

NEWSLETTER 2



OPPOSING OVER DEVELOPMENT

'VILLAGE UNDER SIEGE'

This was a comment made by a resident in Elmdon Lane at a public meeting held by **Marston Green Opposing Over Development Group** in the Village Hall on August 15th 2007 and it was echoed by many others, not only in Elmdon Lane but in Holly Lane and Coleshill Heath Road, in fact in all areas in the village that appear to be under attack from 'garden grabbing' developers.

During the past years Marston Green has had some large housing developments, all identified in the Solihull UDP, some of these being the housing on the old maternity hospital site and some on farmland adjacent to Moorend Avenue, now **Waivers Marston**. Already there is an area next to **Waivers Marston** identified in the current Solihull UDP for more housing development.

The current projected housing developments in Elmdon Lane and Holly Lane are surplus to the Solihull UDP and are more about developers greed than the good of the people in this village. We are also concerned about the ability of the village infrastructure, traffic, schools, doctors etc to handle the current levels of development and we are all aware that Elmdon Lane poses the threat of several additional phases.

PEOPLE POWER!

People Power can move mountains. The Holly Lane planning application, 2006/2361 which was refused by Solihull Planning Sub Committee was then sent, by the developer, to the Planning Inspectorate at Bristol as an appeal. The Inspectorate have been persuaded to hold this appeal locally, here in Solihull so local people can speak, if they have written to object. This will be a very important meeting and the developers will probably have barristers there to plead their cause so we need to have speakers who can put their point over well. **Marston Green Opposing Over Development Group** have spoken to Cllr Sleigh who will be speaking and who will ask Caroline Spelman MP to attend if she can, but remember she has a very busy diary so may not be able to, but we know she is supporting us as she has written to the Planning Sub Committee to object.

ELMDON LANE

Planning Application 2007/1713

This planning application that was submitted in July will probably be heard by the Planning Sub Committee in October. If you have not written to object yet, and you would like to, **it's not too late!** You can still write and put your objection in. (See over)

This



Could turn into this

Picture of E Lane busy

Overspill from an estate—yes an estate built in the gardens of the houses 110—134 would be an estate and would generate for the 70 dwellings something like 140 cars, but you won't be surprised to find that there will possibly not be enough parking space on the estate and the overspill will end up in Elmdon Lane.

If this application is refused on the grounds of noise it will not come back, but if it is on any other grounds, traffic, parking or density, it will come back as a re-submission with alterations.

"FIGHT THE BLIGHT"

All those horticultural experts look out for the...

"COMMON GARDEN DEVELOPER" n.

particularly destructive to trees and plants; can affect whole trees, complete hedgerows and culminate into a rather nasty concrete canker if left unchecked; at initial indication treat with prompt opposing letter to Solihull Planning Department

United We Stand

Are you aware, that when there is a controversial planning application, Solihull Councillors on the Planning Committee visit the site in question?

The site visit will happen on a Saturday and when this happens we hope to hold a **SILENT VIGIL**



along the Lane to demonstrate our united support against this planning application.

We need enough people to form a chain that runs on both sides of Elmdon Lane from 110 to 134 to show the District Councillors that we are intent on getting this application refused.

Don't leave it to chance hoping someone else will do it—come and **join the chain**—we won't ever have too many people, we might even have enough for a **DOUBLE CHAIN**.

The time and date for the site visit at present are unknown but as soon as we find out we will let everyone know. So listen to the 'buzz' around the village and be ready to support this **SILENT VIGIL**.

Remember if this application gets through there will certainly be more to follow! So let's do our best to make sure it is refused.

Remember the old saying "United we stand, divided we fall" is what it's all about for the current siege situation.

The Mystery of the Missing Tree

A horse chestnut tree in Elmdon Lane was recently cut down. According to Solihull Council a resident had reported it as diseased, so early one morning the tree surgeon cut it down and took the evidence away. Co-incidentally it just happened to be on the frontage of 128 Elmdon Lane which is due to be demolished to make way for 2 semis to be built and the tree would have been in the driveway of the projected building!!!

2 very concerned residents delivered over a 1000 leaflets to let everybody know about the planning application in Elmdon lane and meeting on 15th August. We know that 250 people attended, we also know there was a football match on so that's 250 probably who could not attend – the other 500, we know you weren't washing your hair because the water pressure in Elmdon Lane would not allow it!!

Just imagine when there are another 70 houses there!!

HOW TO OBJECT

If you want to object to the application for Elmdon Lane send your objections to: Lawrence Osborne, Application no. 2007/1713, Planning Services, PO Box 11652, Solihull, West Midlands, B91 9YA

Also you can send copies of your letters to :

Caroline Spelman,

The House of Commons, London SW1A 0AA

AND

RT Hon Hazel Blears,

Secretary of State, Dept for Communities and Local Government Bressenden Place, London SW1E 5DU

– (On Hazel Blears copy add a sentence that requests her to remove the words 'back garden' from the bill that designates back gardens as brown field sites.)

You can still object on any of the following points:

These planning proposals are an over intensive development for the size of the plot

This development forms no part of the Solihull U.D.P. which was adopted in February 2006 listing its projected building programme.

The area of this plot will be within the 66Db contour and no provision has been made for the fact that there are no grants provided for newly built properties.

Access to Elmdon Lane over Land Lane and Elmdon Road bridges is limited to 7.5tons.

The housing design is out of keeping with the street scene

There is a precedent set for refusal of 'starter homes' in Elmdon Lane (Application no. 1996/1576)

There is precedent set for refusal of dwellings being built in the back gardens of houses in Elmdon Lane. (Application No. 1989/388)

Part of the land designated in this application appears to be agricultural land.

The noise level will fall within the category 'C' not 'B' as stated

WELL DONE RESIDENTS OF MARSTON GREEN-Solihull have received 215 letters of objection at the time of going to press

How will the builders get the materials to build the houses into Elmdon Lane, with the 7.5ton weight restriction—perhaps they will fly them in by helicopter!

SEE NEXT ISSUE OF NEWSLETTER for planning updates and news, what's going to affect you, the **SILENT VIGIL**....

and learn about **JIM RYAN's 3 P's.....THE PASSION, THE PLAN, THE PLEDGE** – all will be revealed!!