

PL/2018/02731/MAJFOT – The Green, Stratford Road, Shirley

Amended plans

- A revised parameter plan has been submitted, (drawing no. GRN- FEA2479-EX-XX-DP-A-1270 Rev I) which indicates a revised maximum height to the proposed car dealerships of 14.0m to eaves above ground level.

Amendments to conditions

- Condition 4 to be amended to allow five years for the submission of reserved matters in relation to the outline elements of the scheme
- Conditions 7 & 8 relating to highways are to be deleted as it is considered that the matters are successfully dealt with via other conditions
- Condition 19 has been amended to read as follows:

The site layout of the approved car dealership shall be implemented in accordance with the details indicated on drawing no. 001435 JPL ZZ XX DR C 5000. The scheme shall be implemented prior to first occupation of the building and thereafter maintained for the lifetime of the development. In order to demonstrate that a vehicle transporter is able to enter, manoeuvre within the site, load, unload and exit the site in the interest highway safety in accordance with Policy P7 and P8 of the Solihull Local Plan.

- Condition 28 has been amended to read as:

The car dealership hereby permitted shall not be open to customers and no deliveries shall take place outside of the following times 07:00-20:00hrs Monday-Saturday and 09:00-17:00 hours on Sundays and Bank Holidays.

- Condition 32 to be deleted as it is considered that these matters are dealt with via current Building Regulations standards
- Conditions in relation to phasing have been altered to read '*No phase of development (excluding vegetation of tree clearance)*... This is to allow site clearance outside of nesting bird season, in accordance with agreed tree clearance details, in order to facilitate the delivery of the development promptly.

- Additional condition to ensure that house types with car ports are not able to be infilled, and result in a reduction in the number of parking spaces .

The carports indicated on house types HT06 Type 1, HT06 Type 2, HT06 Type 3 and HT06 Type 4 shall be made available prior to occupation and thereafter no doors or other means of enclosure shall be affixed to the carport, other than on the rear elevation of the property for the lifetime of the development.

To ensure the satisfactory and efficient parking of vehicles in accordance with Policy P8 of the Solihull Local Plan

- Condition 40 amended to reference revised parameters plan no. GRN-FEA2479-EX-XX-DP-A-1270 Rev I

Affordable Housing

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The additional units given up for sale at 80% of the market value does constitute affordable housing according to the NPPF. At Solihull MBC, low cost housing does not tend to sit within the model of affordable housing where shared ownership or social rented housing is normally preferred. The applicant has therefore agreed to provide these 10 units via a Unilateral Undertaking. This will ensure that the landowner places a restriction on the title of the property to limit its sale in perpetuity to 80% of its market value, thus retaining the units as low cost.

PL/2018/02997/PPRM – Land South of Solihull Parkway North of Blackfirs Lane Marston Green Solihull

Additional Informative recommended:

NOTE: A revised application to discharge condition no. 25 on PL/2016/02001/PPOL will need to be submitted which must include reference to the additional planting including that on the Gabion Wall.

PL/2018/03187/MINFH0 – 193 St Bernards Road, Olton.

2 letters of support have been received advising that: -

- The new entry to 193 will improve road safety and traffic flows in this section of St Bernards Road;
- The construction of the new access will reduce the number of vehicles using the current entry at 191 which serves 3 houses;
- New access will reduce the build up of traffic which occurs when a car is waiting to turn in off the road when another car is waiting to exit from the gates;
- There are other accesses across the street which have drives and dropped kerbs nearer the pedestrian crossing, especially 195 which has an entry point virtually next to the crossing which presents no increased safety risk;
- The new vehicular access will reduce traffic to this single access point by more than 20%;
- The removal of a few low quality trees next to the pavement will allow passers-by a better view of the better quality trees hidden behind them;
- The removal of the poor quality trees will improve the quality of tree that are subject to a Tree Preservation Order (TPO);
- The removal of laurels would with improve the health of the TPO trees;
- Ne planting will be provided as part of the scheme; and
- Over the last year residents have witnessed a very substantial number of perfectly healthy trees removed at a number of addresses along St Bernards Road. These trees were of significantly better quality than those proposed to be removed.