

**Outline Planning Application for Golf Academy
with new road access and residential development
by Shirley Golf Club**

Public Meeting
Cheswick Green Village Hall
28th July 2011



Introductions

- Cheswick Green Parish Council
 - Cllr Chris Noble – Chairman
 - Cllr Len Cresswell – Vice Chairman
 - Cllr Brian Brown
 - Cllr Margaret Pettinger
- Solihull MBC
 - Cllr Ken Hawkins – Blythe Ward
- AT Architects Tim Morley
- Shirley Golf Club
 - Stuart Bottrill – Senior Professional

Agenda

- Brief overview of Planning Application 2011 / 0403
- Presentation by Shirley Golf Club
- Parish Council concerns
- Ward councillor concerns
- Your views and questions
- Summary

Planning Decision

- The Planning Committee of Solihull MBC will decide this application
- The site is in Cheswick Green Parish and Solihull MBC have a statutory responsibility to consult the Parish Council
- The site is in Blythe Ward
- Details of this application are available on Solihull Council website

	Area of Residential Development	= 7.41 Acres 3.0 Hectares
	Area of Golf Academy	= 12.38 Acres 5.0 Hectares
	Area of Shirly Golf Course Facilities	= 0.47 Acres 0.2 Hectares

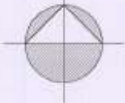
ANY MASSING LAYOUT SHOWN IS PURELY INDICATIVE AND SUBJECT TO SEPARATE DESIGN AND APPROVAL

Area = 115.9 Acres
46.92 Hectares

Shirly Golf Course

Location Plan

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e site

© 2011 Tele Atlas
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Imagery Date: Apr 14, 2007

52°23'07.11" N 1°47'30.51" W elev 131 m

Eye alt 1.66 km

Shirley Golf Club

- Presentation
- AT Architects
 - Tim Morley

Shirley Golf Club

Stuart Bottrill – Senior Professional

Parish Council concerns

- Green Belt Issues
- Both sites are Green Belt
- Residential requires change of land use to class C3
- The Academy is change of land use to class D2



Housing C3 and Academy D2

- Class C3. Dwellinghouses
- Use as a dwellinghouse (whether or not as a sole or main residence) —
- (a) by a single person or by people living together as a family, or
- (b) by not more than 6 residents living together as a single household (including a household where care is provided for residents).

- Class D2. Assembly and leisure
- Use as
- (a) a cinema
- (b) a concert hall,
- (c) a bingo hall or casino,
- (d) a dance hall,
- (e) a swimming bath, skating rink, gymnasium or area for other indoor or outdoor sports or recreations, not involving motorised vehicles or firearms.

- Within the Green Belt permission to carry out 'development' is severely restricted and planning consent is only granted in a limited number of circumstances.
- These include:-
 - certain agricultural and forestry related building and uses.
 - outdoor sporting uses and essential ancillary facilities.
 - minor works to existing residential properties.
 - works of national interest or importance.
- In the main the majority of proposals for development will only be granted planning permission if they can justify that there are "very special circumstances" why permission should be granted.

- This could be considered as 2 separate applications
- The Academy application could possibly be considered as a 'special circumstance'
- The housing application is inappropriate development in the Green Belt
- New housing sites in Solihull will be determined through the Local Development Framework with community input.

Questions for Shirley Golf Club

- Is the Golf Academy fully funded or does the project depend on developing land for housing?
- If Solihull MBC were to allow access to the Academy via the existing Stratford Road entrance could the application for housing be withdrawn?

Questions for Shirley Golf Club

- How many vehicles currently use the Stratford Road entrance to access the Golf Club per day?
- How many vehicles will visit the Golf Academy per day?
- Why did SMBC Highways Department advise current access is unsuitable?
- Was this access solely to the golf club and the academy or did it include housing?

Questions for Solihull Highways

- How many vehicles use Creynolds Lane per day and what are the peak hour traffic flows?
- How many traffic accidents have there been along the Stratford Road between Tesco roundabout and Cranmore Boulevard in the last 5 years?

- Traffic congestion in Creynolds Lane will be made considerably worse by the new proposed access to this site.
- Existing junctions on Stratford Road between the Tesco roundabout and Cranmore Boulevard are comparable with the golf club junction
- 40 mph speed limit
- Speed Cameras











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Ward Councillor Comments

- Cllr Ken Hawkins