

By email: bwatkinson@solihull.gov.uk

Dear Benn,

**PL/2023/01257/PPFL | Erect 2 No. animal shelters and 1 No. hay store. | Newlands Bishop Farm
Berry Hall Lane Catherine De Barnes Solihull B91 2RY**

The Parish Council wish to make the following observations and comments; -

The application form states that the buildings were started 30/11/22 but are not yet completed. We understand this not correct, we believe the buildings are in current use as described.

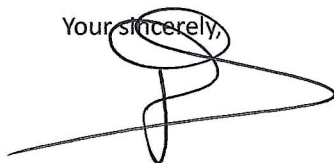
NBF is situated in Green Belt and the location of this development is situated on a totally separate field to the main complex as can be seen on Site Location Plan.

The buildings present a significant impact on the openness of the green belt particularly at this location. This is made worse by the extensive paved area as indicated on the Location Site Plan. We do not believe the intended uses for the building meet the requirements of Para 149 and 150 of the NPPF July 2021 and therefore represent inappropriate development. Para 149b enables the provision of appropriate facilities for outdoor recreation (or outdoor sport and other types of recreation) provided green belt openness is preserved which we do think is in this instance. The purposes of the development are for 'commercial purposes' i.e., training which ought not to be considered recreational activities. We would point out that as recently as February 2023, the applicant had an earlier planning application PL/2022/01785/PPFL approved for a Two storey building in the main site, which included training rooms.

Based on the previous comments, VSCs would need to be put forward to mitigate the potential harm by reason of inappropriateness- no such VSC's have been put forward in the application and therefore the development represents inappropriate development in the Green Belt and should be refused. VSC's will not exist unless the potential harm by reason of inappropriateness, and any other harm is clearly outweighed. As none have put forward harm to the openness exists.

We would like to stress at this point, that the Parish Council fully supports the aims and objectives of the Family Care Trust, but as any other organisation would need to, we do expect current planning regulations to be followed which we do not believe has happened on this occasion. We also find it disappointing that the application has been made retrospectively and not as you would normally expect, made prior to any work commencing but do recognise that the process does allow for this.

Your sincerely,



JULIE BARNES

Clerk

Hampton in Arden Parish Council

Hampton-in-Arden Parish Council