

[REDACTED]

PL/2019/02766/PPFL – Development Site 20 to 66, Station Road, Solihull

The Community Infrastructure Levy (CIL) contribution quoted in the committee report is incorrect. The updated and correct CIL contribution is £212,705.28 based on 2308sq metres of chargeable residential floor area within the mature suburbs.

PL/2020/01547/PPFL - 751 Warwick Road

The applicant has provided an update on the estimated investment cost of extending and modernising the existing site and building. The updated cost is ca. £4.2 million (original estimated cost ca. £3.85 million).

One additional letter of representation has been received, but raises no new points beyond those already summarised in the Committee Report.

PL/2020/01612/PPFL – Berkswell Quarry Cornets End Lane, Meriden

Suggested alteration (as underlined) to part of condition 23 (land contamination) to read:

“This must be in accordance with DEFRA and the Environment Agency’s Model Procedures for the Management of Land Contamination, CLR 11 and/or Environment Agency’s Land Contamination Risk Management (LCRM) procedure (or any procedure revoking and re-enacting that procedure), or as otherwise agreed in writing by the Local Planning Authority.”

Additional condition to secure Biodiversity Offset, to read:

“No development shall commence unless and until a scheme (“the scheme”) to ensure that there is no net biodiversity loss as a result of the development has been submitted to and agreed in writing by the Local Planning Authority. The net biodiversity impact of the development shall be measured in accordance with the DEFRA biodiversity offsetting metric as applied in the area in which the site is situated at the relevant time and the scheme shall include either:

1. Proposals for on-site mitigation (full details of which will be provided in relation to each phase of development in accordance with Condition X of these conditions) and/or for off-site offsetting;
2. A methodology for the identification of any receptor site(s) for offsetting measures;
3. The identification of any such receptor site(s);
4. The provision of arrangements to secure the delivery of any offsetting measures (including a timetable for their delivery); and

5. A management and monitoring plan (to include for the provision and maintenance of any offsetting measures in perpetuity).

Or;

The provision of a financial equivalent sum, the value of which should not exceed the figure provided through the approved Biodiversity Impact Assessment.

The written approval of the Local Planning Authority shall not be issued before the arrangements necessary to secure the delivery of any offsetting measures have been executed. The scheme shall be implemented in full accordance with the requirements of the scheme or any variation so approved.

Reason:

To secure no net loss to biodiversity in accordance with NPPF and Policy P10 of Solihull Local Plan.”

Amendment to condition 26 (with additional/amended wording underlined) as follows:

“No development shall take place until a Construction Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved plan shall be adhered to throughout the construction period. Avoiding the bird nesting season should be the priority, however, the plan shall provide for a precautionary approach, whereby an on-site qualified ecologist is present and checks are undertaken for nesting birds and hedgehogs prior to any works, with avoidance and mitigation measures detailed as appropriate. As a precautionary measure, clearance shall be undertaken in a directional manner from south to north of the site. Any hedgehogs should be encouraged to move into suitable habitat beyond the northern boundary of the site. Should any hedgehogs be encountered during site clearance, clearance will cease and the hedgehog(s) will be moved by hand into suitable habitat beyond the northern boundary of the site before clearance works commence.

Reason: To ensure the retention and protection of protected species and biodiversity in accordance with Policy P10 of the Solihull Local Plan 2013.”

Additional condition recommended to read:

“Before the development hereby approved is commenced, details of an Employment and Skills Strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include a method statement to indicate how the Employment and Skills Strategy shall be implemented. Thereafter, the approved Employment and Skills Strategy shall be implemented in accordance with the approved details.

Reason: To ensure that recruitment and training is maximised for the local community, in accordance with Policy P1 of the Solihull Local Plan 2013.

2. Additional Heads of Terms to be included within 106 agreement, as follows: Securing appropriate operational use of the development/use in line with the relevant suggested conditions attached to any approval.

Landscape restoration scheme in addition to existing restoration plan and mitigation plan submitted with the planning application, achieved via financial contribution of £11,000, to be spent over the duration of the planning permission (10 years), to facilitate hedgerow planting in the Arden Enhancement Zone within the vicinity of the site, as well as Ecologist Fees to administer the hedgerow scheme.

Land owner pursuant to land falling outside the application site, to be used for the purposes of landscape enhancement, to be party to the legal agreement.

Financial contribution of £6,200 per annum to secure maintenance of the public highway known as Cornets End Lane, Meriden. The sum should be adjusted in accordance with the proportionate change in the Road Construction Tender Price Index during the period of use. The annual contribution should only cease once the proposed use has permanently ceased on site.

PL/2020/01648/PPFL – 9 Land Lane, Marston Green

As an addendum to the main report Members are advised that the Council's Meeting Housing Needs SPD confirms that in Marston Green there is a high demand for small 1 and 2 bedrooled residential units. It advises that 40% of the currently identified housing needs of the area is for units of this size. The proposal will therefore help meet this demand

PL/2020/02272/PPFL – Evers Green Lane

Amend condition 3 to read as follows:-

(3) The planning permission is granted for a period of ten years from the date of this decision notice, after which time the use hereby approved shall cease, all associated development shall be removed from the site and the land shall be restored to its former condition.

PL/2020/02450/PPFL - Fernhill Lane, Balsall Common, Solihull

This application was called to committee by Councillor Diane Howell by email on 4/1/21 and this fact was by error omitted in the published Agenda.

Councillor Howells objection is as follows:-

Whilst I am supportive of the autonomous vehicles project I have grave concerns about the site of this hardstanding. Fernhill Lane is within the greenbelt, very rural in nature and surrounded by farming communities who

regularly walk their animals on the lane when moving them between fields. This hardstanding site is within the greenbelt and its use will not be regulated. Therefore I would like to call this application into the Planning Committee on the grounds of inappropriate greenbelt development'

An additional letter of objection has been received, bringing the total to 9 letters of objection received from separate addresses. This 9th objection letter raises the following summarised additional concerns;

- The proposed hardstanding will result in fields becoming waterlogged, and the site was recently underwater for some time;
- Highway safety concerns from the autonomous vehicles on the highway, and their impact upon traffic, pedestrians and farm animals;
- If approved, the hardstanding should be removed when no longer needed; and
- The proposed period of use is for 8 years, so cannot be considered as temporary.

Amend condition 3 to read as follows:-

(3) The planning permission is granted for a period of ten years from the date of this decision notice, after which time the use hereby approved shall cease, all associated development shall be removed from the site and the land shall be restored to its former condition.

PL/2020/02789/PPFL – 31 Piccadilly Close, Chelmsley Wood, B37 7LE

Comments received from David Howes MCIEH - Environmental Case Officer, Neighbourhoods & Regulatory Services, SMBC

I have looked through the proposed plans and the available space is suitable for a HMO for 8 People.

The size of bedrooms 1, 2 and 3 are suitable for up to 2 persons while bedroom 4 and 5 are suitable for one person. The proposed size of kitchen and living/dining area and the number of bathrooms are suitable. I assume all the works will be carried out in accordance with Building Regulations for a HMO, which would include all fire precautions i.e. fire doors, fire alarms, keyless exits etc.

From the proposed basic plans the property appears to be suitable and we would have no objections.

As a licensable HMO we would carry out checks to ensure the property meets the standards set out in Solihull's 'Amenities & Facilities Guide for Houses of Multiple Occupation'.