



PL/2023/01568/COU | Change of use of house and outbuildings to wellness centre. | 51 Browns Lane Bentley Heath Solihull B93 9BE

The Knowle, Dorridge and Bentley Heath Neighbourhood Forum (the Forum) has reviewed the documents accompanying this change of use planning application.

The Forum requests further information before it is able to properly consider this application and formally respond.

Generally, the planning statement does not cover the planning context of the development against the policies of the Local Plan and the Neighbourhood Plan.

Specifically, the planning application refers to this as being a change of use from a residential dwelling to a 'wellness centre'. This is not a use in planning terms and lacks clarity as to the proposed operation which needs to be understood, given the Forum understands that the applicant's business is the provision of mental health and addiction treatment facilities.

The planning statement refers to there being proposed 2 consulting rooms, suggesting a Class E(e) use. However, there is also proposed residential accommodation for 5 individual people; it should be clarified whether this is care facility within Class C2 or whether what is proposed will be a secure facility within Class C2A.

The property is situated within a residential area with a local primary school and nursery in the vicinity. Clarification of the actual nature of the use/operation of the facility is therefore essential, given these sensitive uses.

The planning statement states that the property is in a countryside location, but Browns Lane is a narrow, busy and predominantly residential road which is one way at this point. It is noted that SMBC highways has requested a highways assessment.

In conclusion the Forum considers that further information is required before it can consider this application formally.

Roger Cook

Chair, Knowle, Dorridge and Bentley Heath Neighbourhood Forum