

PLANNING REPORT

Date	App. No.	Details	Outcome	Decision Level	Deadline Response	Case Officer
31/10/22	02283	104 Lugtrout Lane, erection of 5 dwellings and associated landscaping. ** FURTHER EMAIL SENT TO PLANNING BY PC **	Pending	PPFL	21/11/2022	Becky Matravars
12/06/24	00975	Land off Lapwing Drive, residential dwellings and infrastructure. ** EMAIL SENT TO PLANNING BY PC **	Pending	PPFL	03/07/2024	Matt Preece
01/08/24	00754	Land off Patrick Farm – Application for Alternative Development.	Pending	HS2LCA	22/08/2024	Benn Watkinson
16/02/25	02286	HS2 Request for approval in relation to conditions. ** EMAIL SENT TO PLANNING BY PC **	Pending	HS2DIS	-	Claire Bishop
16/02/25	02285	HS2 Request for approval in relation to conditions. ** EMAIL SENT TO PLANNING BY PC **	Pending	HS2DIS	-	Victoria Lane
28/02/25	00396	HS2 Request for approval in relation to conditions	Pending	HS2 DIS	-	Claire Bishop
10/03/25	00377	Diddington Hall – external works.	Pending	PPFL	31/03/2025	Rebecca Hadley
10/03/25	00378	Diddington Hall – Listed building Consent	Pending	LBC	31/03/2025	Rebecca Hadley
27/03/25	00153	Land off the Grove demolition of redundant kennels	Pending	PPFL	17/04/2025	Benn Watkinson
27/03/25	00164	Heath Farm 26 Henwood Lane replacement existing bungalow.	Pending	PPFL	17/04/2025	Benn Watkinson
09/04/25	00606	Proposed Motorway Service Area – Variation of Conditions	Pending	VAR	30/04/2025	Lawrence Osborne.
25/04/25	00817	Hampton Manor. Listed Building Consent - Extension	Pending	LBC	16/05/2025	Matthew Heynes
25/04/25	00816	Hampton Manor – Proposed Extension ** EMAIL SENT TO PLANNING BY PC **	Pending	PPFL	16/05/2025	Matthew Heynes
24/06/25	01265	HS2 Schedule 17 Request	Pending	HS2 DIS	-	Claire Bishop
23/07/25	01344	Woodhouse Farm, change of use.	Pending	COU	13/08/2025	Benn Watkinson
29/07/25	01404	Woodhouse Farm, Catherine de Barnes. Solar Farm ** Consultation on hold **	Pending	PPFL	19/08/2025	Lawrence Osborne
30/07/25	01279	165 Lugtrout Lane, extension and decorations	Pending	MinFHO	20/08/2025	Jess Coghlan
30/07/25	01324	Woodside, Solihull Road – extension works	Pending	PPFL	20/08/2025	Jess Coghlan
22/08/25	01572	Land west of Old Station Road. 130 dwellings ** EMAIL SENT TO PLANNING BY PC **	Pending	PPOL	12/09/2025	Laura Taylor
02/09/25	01635	17 Hampton Green. Single Storey Extension	Pending	MinFHO	23/09/2025	Nikki Moore
10/09/25	00975	Land off Lapwing Drive, erecting of residential dwellings. ** EMAIL SENT TO PLANNING BY PC **	Pending	PPFL	01/10/2025	Matt Preece
16/09/25	01617	17 Bellemere Road, Tree Works	Pending	TCA	07/10/2025	Percival Worsley
17/09/25	01616	53 Hampton Lane ** EMAIL SENT TO PLANNING BY PC **	Pending	MinFHO	08/10/2025	Jess Coghlan

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18/09/25	01324	Woodside, Solihull Road, two storey rear extension	Pending	PPFL	09/10/2025	Jess Coghlan
19/09/25	00884	Heath Farm, 26 Henwood Lane, erection of 1 dwelling ** EMAIL SENT TO PLANNING BY PC **	Pending	PPFL	20/10/2025	Rebecca Hadley
23/09/25	01793	16 Lapwing Drive, single storey rear extension	Pending	MinFHO	14/10/2025	Lou Randall
24/09/25	01715	Oak Farm – discharge of conditions.	Pending	DIS	15/10/2025	Becky Matravers
Appeals & other planning matters affecting the Parish:						
2024/01917 M106 Variation and approval of new night flying policy		Birmingham Airport ** Approved **				
2015/51409 (PPOL) Motorway Service Area off Solihull Road						
PL/2024/00221/PHNAA – Prior Notification for enlargement of the existing dwelling by one additional story to the main property.		26 Henwood Lane, Catherine de Barnes		Prior approval required and granted on 28/03/2024		
PL/2023/01954 – Construction of a Battery Storage Facility adjacent to Henwood Lane		Catherine de Barnes ** Appeal ** Reference: AP/2024/00053		APPEAL UPHELD		
Land to the south of Destiny Cottage, Friday Lane, 2 new dwellings with access.		Catherine de Barnes ** Appeal **		Appeal Dismissed on 09/06/2025		
National Planning Policy Framework Dec 24 – Solihull Local Plan.						
Enforcement Case – 20 Meriden Road		EN/2025/00020/TREE Wellingtonia Tree.				
PL/2025/00547 – Mell Square Hybrid Planning Application		Redevelopment of Mell Square and full application for the redevelopment of Phase 1 (adjacent to Morrisons Carpark).		Response submitted by the Parish Council on 27/05/2025		
PL/2025/01472/PIP Development of 2 No. two storey houses at rear of 135/137 Hampton Lane.		Land To The Rear Of 135 -137 Hampton Lane Solihull B91 2RS		Response submitted by the Parish Council on 05/09/2025		
Chestnuts Farm		Appeals: Appeal A: APP/Q4625/C/22/3311154 (Enforcement appeal re skip hire use)		Several planning applications were made, and several Enforcement Notices were served in November 2022. In total, five appeals were made – two Section 78 appeals (ie Planning		

	Appeal B: APP/Q4625/W/22/3311153 (Planning appeal re Dovetail offices and parking) Appeal C: APPQ4625/C/22/3311155 (Enforcement appeal re Dovetail Office use and parking) Appeal D: APP/Q4625/C/22/3311058 (Enforcement appeal re hard surface track, bunds, and hard surface area) Appeal E: APP/Q4625/W/22/3311049 (Planning appeal re hard surface track, bunds, and hard surfaced area)	appeals) and three Section 174 appeals (ie Planning Enforcement appeals). The appeals have been considered separately by the Planning Inspectorate, but the decisions have all been included together on one decision notice (see copy enclosed). The Planning Inspector has explained their reasoning in depth but has also included a short conclusion for each appeal. The Inspector has included a full commentary on each case, but for ease of understanding, the main requirements are: Appeal A: It has been concluded that Appeal A and part of Appeal B should not succeed. This means that the Enforcement Notice is upheld. The Enforcement Notice compliance period for the skip hire use (ie 6 months) therefore commenced on the appeal decision date (ie 4th August), and the full requirements of the Enforcement Notice must be met by this deadline. The skip hire use must therefore cease, and all materials and fencing must be removed by this time. Appeal B & C: It has been concluded that Appeal C should not succeed, and that in respect	
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		of office and workshop use, Appeal B should be dismissed. Again, this means that the Enforcement Notice compliance period for the Dovetail office/parking use (9 months) has commenced from the 4th August. The full requirements of the Enforcement Notice must be met within this deadline. The office and workshop use must therefore cease, along with the related parking. Appeal D & E: It has been concluded that Appeals D and E should be allowed, in part, but that the Enforcement Notice should also be upheld, in part. The Inspector found that very special circumstances do exist for the access track and bunds, and so these have been approved. However, the extra area of hard standing, and the fencing, have been found not to be acceptable, and the Enforcement Notice for these has been upheld. The Enforcement Notice has therefore been amended (with an amended plan) so as to require the removal of the extra area of hard surface, and the fencing. The compliance period of these works (6 months) also commenced on 4th August. Conclusions The Planning Inspector's decisions	
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		have now been received, with the result that most of the Enforcement Notice requirements have been upheld. The Enforcement Notice compliance periods have now started, and so these requirements must be met by the deadlines. Failure to do so would be a criminal offence, for which further enforcement action would be required.	
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Clerk and Financial Officer
Data Protection Officer
Julie Barnes

updated on 13/10/2025