide ground floor canteen, kitchen, and toilet facilities and first floor training rooms and toilet facilities. | Newlands Bishop Farm Berry Hall Lane Catherine De Barnes Solihull B91 2RY

The site of the proposed new building is situated in the Green Belt and NPPF para 149 states: -. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry*
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments if the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.*
- c) the extension or alteration of a building if it does not result in disproportionate additions over and above the size of the original building.*
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces*
- e) limited infilling in villages.*
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and*
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: – not have a greater impact on the openness of the Green Belt than the existing development; or – not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.*

Section 1.0 Bullet 3 of the Design and Access statement states that the building will be used for training and “hands on learning,” As such the use of the building does not meet the exceptions as stated in Para 149 NPPF July 2021 and therefore should be treated as inappropriate development. The applicant would need to demonstrate that “very special circumstances” exist to outweigh any potential harm to the Green Belt. In this case the applicant has not put forward any “very special circumstances” to support the application and consequently the application should be refused.

The proposals are also in conflict with Policy P17 of the Solihull Local Plan adopted 2013. We can find no supporting evidence that the application fulfils the exception quoted in bullet 3 Policy P17 “*The reasonable expansion of established businesses into the Green Belt will be allowed where the proposal would make a significant contribution to the local economy or employment, providing that appropriate mitigation can be secured.*”

We note in Section 3 Planning History that the history record makes no reference to the planning application 2020/02784 for a triple tepee on the site. According to the planning portal it appears this application appears to have been withdrawn 15th September 2022. Although we believe the tepee has been in use in 2021 /2022 and been the subject of noise nuisance complaints from residents. The

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tepee can be seen in the photograph used in the Design and Access Statement. We can see no reason for its exclusion from the Planning History recorded in this section of the Design and Access Statement.

We strongly support the aims and objectives of this organisation but unfortunately cannot support approval of this current application on the planning grounds defined in this response

Julie Barnes, Clerk and Financial Officer
Hampton in Arden Parish Council
20 September 2022

Hampton-in-Arden Parish Council

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Consultation on Planning Application - **PL/2022/01785/PPFL**

Proposal:	Two storey building to provide ground floor canteen, kitchen and toilet facilities and first floor training rooms and toilet facilities.
Location:	Newlands Bishop Farm Berry Hall Lane Catherine De Barnes Solihull
Case Officer:	Ian Hiscock
Consultation Date:	24 August 2022
Consultation Expiry Date:	14 September 2022

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