

George Burdett  
**Cheswick Green Residents Association**  
Village Hall  
Cheswick Green  
Solihull  
B90 4JA

**21<sup>st</sup> February 2014**

Mr Gary Palmer  
Design & Development  
**Solihull Metropolitan Borough Council**  
PO Box 11652  
Council House  
SOLIHULL  
B91 9YA

Dear Mr Palmer

**Planning Application No 2013 / 1126**

**Applicant Shirley Golf Club Ltd**

**Proposal Major outline application for golf academy with new access road and residential development of 57 houses Amended Application**

Further to your letter of the 12th February 2014, regarding the amended application; The Cheswick Green Residents Association continues to strongly object to the application.

The proposal for an extension of the facilities of Shirley Golf Club with a golf academy may have some merit but is only a small part of the application, which appears to be for inappropriate residential development in the Green Belt.

A Public Meeting organised by ourselves, in conjunction with Cheswick Green Parish Council on the 24th of July last year was attended by more than one hundred and fifty local residents; the almost unanimous view of whom was to oppose the proposed development because of the residential content. A similar meeting, organised by the Parish Council, back in July 2011, again regarding the Golf Club development, came to exactly the same conclusion.

We, as a committee, believe that the application for a Golf Academy with new access road and residential development (2013 / 1126) continues to be unacceptable on the following grounds: -

- The proposed development is in the Green Belt. There is no special circumstance to justify development in the Green Belt. Residents of Cheswick Green, Cheswick Green Residents Association and the former Hockley Heath Parish Council that is now superseded by Cheswick Green Parish Council have strived very hard to ensure that the initial interim Green Belt was formally given full Green Belt status following the development of Dickens Heath.
- The site was not included amongst the list of sites put forward by developers for consideration within the Solihull Plan that went to Public Inquiry in January 2013. The applicant had every opportunity to submit a proposal for consideration in the Solihull Plan.
- At the Local Development Framework Core Strategy Conferences held on 27th July and 22nd November 2011 it was clear from the views expressed during the working groups that residents in the rural areas considered that the Green Belt buffers around the existing villages must be maintained in order to protect the communities. It was felt that any expansion of the villages should be of a 'rounding' nature.
- The Stratford Road (A34) at Monkspath acts as a boundary to prevent the urban sprawl of the housing development at Monkspath spreading towards Cheswick Green.

- The existing entrance off the Stratford Road giving access to and from Shirley Golf Club is similar to the entrances to many other businesses along the Stratford Road from after the Tesco junction along to Shirley. Many of these other businesses appear to have greater numbers of vehicles visiting the individual sites compared to those visiting Shirley Golf Club. The existing entrance to Shirley Golf Club could be modified, since there appears to be plenty of land available for such task.
- The proposed new access road to the proposed housing development leading off Creynolds Lane is located on a narrow part of Creynolds Lane. Traffic builds up along Creynolds Lane during the 'rush hour' and at other times during the day and past the proposed new road entrance. Delivery vehicles, buses and coaches using an access road to Shirley Golf Club will cause unnecessary congestion in Creynolds Lane and be a safety hazard.
  - Consequently the proposal is not acceptable on safety and environmental grounds.
- The proposed residential development is not in keeping with the established concept and character of Cheswick Green village or that of the Parish of Cheswick Green.
- Cheswick Green Residents Association has grave concerns as to whether Shirley Golf Club Limited will fully comply with any planning consents that could be granted.
  - It is noted that in May 2009 Shirley Golf Club submitted a full application to construct a landscaped noise bund to the Stratford Road boundary of Shirley Golf Course – Application 2009 / 843. It subsequently transpired that the landscaped noise bund was not constructed in accordance with the planning consent granted. The noise bund had been constructed of rubbish materials (concrete blocks and similar debris materials) incorporated within the soil. The noise bund was constructed at a greater height than permitted and not properly landscaped.
  - In October 2012 Shirley Golf Club submitted a retrospective full application to vary condition 8 of planning approval 2009 / 843 to allow a variation to the original approval. This has not been granted. The rectification work remains outstanding.
- Consequently, Shirley Golf Club has demonstrated that it does not comply with all planning conditions, let alone carry out work in accordance with its own application!

On behalf of residents, Cheswick Green Residents Association objects to the above application. We consider that the application should be refused.

Yours sincerely

George Burdett  
Chairman of Cheswick Green Residents Association