

TIDBURY GREEN PARISH COUNCIL

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28th February 2019

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Sent Via email

Planning Application PL/2019/00039/PPFL – Tidbury Green Farm, Fulford Hall Road

Tidbury Green Parish Council object to planning application PL/2019/00039/PPFL – Tidbury Green Farm. Reasons for objecting are predominately driven by the views of Tidbury Green Parishioners whom the Parish Council represents. Initially views were obtained from a survey undertaken by the Parish Council during autumn 2017. A questionnaire was circulated to all Parishioners in Tidbury Green, providing them with an opportunity to share their views regarding the proposal.

I enclose a copy of “The report of survey findings”, however in brief, out of 56 parishioners who responded to the questionnaire 39 (70%) were against the proposal.

When the most recent planning application (PL/2019/00039/PPFL) was submitted we recognised that since October 2017 the Tidbury Green community had grown due to recent developments in the area and also accepted that the demographics may well have changed. However given timeframes available we did not have the opportunity to complete another full survey, as this would take in the region of 6 – 8 weeks to develop, deliver, receive responses, analyse and formulate findings. In 2017 the Parish Council had a window of opportunity to do this in advance of the application being submitted. Unfortunately this was not the case on this occasion.

Consequently to provide parishioners of Tidbury Green with an opportunity to share their views in relation to the most recently submitted application, the Parish Council included an article in their February 2019 Newsletter, which was delivered to every house in Tidbury Green. The article provided details of key information, including the following

- Details of the latest application submitted
- Details of where documents could be viewed on the Solihull MBC website
- Details of how Parishioners could respond with their views, to Solihull MBC
- Details, including location of the previously submitted objection and the survey findings report

The Parish Council also offered Parishioners an opportunity to share any comments/ views that they would like the Parish Council to consider, for inclusion in their response, either by attending the monthly Parish Council meeting or by emailing the Parish Clerk.

The Parish Council clearly pointed out that given the available timescales, if they did not receive sufficient comments on the latest application that they would have to base their response to Solihull MBC on the findings of the survey previously completed and the key concerns raised.

As a result of the information included in the February 2019 newsletter, 21 people responded to the Parish Council, either via email, at the Parish Council meeting or both.

Of these 21 people 16(76%) were in favour of the proposed pub and restaurant and 5 (24%) were against.

The Parish Council considered the responses and decided that the fairest, most democratic way to take on the views of Tidbury Green Parishioners was to combine the results of both the survey and the latest responses received. Consequently the combined findings are as follows:-

No. of Parishioner Who responded to Survey 2017 / Call for views February 2019	No. of Parishioners in Favour of development	No. of Parishioners Opposed to development
77	33 (43%)	44 (57%)

Based on these results, whilst the percentage of parishioners opposing the proposal has declined since October 2017, the results still clearly show that more parishioners (33% more in total) are opposed to the proposal, than in favour. Consequently to support the views of the Parishioners of Tidbury Green, based on the views that were presented to us, the Parish Council object to the proposal for the reasons included below.

1. The proposed property and surrounding land is greenbelt and we therefore believe it should be treated as inappropriate development.
2. The area has absolutely no need for yet another public house, as quoted by Brunning and Price there are at least 37 public houses within a 10 minute car journey.
3. Tidbury Green is a wholly residential area and thus will be particularly sensitive to noise pollution, with the ongoing considerable development of homes this proposed public house would inevitably, and significantly, increase noise and disturbance in the neighbourhood. The public house would be surrounded by residential properties which house very young families, those of advanced age and working individuals.

The noise pollution will be significant in the latter part of the evenings, from customers, staff, extraction systems and deliveries alike. In spite of the considerable developments suffered recently in Tidbury Green, the area remains quiet and peaceful late evenings into the early hours. A very large number of properties on Fulford Hall Road, Lowbrook Lane, Tilehouse Lane and the Tidbury Heights development will be adversely affected by the proposed public house. There are numerous dwellings that are in very close proximity to the premises, and a number of bedroom windows will overlook the proposed premises from various angles. Noise pollution will also be created from local customers who will travel on foot to the proposed premises. There are a significant number of bungalows in close proximity to the proposed premises which house young families and those of very advanced age. Bedrooms of those properties are located not only on the ground floor but on the roadside and inevitably these properties will be affected by noise as customers walk and drive past them, particularly late evenings and early hours of the morning.

4. An establishment of this type and size will create a significant amount of air pollution within close proximity of a number of residential dwellings from cooking smells, cigarette smoke, vehicles, it will be extremely difficult for even modern filtration and extraction systems to adequately mitigate this type of air pollution so close to residential dwellings.

5. The road system is already inadequate and the increase in the volume of traffic which such an establishment will inevitably generate will exacerbate the already struggling road system in place, and there are no plans in place to improve the road structure. It is worthy of note the proposed entrance is adjacent to an existing busy crossroads and parking issues already exist on the section of Dickens Heath Road directly outside the proposed premises. There have been many complaints and serious concerns raised regarding the dangerous manner in which parents are parking outside the school on Dickens Heath Road. It must be noted the roads immediately surrounding the proposed premises have extremely narrow pavements which do not run along the full length of both sides of the roads, namely Dickens Heath Road, Fulford Hall Road and Tilehouse Lane.

6. Being a listed building any level of conversion to a public house would in reality obliterate any purpose of listing. The building which has a very interesting history, which as it stands, would disappear (17th century farmhouse).

7. It is questionable if a public house of this type would be economically viable for Brunning and Price, given the growing demographic of the area i.e. those not in work and low income families. The concern is, if the establishment proves to be unprofitable, Brunning & Price might sell it on to an undesirable national chain.

8. The proposed public house would be directly next to an ever growing PRIMARY SCHOOL (now 2 form entry) and a PRE SCHOOL PLAY GROUP. We are informed by Yvonne McHale, the headmistress of the PRIMARY SCHOOL that many children UNDER the age of 11 from around the area walk ALONE to and from school, they would have to walk past the public house and not only negotiate traffic generally but also the entry/exit of the premise's car park as well as the crossroads directly outside the premises. The safety of children MUST be of paramount importance and they MUST be protected from harm at all times.

Yvonne McHale the headmistress of Tidbury Green Primary School has expressed grave concerns about this application and the proximity of the proposed public house to the school. She attended the open afternoon on 25th February after which she immediately contacted the local authority to discuss her concerns. We therefore urge you to ensure the headmistress's concerns are fully and properly considered, we cannot stress enough the duty of care owed to the children at the school. You may wish to discuss this matter directly with the PRIMARY SCHOOL in order to establish the potential scale of this perceived problem.

9. The proposed trading hours i.e. very early opening and very late closing times would be wholly inappropriate as the premises would not only be next to a PRIMARY school but numerous residential properties, it cannot be stressed enough that TIDBURY GREEN is a residential area and in spite of a significant amount of development remains overall a very quiet and peaceful village late evening into the early hours of the morning. It is accepted that licensed premises attract a level amount of crime and general anti-social behaviour, late opening times can only exacerbate such an issue. It is a fact that public houses which have late opening hours attract younger customers, who are more likely to bring with them anti-social attitudes and behaviour.

For the above reasons we ask the application be rigorously scrutinised with all the above in mind and refused. Should the application be granted, we ask the following relevant, reasonable and necessary planning conditions be attached to the approval notice. Furthermore, we would respectfully ask the planning conditions be formulated in clear and precise language to avoid future litigation:

1. NOISE POLLUTION

Measures be put in place to adequately mitigate the level of noise that will be created, at this stage there appears to be no mention of how all types of noise generated by the premises will be mitigated and or managed. A barrier fence (page 14 of the noise survey) will simply be inadequate, for example what will be the location, height, material and most importantly the acoustic quality of the fence.

Restrictions on trading times with opening times not being before 11am and closing times no later than 10.30pm. This will assist in maintaining the quiet and peaceful character of the village.

Erection of clear and attractive signage at every entry and exit points requesting patrons to be noise conscious and considerate of neighbouring properties at all times.

2. AIR POLLUTION

Measures be put in place to adequately mitigate and manage the significant level of air pollution which will inevitably be created by the premises.

3. ROAD SAFETY SYSTEM

Liaise with the council and relevant authorities to introduce a pedestrian crossing to assist pedestrians to cross the road to and from the premises safely as well as placing double yellow lines along the relevant sections of Tilehouse Lane, Lowbrook Lane, Dickens Heath Road and Fulford Hall Road to prevent dangerous parking outside the premises in the event of the car park becoming full, adjacent roads should not under any circumstances be used as an overflow parking facility.

4. MAINTAIN THE INTEGRITY OF THE LISTED STATUS

Ensure that the features and beauty of the farmhouse are not totally obliterated.

5. RESTRICTION ON SALE & RE-LICENSING OF THE PROPERTY

There should be a restriction on the sale of the property by Brunning & Price and the transfer of licensing to any other management company within the next 15 years.

6. RETENTION OF EXISTING BOUNDARY VEGETATION

All the existing boundary vegetation, internal trees and pond must be retained. Whilst this is within the current plans it is very possible and highly likely once the application has been approved the developer would apply to remove and or cut back the vegetation in order to make the premises more visible to potential customers.

We hope that you will give full consideration to the views submitted in this response, when reaching a decision on this Planning Application.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Charlotte Kirby', written in a cursive style.

Charlotte Kirby
Clerk to Tidbury Green Parish Council