

## COMMITTEE UPDATE NOTE 28/02/21

### **PL/2020/01993/PPFL – Wyndley Garden Centre, Warwick Road, Knowle**

#### Reason for referring to Committee

Application was called in by Cllr Alan Rebeiro

#### Additional Representations

One additional representation has been received which objects to the proposal. This does not raise any further points other than those previously set out within the Report.

The change.org petition on line has now increased to 420 signatures against the development.

#### Update from Applicant with regards to economic viability section of the report

- Employment figures

The committee report states that there are currently 27 jobs on site, as set out within the Planning Statement. These 27 jobs relate to 18 full time staff and 9 part time staff (equating to a full time equivalent of 20 jobs).

It is still considered that when balancing the current provision of 20 jobs, against the proposed provision of 44 jobs, and associated employment during construction phase that this would carry moderate benefit to the economy in the planning balance.

- Business & condition of buildings

The applicant and owner of the site would highlight that there is a difference in takings of 75% when comparing a day of good weather to one of bad weather. It is also advised that buildings are not in a good state of repair, as cited within the committee report, and short term investment of an estimated £50,000 is required to make good the buildings, with hundreds of thousands of pounds estimated to bring the building up to modern standards.

Notwithstanding the current business market conditions and the condition of the buildings on site, as set out on page 23 of the Committee agenda, the proposal would remain contrary to Policy P3 of the Solihull Local Plan and this carries limited weight against the development.

- Community hub

The applicant contends that they would not wish to see the Garden centre as a community hub disappear, and would be preserved by the applicant through facilities to be provided as part of the care village and extended as a facility to local elderly population. It is considered that this would have limited weight in favour when viewed in the planning balance as these benefits would not benefit the wider population of the area.

- Conclusion

Having regard to these matters it is not considered that the additional information provided changes the weight attributed to the material considerations and refusal is recommended for the reasons stated in the report.

**PL/2021/00018/MINFHO - 62 Chester Road**

One further neighbour comment received, but raising no new issues from those set out in the officer report.

**PL/2021/00038/PN - Telecommunications Mast, Knightsbridge Road**

For the avoidance of doubt, this application was called to Committee by Councillor Kathryn Thomas.

Three additional letters of objection have been received. Two of these raise no further issues beyond those already stated in the Officers report. However the third letter has raised an objection to the suggested relocation of the mast to the rear of the Nursery, as this would impact on their living conditions causing an eyesore in their living room and garden area. They state that the proposal is the better option.

Your Highways Officer has now submitted formal comments on the application. He has raised no objection subject to a condition that the mast and cabinets are installed as per the amended plan which allows 2m clearance for pedestrians. He noted that there would be a loss of parking spaces but these are not formal spaces and there would still be opportunity for vehicles to park around the mast and cabinets. Again it should be pointed out that the area where these vehicles park is illegal but not enforced by the local authority.

The following additional condition is therefore proposed:

(3) The mast and associated equipment should be laid out in accordance with the revised drawings (215 MAX CONFIGURATION SITE PLAN Issue C4), whereby at least a 2m clear width is available along the footway for pedestrian movements.

In the interests of pedestrian safety in accordance with policy P8 of the Solihull Local Plan 2013

In addition, with regards to the potential relocation of the mast to the rear of the nursery building, measurements have been taken on site to the front of the access. The access measures 5m in width where the gates are, narrowing to about 3.5m (measurement taken off location plan), though this is reduced further still by leaning trees and overhanging branches. The HIAB vehicle that will be used to deliver the mast to the site and hoist it into position has a width of 3.2m, length of 9.1m and a height of 3.7m. It is therefore extremely unlikely that the mast could be delivered to and erected at the suggested site.