



Knowle, Dorridge and Bentley Heath (KDBH) Neighbourhood Forum CIO

Response to Planning Application PL/2022/01356/PPFL

Demolition of Vacant Church Hall and Development of 3 Town Houses

Widney Evangelical Free Church, Widney Road, Bentley Heath, Solihull, B93 9BN

FAO: Benn Watkinson, Case Officer

The Forum wishes to **object to the above application.**

The application does not comply with the **Council's adopted Residential Backland Development SPD, particularly in respect of access and parking arrangements and subservience of the submitted development to the primary frontage properties (i.e. the parade of shops directly to the front of the 3 Town Houses).**

The Forum does not consider there are satisfactory access arrangements to and from the proposed houses due to the number and nature of delivery and other vehicles using the access road, as well as the narrowness of the access road itself at the point it emerges onto shop-frontage parking and the busy Widney Road. Access to and from the proposed properties and car park/delivery area along the access road would be severely compromised and present continuing, serious and hazardous safety issues to residents and visitors to the 3 Town Houses, pedestrians, delivery and other drivers, car park users and road users.

The applicants previous planning application, PL/2021/01477/PPFL was refused. The Full Planning Decision notice subsequently issued by the Council on 8th March 2022 clearly sets out the reasons for refusal.

Contrary to the Council's adopted Residential Backland Development SPD the planning application does not demonstrate the proposed development is subservient (i.e. smaller in size, massing and scale) to the parade of shops directly to the front of the 3 Town Houses.

In addition, the length of the rear gardens is below the 11m minimum required and the pruning back by 4m of two large grade A oak trees is considered excessive and demonstrates the tightness of the site.

The Forum considers the changes and amendments introduced in the new planning application, following the refusal of the previous application, are insufficient and contrary to the Residential Backland Development SPD and in the circumstances, the application should be refused.

Roger Cook
Chair
Knowle, Dorridge and Bentley Heath Neighbourhood Forum