

Planning Application 2011/0403
Shirley Golf Club Ltd Stratford Road Shirley Solihull B90
Outline Application for Golf Academy with New Road Access and
Residential Development

The Parish Council objects to this application for the following reasons:

This is inappropriate development in the Green Belt; there is no justification for residential development on this site which would breach existing Green Belt Policy. It is essential that the Stratford Road is retained as a Green Belt boundary to maintain the narrow gap between Cheswick Green and Monkspath.

A residential development on this site would be remote from Cheswick Green Village Centre and be of little value to community cohesion. The applicants propose three storey structures which are clearly inconsistent with other properties in the surrounding area.

There is considerable traffic congestion in Creynolds Lane close to the Stratford Road which has increased significantly in recent years. During peak periods there is stationary traffic along Creynolds Lane which extends from the Stratford Road well past the location of the proposed junction with the access road to the site. Traffic travelling from the Shirley direction wishing to access the Harvester on the Stratford Road frequently uses Creynolds Lane to execute a turn which adds considerably to the congestion. Access to the proposed site from Creynolds Lane would significantly increase the traffic flow in Creynolds Lane.

The applicants state that they have been advised that their existing access to the site from the Stratford Road is inadequate. This stretch of the Stratford Road is subject to a 40 mph speed restriction and contains many access points to business premises where the entrances are of a lower specification and have been granted planning permission in recent years without causing traffic problems. The Parish Council was informed by the applicants that the inclusion of the residential development was purely to fund the access road and would be unnecessary if the academy and golf club could be accessed through the Stratford Road entrance.

The Parish Council does not see any reason why the present access point is not sufficient.

The proposal contains little benefit in planning gain for the local community to justify the loss of Green Belt. If this application were approved the local community would not only suffer from visual intrusion and change of character but also be subject to nuisance, including light pollution and delays.

The Parish Council arranged for a public meeting on Thursday 28th July 2011, to engage with local residents to seek their view. About 150 people attended this meeting and the vast majority were clearly against this planning application.