



Knowle, Dorridge and Bentley Heath (KDBH)

Neighbourhood Forum

Response to Planning Application: PL/2021/01000/MINFOT

2 Station Approach Dorridge Solihull B93 8JF

Construction of timber framed single storey extensions plus first floor extension, cladding of structure, forming of new timber fencing to boundary, alterations to fenestration, erection of railings, change of use to drinking establishment with extended food provision (Sui Generis). Partly retrospective.

FAO: Claire Bishop, Case Officer

The KDBH Neighbourhood Forum has carefully considered this application and the relevant planning history, and specifically the Planning Inspector's report pertaining to this development Appeal Ref: APP/Q4625/C/19/3223403.

The Planning Inspector independently assessed all relevant matters and views in reaching her conclusions on the enforcement appeal (issued 2nd October 2020). The findings on ground a) of the appeal¹, particularly regarding the character and appearance of the development and harm to the Station Approach Conservation Area, were clear. The Forum is not aware of any material change in the planning circumstances since that decision was made.

The applicant has been given an opportunity to submit a scheme that addresses the Inspector's primary concerns. It is regrettable that this application has minimal regard to those findings and falls well short of a reasonable compromise. It is concluded that this application does not accord with the development plan, including policies VC2, E2, D1 and D2 of the Knowle Dorridge and Bentley Heath Neighbourhood Plan, for the reasons expressed by the Inspector in relation to her assessment of character and appearance in ground a) of the appeal.

We note the timescale for compliance with the enforcement notice was 2 April 2021. This matter therefore urgently requires a satisfactory resolution. In the event that the application is recommended for approval, we request that it is determined by the Planning Committee. In the meantime, if the application is subject to amendment we would wish to be notified.

Jane Aykroyd
Chair
Knowle Dorridge and Bentley Heath Neighbourhood Forum

¹ ie that planning permission should be granted for the development as built