



Planning Services, P.O. Box 11652, Solihull, West Midlands B91 3YA
Telephone 0121 704 6000 Fax 0121 704 6592

Our Ref.: **GERRI SMITH** APPLICATION NO.: **2005/563**

Date: **25 May, 2005**

Site: **LAND ADJACENT TO MCDONALDS, STRATFORD ROAD/ STANBROOK ROAD SHIRLEY
SOLIHULL**

Proposal: **ERECITION OF TWO STOREY MOTOR DEALERSHIP AND EXTERNAL DISPLAY AND CAR
PARKING.**

Applicant: **CHARLES DOUGLAS
LANDROVER** Submitted by: **SDA ARCHITECTS LTD**

Date Registered: **16/03/2005**

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995

Notice of Decision of Local Planning Authority

The Solihull Metropolitan Borough Council as Local Planning Authority hereby **GRANTS PERMISSION SUBJECT TO CONDITIONS** for the above described development proposed in the application numbered as shown above and in the plans and drawings attached thereto (or as revised wholly or in part by those last dated as shown above). A copy of the approved plan(s) is/are attached to this notice.

The development must conform with the terms of, and approved plans accompanying, the permission and must remain in conformity with such terms and plans, subject to and save as may be otherwise required by any of the following conditions:-

'1) Approval of the details of (a) landscaping shall be obtained from the Local Planning Authority in writing before any development is commenced.

Pursuant to Article 3 (1) of the Town and Country Planning (General Development Procedure) Order 1995.

(2) The siting, design and construction of all access roads/footpaths/access crossings shall be in accordance with details to be submitted to and approved by the Local Planning Authority before any construction work commences on site.

In the interests of amenity, convenience and traffic safety.

(3) Before any work on site takes place access to the highway is to be constructed to Local Planning Authority approval and provision is to be made within the site: (a) for the loading and unloading and storage of all construction plant and materials to be used on the site; (b) for the parking of all vehicles including the cars of construction employees and other people who will be working at or visiting the site; and (c) for ensuring that no mud or other materials from the site is deposited on the highway.

In the interests of road safety and amenity.

(4) Any access gates shall be sited at a minimum of 5 metres from the edge of the adjoining carriageway and they shall open away from the highway.

In the interests of road safety.





(5) The number, siting and layout of car-parking spaces shall be agreed in writing or on plan with the Local Planning Authority before the development commences and be provided before the development hereby approved is first occupied.

To ensure that sufficient parking is provided.

(6) The submitted travel plan shall be implemented within 6 months of the commencement of the use on the site.

In the interests of sustainability and to reduce reliance upon the motorcar for journeys to work.

(7) Stanbrook Road shall not be used as an access point to the site for construction traffic.

In the interests of residential amenity.

NOTE: All works within the highway including kerb, footway, verge crossings/and repositioning of street furniture must be carried out in accordance with the approved design, specification and other requirements of the Local Highway Authority. Separate application for the crossing must be made to the Council as agent for the Local Highway Authority. Once approved by them and on payment of the cost by the Applicant the works in the highway will be carried out by the Council.

NOTE: This part of Stratford Road is part of the Red Route Clearway and is strictly enforced for no stopping of vehicles at anytime on the public highway, including grass verges and footpaths.

NOTE: For the avoidance of doubt this decision refers to the plans as follows: Plan Number(s): PL_01 Rev B; PL_02 Rev C; PL_03 Rev B; PL_04; PL_05; PL_07; Site Location Plan.

The decision to grant planning permission has been taken having regard to the policies and proposals in the Adopted Solihull Unitary Development Plan (April 1997) and the Solihull Unitary Development Plan (First Review 2001-2011), Revised Deposit (June 2003) set out below, and to all relevant material considerations, including Supplementary Planning Guidance, and the particular circumstances summarised below.

Adopted UDP (April 1997)

2 Land for business activities to serve the needs of the Borough

UDP First Review 1998-2011 (June 2003)

E2- General Business Land

ENV2- Urban Design

Planning Policy Guidance Notes

PPS1 Sustainable Development

PPG4 Industrial and Commercial Development and Small Firms

SPGs

**In reaching this decision the Council is mindful of the particular circumstances of the application, namely:
The proposal is well designed and appropriate to its location. It complies with Policy E2 of the UDP and Policies ENV2 and E2 of the UDP First Review.**



Solihull

METROPOLITAN
BOROUGH COUNCIL

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FULL PLANNING
DECISION NOTICE

This signature has been removed for data protection purposes. The information within the online version is as equally binding as the original. Copies of the original are available from Development Control developmentcontrol@solihull.gov.uk

P.R. WATSON B.A.(Hons.), Dip.T.P., M.R.T.P.I
HEAD OF PLANNING SERVICES