

FULL PLANNING DECISION NOTICE

DETERMINATION OF APPLICATION FOR FULL PLANNING PERMISSION

Town and Country Planning Act 1990

Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No:	PL/2016/00373/COU
Case Officer:	Julia Sykes
Date of Decision:	19.05.2016
Location:	Rumbush Farm, 321 Rumbush Lane, Earlswood, Solihull
Proposed Development:	Change of use of part of site to HGV vehicle parking.
Date Registered:	11th February 2016
Applicant:	Mr Martin Furey
Agent:	N/A

The Solihull Metropolitan Borough Council as Local Planning Authority hereby **REFUSES** permission for the above development proposed in the application numbered as shown above and in the plans and drawings attached thereto (or as revised wholly or in part).

The reason(s) for the Council's decision to refuse permission is (are):-

1. The proposed parking of HGV vehicles within the site represents inappropriate development within the Green Belt. The proposal causes harm by definition as well as to the character and openness of the locality and Green Belt and the purposes of including land within the Green Belt. The circumstances case advanced to support the development do not clearly outweigh the harm by reason of inappropriateness and any other harm, and do not therefore comprise very special circumstances within the meaning of the NPPF. The proposal would therefore be contrary to guidance within the National Planning Policy Framework and Policy P17 of the adopted Solihull Local Plan 2013.

Informatives

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Managed Growth Directorate

Planning Services, Solihull MBC
Council House, Manor Square
Solihull, B91 3QB
Telephone 0121 704 8008
planning@solihull.gov.uk

This decision refers to : Amended Location Plan received on 17/3/2016

The Local Planning Authority has attempted to work positively and proactively with the applicant during the application process to check and/ or identify any required solutions to ensure that the proposal is sustainable development and improves the economic, social and environmental conditions of the area in accordance with the Solihull Local Plan. However, in this instance the proposed development remains in conflict with the development plan and is therefore unacceptable.

Signed



James Carpenter BA (Hons) MSc MRTPI
Head of Development and Regulatory Management

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TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision of your application, then you must do so within: 28 days of the date of the service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

If this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local authority's decision then you must do so within 12 weeks of the date of this notice.

If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice.

If this is a decision to refuse planning permission other than those specified above, if you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice,

If this is a decision to refuse permission for works to a TPO tree, if you want to appeal against your local authority's planning decision then you must do so within 28 days of the date of this notice.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of the appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

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