



*Cheswick Green Parish Council*

Mrs. Marie Zizzi  
Clerk to the Council  
Cheswick Green Village Hall  
Cheswick Way, Cheswick Green  
Solihull B90 4JA

Tel: 01564 700168  
clerk@cheswickgreen-pc.gov.uk  
www.cheswickgreen-pc.gov.uk

---

Matt Preece  
Planning Officer  
Solihull MBC

17<sup>th</sup> May 2018

By email only

Dear Matt,  
Response from Cheswick Green Parish Council to PL/2018/01163/PPRM

Firstly, members feel strongly that following their experience with the Cheswick Place development, the status of Planning Conditions must be clarified.

Planning Conditions which are advisory rather than mandatory are of no value and should be omitted so as not to mislead the public as to what they might reasonably expect from the behaviour of the developers. The Parish Council, therefore, considers that if any condition is attached to a consent, then it should be both enforceable and enforced – in a word it should be mandatory

Further, members also feel strongly that any 'Proposed Variation to the Consent', should be subject to scrutiny of the same order as the original application. As a Statutory Consultee, the Parish Council should certainly be included in this process. Whilst developers may object on time grounds, this argument is devoid of merit. If a developer sees the need for varied conditions, they should plan ahead and allow time for proper scrutiny. If they are unable to meet this requirement it suggests a degree of incompetence. It is important at the democratic level that all aspects of a Consent should be dealt with in a transparent manner. Omission of this step could be judged to be a dereliction of the Council's duties to its residents in general, and to those residents who will be affected in particular

Members are particularly concerned that conditions relating to working times, noise, dust limits and access routes for construction traffic are strictly enforced. Further, if for any urgent reason, critical works need to be undertaken outside of the imposed conditions, the developer should immediately provide documentary evidences of the justification for the contravention, such documentation to include copies of the relevant Safety Case and Risk Assessment.

From the Parish Councils experience with the development at Cheswick Place, it would appear that SMBC's Planning Department and Highways Department do not consult with each other. It is essential that these departments do liaise with each other, especially to ensure that any conditions set are feasible, as there is no point in a condition being mandatory if it is impossible.

The Parish Council recently carried out a survey, which was delivered to every household in Cheswick Green parish, there was a 36% return rate, generally

considered to be an acceptable response. From the results of this survey – available on the Parish Councils website – the Parish Council is informed that the residents prefer new housing development to have the following features; sufficient space for 2 cars to park, adequate size gardens, adequate space for bins, no shared drives, pavements throughout a development and ground source heating.

Although tandem parking of vehicles may be convenient for the developer at the planning stage, there are several good reasons why they are undesirable. The inevitable need for vehicles to be moved in order to release other vehicles 'trapped' behind them as a result of the proposed tandem parking arrangements has the potential for significantly increased exhaust emissions. Short term starting and stopping of vehicle engines produces somewhat more emissions than the short running time suggests. This is due to the fact that the engines do not reach their working temperature and are therefore operating very inefficiently. In addition, such short-term running is known to increase engine wear, not least because lubrication of the working part is much less effective with a cold engine. Hence, the extent of car shunting needed to release some of the vehicles is potentially close to environmental vandalism.

Members support residents' desires to live in decent homes, without avoidable problems of access and parking, doubts and disputes about private drives and built in spaces where rubbish inevitably would accumulate.

Parishioners also need to be able to walk safely around their neighbourhood. The Parish Council does not wish to see the mistakes of bad planning repeated.

Yours sincerely,



Marie Zizzi  
Clerk  
Cheswick Green Parish Council