

Knowle, Dorridge and Bentley Heath Neighbourhood Plan Examination

Solihull MBC response to examiners initial questions dated 10/7/18

The Council can confirm that planning applications for residential development in the Knowle, Dorridge and Bentley Heath (KDBH) Neighbourhood Area are considered as windfall developments on their own merits in accordance with policies in the adopted Solihull Local Plan, in particular Policy P5 and any relevant supplementary planning documents.

The table below lists all planning decisions (and appeals) for housing development in the Neighbourhood Area over the last 2 years. Of the 40 applications, 29 were approved, 5 were refused (with 1 subsequently being allowed on appeal, 1 subsequently being dismissed on appeal and 1 appeal currently in progress) and 5 were withdrawn. One appeal was also dismissed following non-determination of the planning application.

Reference Number	Address	Proposal	Decision	Decision Date	Appeal	Date Appeal Determined	Notes
PL/2003/00102/INV	339-345 Widney Road Bentley Heath	Outline application for residential development of 12 no dwellings and construction of vehicular access	Withdrawn	22.11.2017			
PL/2016/00721/PPFL	54 Avenue Road Dorridge	Demolition of existing detached garage and erection of two dwellings and new garage for No.54	Approved	15.08.2016			
PL/2016/01482/PPFL	85 And 87 Dorridge Road Dorridge	Demolition of 85 & 87 Dorridge Road and redevelopment of site to form six new dwellings.	Withdrawn	11.08.2016			
PL/2016/01522/PPFL	74 Avenue Road Dorridge	Demolition of existing dwelling and erection of two detached dwellings.	Approved	12.10.2016			
PL/2016/01535/PPOL	Land Between 39 And 79 Earlswood Road	Outline application for proposed residential development of up to 45 dwellings to include approval for access. Appearance, landscaping, layout and scale reserved for later determination.	Refused	05.01.2017			Green Belt site
PL/2016/01624/PPFL	6 Manor Road Dorridge	Demolition of existing house and the erection of 6 No. apartments with associated parking.	Approved	12.09.2016			

Reference Number	Address	Proposal	Decision	Decision Date	Appeal	Date Appeal Determined	Notes
PL/2016/01975/PPFL	Land NW Of Oakfield Adjacent To Woodyard Cottage	The construction 1 No. detached dwelling of exceptional design, including the creation of new access track and associated landscaping.	Not Determined (Appeal Submitted)	21.11.2017	Dismiss	18.05.2018	Green Belt site
PL/2016/02086/PPFL	58 Milton Road Bentley Heath	Erection of detached dwelling with part demolition and extension of existing dwelling.	Refused	07.10.2016	Dismiss	13.03.2017	Refused on design and character
PL/2016/02169/PPFL	19 Rodborough Road Dorridge	Demolition of existing house and erection of 2 new two storey five bedroomed houses.	Approved	07.11.2016			
PL/2016/02384/PPFL	85 Dorridge Road Dorridge	Erection of 2 No. new dwellings (Resubmission of PL/2016/01482/PPFL).	Approved	05.01.2017			
PL/2016/02814/MINFDW	Land Rear Of 150 Station Road	Erection of 2 No. detached 4 bedroom dwellings. Amendment to planning approval PL/2015/52224/MINFDW.	Approved	19.12.2016			
PL/2016/02817/MINFDW	1 Copt Heath Croft Knowle	New dwelling on land adjacent to 1 Copt Heath Croft and associated roof alterations to 1 Copt Heath Croft.	Approved	06.01.2017			
PL/2016/03013/PPFL	3 Paddock Drive Dorridge	Erect replacement dwelling; games room in rear garden.	Approved	24.01.2017			
PL/2016/03109/PPFL	99 Avenue Road Dorridge	Demolition of existing garage and single storey extension, and erection of one new detached dwelling to rear of site including access and new garage.	Approved	01.02.2017			

Reference Number	Address	Proposal	Decision	Decision Date	Appeal	Date Appeal Determined	Notes
PL/2016/03111/PPFL	Greswolde House 197A Station Road	Demolition of existing single storey blocks and erection of new 2 storey blocks to provide increased and improved office accommodation. New render finishes to all new and existing elevations.	Approved	28.02.2017			
PL/2017/00148/PPFL	Land Adjacent 20 Lady Byron Lane	Erection of two storey dwelling house with loft accommodation.	Refused	22.06.2017	In prog		Green Belt site
PL/2017/00475/MINFDW	1 Copt Heath Croft Knowle	New dwelling on land adjacent to 1 Copt Heath Croft and associated roof alterations to 1 Copt Heath Croft (Resubmission of PL/2016/02817/MINFDW).	Approved	21.04.2017			
PL/2017/00869/PPFL	8 Avenue Road Dorridge	Replace existing dwelling with new dwelling.	Approved	25.05.2017			
PL/2017/01083/PPFL	The Chase Smiths Lane	Conversion of existing dwelling and outbuildings, including minor demolition and extension works and the use of an existing annexe as an independent dwelling, to form 11 new residential properties.	Approved	03.10.2017			Green Belt site
PL/2017/01600/MINFDW	75 Wychwood Avenue Knowle	Replacement dwelling.	Approved	03.08.2017			
PL/2017/01674/PPFL	147 Dorridge Road Dorridge	Existing dwelling to be demolished and replaced with 5 bedroom house and integral garage.	Approved	24.08.2017			
PL/2017/01712/PPFL	33 Arden Vale Road Knowle	Demolition of existing bungalow and erection of 2 No. dormer bungalows.	Approved	13.09.2017			
PL/2017/01833/MINFDW	6 Oak Tree Close Bentley Heath	New 2 bedroom dwelling on side garden site.	Approved	14.09.2017			

Reference Number	Address	Proposal	Decision	Decision Date	Appeal	Date Appeal Determined	Notes
PL/2017/01910/PPFL	30 Knowle Wood Road Dorridge	Demolition of existing house and garage and erection of 2 No. two storey 6 bedroom detached houses (with 2 bedrooms in loft space).	Approved	06.10.2017			
PL/2017/02025/PPFL	1324 Warwick Road Knowle	Erection of one new dwelling to rear.	Approved	20.10.2017			
PL/2017/02152/PPFL	54 Avenue Road Dorridge	Demolition of existing detached garage and erection of 1 new dwelling.	Approved	11.10.2017			
PL/2017/02187/PPFL	14 Clyde Road Dorridge	Demolish existing dwelling and erect new house with integral garage.	Approved	04.10.2017			
PL/2017/02190/PPOL	Land Between 64 And 70 Grove Road	Application for outline planning for erection of single dwelling including access. (Appearance, landscaping, layout and scale all reserved matters)	Refused	11.10.2017	Allow	21.02.2018	Green Belt
PL/2017/02521/PPFL	156 Widney Road Bentley Heath	Erect new bungalow.	Approved	27.11.2017			
PL/2017/03211/PPFL	178 Tilehouse Green Lane Knowle	Construction of 2 No. dwellings to the rear of 178 Tilehouse Green Lane with associated access, parking and turning area.	Approved	29.03.2018			
PL/2017/03256/PPFL	41 Four Ashes Road Dorridge	Erect new dormer bungalow.	Approved	24.01.2018			
PL/2017/03306/PPFL	97 And Rear Of 99 Avenue Road Dorridge	Demolition and replacement of No. 97 Avenue Road and erection of one dwelling in the rear of No. 99 Avenue Road.	Withdrawn	21.12.2017			
PL/2017/03381/PPFL	35 Avenue Road Dorridge	Demolition of existing garage and erection of one new dwelling.	Refused	06.04.2018			Refused on design and character and

Reference Number	Address	Proposal	Decision	Decision Date	Appeal	Date Appeal Determined	Notes
							appearance
PL/2018/00286/PPFL	97 Avenue Road Dorridge	Demolition and replacement of No. 97 Avenue Road and erection of one dwelling in the rear of No. 99 Avenue Road.	Approved	30.05.2018			
PL/2018/00362/PPFL	Windmill Farm Windmill Lane	Demolition of five existing farm buildings (site area 2160m2) to be replaced with one dwelling and detached garage.	Withdrawn	24.04.2018			
PL/2018/00675/MINFDW	72 Avenue Road Dorridge	Replacement dwelling (renewal of PL/2015/50053/MINFDW).	Approved	27.06.2018			
PL/2018/00999/MINFDW	75 Wychwood Avenue Knowle	Erect replacement dwelling (Resubmission of PL/2017/01600/MINFDW with slight difference in garage footprint and window detail).	Approved	25.06.2018			
PL/2018/01052/PPFL	46 Avenue Road Dorridge	Erection of one new dwelling and alterations/extensions to existing dwelling.	Withdrawn	06.07.2018			
PL/2018/01277/PPFL	120 Tilehouse Green Lane Knowle	Erection of a detached dwelling.	Approved	04.07.2018			
PL/2018/01334/PPOL	The Studio Land To The Rear Of 1571 Warwick Road	Erection of a single storey dwelling.	Approved	04.07.2018			

Finally, and in response to the Examiners final point, as set out in the Council's regulation 16 response to the Submission Draft Neighbourhood, it is not considered that Policy H1 gives adequate recognition to the evidence of the emerging Local Plan.

The Council can therefore confirm that there would be no objection to the Plan being modified by the deletion of Policy H1.