

CONSULTATION UNDER TOWN AND COUNTRY PLANNING ACT 1990

Application Number	PL/2021/03050/COU
Address	Roundmead Day Centre, Crabtree Drive, Fordbridge, Solihull.
Proposal	Change of use from hall/meeting place for local community to Use Class E office.
Case Officer	Lawrence Osborne

Date comments sent	18th January 2022
Name of consultee department	Highways
Consultation response author	Ben Malin MCIHT

No Comments	
No Objection	X
No Objection Subject to Conditions	
Objection	
Further Information Requested	

Comments:

(Please explain the reason for your response)

The development proposals include the change of use of the existing building to office use. The existing car parking area to the frontage of the application site can accommodate up to four car parking spaces. According to the Council's Vehicle Parking Standards and Green Travel Plans SPD, an office with a floor area of 225sq.m would require a maximum provision of 10 car parking spaces.

Whilst the level of existing car parking does not meet the maximum level of car parking required, the applicant has highlighted that there is an existing public car park (Crabtree Drive Car Park) within the vicinity of the application site that could be used by staff or visitors. The Highway Authority also notes that there are two bus stops located along Bosworth Drive within a walking distance of approximately 200m of the application site. The 97 bus service operates at the bus stops, which offers services approximately every 7 minutes between Chelmsley Wood and Birmingham City Centre.

The proposed change of use should not generate a significant increase in vehicle trips or demand for parking compared to the existing use(s) at the application site. The Highway Authority is therefore satisfied that the development proposals should not have a severe impact on public highway safety, or on the operation or capacity of the local highway network.

Further information required (if applicable):

(Please explain the reason for your response)

Amendments recommended (if applicable):

(Please explain the reason for your response)

Recommended conditions (if applicable):

(Please provide justification for any pre-commencement conditions)

If the application is to DISCHARGE CONDITIONS, please confirm the list of documents you are approving below:

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If the application requires a S106 contribution/ requirement, please include the following information:

Please note: The legal tests for when a S106 contribution can be requested are set out in regulation 122 and 123 of the Community Infrastructure Levy Regulations 2010 (as amended). The regulations and guidance can be viewed here:

<https://www.legislation.gov.uk/ukdsi/2010/9780111492390/regulation/122> and

<https://www.legislation.gov.uk/ukdsi/2010/948/contents/made> and

<https://www.gov.uk/guidance/planning-obligations> and

The tests are:

1. Necessary to make the development acceptable in planning terms;
2. Directly related to the development; and
3. Fairly and reasonably related in scale and kind to the development.

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| • Contribution description | |
| • Contribution amount £ (if applicable). Please provide justification. | |
| • Trigger point for payment (i.e. upon commencement of development, upon first occupation, upon 50% occupation...) | |
| • Trigger point for works to be undertaken (if applicable) | |