



NEWSLETTER 5

OPPOSING OVER DEVELOPMENT January 2008Coming soon www.marstongreen.org.uk

PUBLIC MEETING

There will be a public meeting held at 8.15pm on
MONDAY 28TH JANUARY 2008
At **The Parish Hall**, Elmdon Road.
This meeting will be to discuss the Holly Lane Enquiry decision and the Elmdon Lane appeal, currently with the Planning inspectorate in Bristol

ELMDON LANE is back on the agenda.

Just before Christmas Sandstone resubmitted their application for 110-134 Elmdon Lane, Application No 2007/2650. This was an amended planning application, that addressed all the points raised by Solihull Planning Committee. They also submitted a plan to demolish 3 dwellings not 2 as stated by Solihull and build 57 houses, with 2 entrance/exit roads into the development. Application No. 2007/2651 Objection letters for these two applications to Solihull Planning Dept, PO box 11652, Solihull, B92

Now is the time to write and object to both of these applications, if you haven't already done so. Sandstone have also submitted an application to the Planning Inspectorate for their original application Application No. 2007/1713. For this objection you need to write to the planning inspectorate at The Planning Inspectorate, Room 3/18b, Temple Quay House, 2, The Square, Temple Quay, Bristol, BS1 6PN

In your letter please ask for the planning Enquiry to be local, at least that way we will hear what the inspectorate have to say.

You can 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 66-69Db contour and no provision has been made for the fact that there are no grants for sound insulation provided for newly built properties.

The housing design is out of keeping with the street scene.

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

As the **Airport Master Plan** has now been submitted it is obvious looking at the new noise contours that at least 2/3rds of this development will all in the category 'C', 66/69db, band of noise level and as there are other identified sites that are quieter this appeal should be refused.

You can also add the following statement:

Housing Supply

The Housing Chapter of the Solihull UDP states that Solihull should meet the West Midlands Regional Spatial Strategy annual housing provision of 400 dwellings per year.

The UDP Annual Monitoring Report for 2006/7 shows that 921 dwellings were built in Solihull in 2005/6 and 784 dwellings in 2006/7.

Environment

PolicyH1 paragraph (iii) states that permission on 'windfall sites' should have regard to neighbouring buildings, local distinctiveness and local character. This point is reinforced in Policy H5, which also refers to community safety as a factor to take into consideration.

HOW TO OBJECT

Its still not too late

You can still object by letter right up until the day before the Planning Sub Committee hear the application.

Application no. 2007/2650

Application no. 2007/2651

These applications will be heard on the 20 February. To object to either of the applications for Elmdon Lane send your objections to: Lawrence Osborne, 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.)

Everyone who can needs to write to the Planning Inspectorate regarding the previous application (2007/1713) although all the paperwork including letters of objection will go to Bristol it doesn't hurt to be sure by writing to them to object. Send your letter to the inspectorate at The Planning Inspectorate, Room 3/18b, Temple Quay House, 2, The Square, Temple Quay, Bristol, BS1 6PN

Holly Lane Public Inquiry

The result is in and sadly it is not the result we were hoping for. The 10 page report can be accessed through the Solihull website. Although basically the inspector has given Leycester Holdings (Colin Johnson) everything that they asked for.

There are a few minor conditions

- i) that close boarded fencing is to be used on some external boundaries, rather than panel fencing.
- ii) no extra windows are to be put in the first floor side elevation of plots 5, 10 & 23 without written planning permission.
- iii) windows on plots 5, 10 & 23 must be fitted with obscured glass.



A current view of a garden in Moseley Drive

The inspector closes his report saying 'my overall conclusion is that the proposal would make better use of previously developed land in a high sustainable location' he goes on to say that the 'variation in style of the housing types would add interest to the area and that the 'affordable housing will broaden tenure choice.'



And this is what he calls better use of previously developed land????

For sure he doesn't live here.

All you 'Vigiliers' get ready you may be needed again. If the Inspectorate choose to make the Elm-don Lane appeal a local enquiry, they will come from Bristol again to hear the appeal at Solihull. So we all need to be ready to stand up and be counted in our objection.



MGGOOD are grateful to **SOLIHULL MDC** for 'putting their (our) money where their mouth is' in respect of employing a team of a barrister and a planner to speak in opposition to the appeal at the enquiry for Holly Lane.

Although we did not win the appeal at least we all

Save the Trees and the Wildlife DID YOU KNOW...

That it's an offence to destroy the habitat or shelter of Bats? If you see trees being felled and you have good reason to believe that they are being used by Bats, then under the **Habitats Regulations No's 39/40/44** as of the 21st August 2007, you can phone your local **Crimestoppers** and report it as an offence under the Wildlife Countryside act.

Trees are being Felled in Coleshill Road—Is this the part of Marston Green that is next on the hit list

MGGOOD have been told on good authority that trees are being felled in Coleshill Road. It is an offence to fell a tree in Solihull without the relevant permission. If you hear that trees are going to be taken down please let someone know. Either **MGGOOD** on 01217792196/2220 or Lawrence Osborne at Solihull planning department on 01217048134

Marston Green Opposing Over Development can be contacted by post at the Parish Hall, Elm-don Road, Marston Green B37 7BU.

MGGOOD are grateful to Cliff Price who has created a web page on his own web site to enable us to get information around the village more quickly.

Coming soon

www.marstongreen.org.uk

This is the new address for the **MGGOOD** website that will be available as soon as possible.