

**From:**Mitul Patel - Brophy Riaz & Partners Ltd  
**Sent:**Tue, 11 Jan 2022 17:30:30 +0000  
**To:**Osborne, Lawrence (Places Directorate - Solihull MBC)  
**Subject:**RE: PL/2021/03050/COU - Roundmead Day Centre, Crabtree Drive.  
**Attachments:**3439-01-E.pdf

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**The original sender of this email is [m.patel@brp.uk.net](mailto:m.patel@brp.uk.net)**

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Hi Lawrence,

I'm now in a position to reply to your questions – please see below in blue text. I hope this satisfactorily answers your questions, but if you require any further information, please do not hesitate to contact me.

I also attach an amended drawing; please let me know if the application can still be reported at the committee meeting or if it will need to be re-advertised.

Regards,

Mitul Patel

**brp** | Brophy Riaz & Partners  
Chartered Architects

48a Hylton Street  
Jewellery Quarter  
Birmingham  
B18 6HN  
Tel: 0121 507 1616  
Fax: 0121 507 1177  
Email: [info@brp.uk.net](mailto:info@brp.uk.net)  
Website: [www.brp.uk.net](http://www.brp.uk.net)



Brophy Riaz & Partners Limited

**From:** Osborne, Lawrence (Places Directorate - Solihull MBC) <losborne@solihull.gov.uk>  
**Sent:** 06 January 2022 11:35  
**To:** Mitul Patel - Brophy Riaz & Partners Ltd <m.patel@brp.uk.net>; Maria Sharp - Brophy Riaz & Partners Ltd <m.sharp@brp.uk.net>  
**Subject:** PL/2021/03050/COU - Roundmead Day Centre, Crabtree Drive.

Morning Mitul/Maria,

Happy New Year.

I have received an objection to the proposed change of use and thus this means that the planning application has to be reported to the Council's Planning Committee on 2<sup>nd</sup> February for determination.

The representation received raises a number of matters which are pertinent to the consideration of the application and I also have a number of questions that I need for clarity and further information to assist me in consideration of the application. These are as follows:-

Principle of the change of use of the building.

In consideration of the application I must have regard to Policy P18 Health and Well-being of the Solihull Local Plan which confirms that the loss of community and social infrastructure will be resisted unless it can be demonstrated that:

- It can no longer continue for commercial or operational reasons;
- There are identified benefits of the use being discontinued;
- Adequate alternative provision can be made in a manner which meets the needs of the community affected.

Further, Paragraph 93 of the National Planning Policy Framework establishes that to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

c) guard against the unnecessary loss of valued facilities and services where this would reduce the community's ability to meet its day-to-day needs;

d) ensure that established shops, facilities and services are able to develop and modernise, and retained for the benefit of the community.

The questions I have are:

1. if the building is no longer in use as a hall and meeting place – where have these facilities/services been relocated to in the area ? or have the uses/services that the building was used for been discontinued? How long has the building been vacant? What alternative provision in the area has been made for such facilities?

For operational reasons and reasons of commercial viability; the provision of day care services was reviewed and publicly consulted in 2019. It was decided to consolidate the numerous day care facilities across the borough to a smaller number of improved facilities and this meant the closure of the Roundmead Centre. Council operated day care facilities remain available and have been consolidated to the 2 following locations.

- The Maples at Park View, Monkspath Hall Road, Solihull, B91 3LU
- Colebrook Day centre, 291 Bosworth Drive, Chelmsley Wood, B37 5D

Under time-limited permitted development rights, the building was temporarily used as COVID test site.

Character and Appearance

1.The external appearance of the building is proposed to change with a significant number of windows proposed to be bricked up – why? Do the retained windows provide for sufficient natural light for an office use and provide sufficient circulation of air to meet a modern office standard?

We are proposing to block up windows for reasons of overlooking and security for the specific type of office use that we discussed at the time of registration. Removing windows from the main work area also assists with limiting solar gain and temperature control. Lighting and ventilation will be by artificial means. The position of the building in the shadow of Bosworth Medical centre means it is only visible to a limited number of residents and it has little contribution to the public realm. However, I agree that blocking up of the majority of windows would result in an austere elevation and I would propose these relevant windows to have a inset brick panel in place of the widow – note added to amended drawing attached.

2.The building floor plans show that all existing w/c and welfare facilities are removed – without such provision can the proposed use as Class E offices function for such a purpose?

For the same security reasons mentioned above, we had ‘blanked out’ the proposed floor plan. Welfare facilities will be provided and retained in their existing positions. The floor plan has been amended to reflect this.

#### Car parking provision

The application form confirms that the site has 4 car parking spaces. How many staff are proposed to work in the office? If more than 4 where are they proposed to park given the parking issues in the area around the Health building?.

There will be a maximum of 5 staff working at any one time. The majority of existing staff use public transport. However, there is additional public parking off Crabtree Drive (behind the shops), which is currently underused and can provide additional parking for staff and visitors if required.

#### Mast

1.What is the purpose of the mast?

The purpose of the mast was to receive data from sites across the borough. However, following further reviews of current technologies we have decided not to use a mast and instead use fibre optic cables to receive the data. The mast has been removed from our amended drawing attached.

2. Is the mast similar to a mobile telephone mast is the mast? If so is the mast ICNIRP (International Commission on Non-Ionizing Radiation Protection) compliant in respect of health and safety requirements for local residents adjacent to the site?

Look forward to your further clarification on the matters raised above in due course to assist me in consideration of the application.

Regards.

Lawrence Osborne

Team Leader – Major Projects

Development and Regulatory Management

Economy and Infrastructure Directorate

Tel: 0121-704-6615

E-mail: [losborne@solihull.gov.uk](mailto:losborne@solihull.gov.uk)

[www.solihull.gov.uk](http://www.solihull.gov.uk)

@Solihullcouncil.twitter.com

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