

# FULL PLANNING DECISION NOTICE

## DETERMINATION OF APPLICATION FOR FULL PLANNING PERMISSION

Town and Country Planning Act 1990

Town and Country Planning (Development Management Procedure) (England) Order 2015

<b>Application No:</b>	PL/2021/03311/PPFL
<b>Case Officer:</b>	Alan Lynch
<b>Date of Decision:</b>	29.03.2022
<b>Location:</b>	Pear Tree Farm, Meer End Road, Meer End, Solihull
<b>Proposed Development:</b>	Replacement of an existing residential annex to Pear Tree farm.
<b>Date Registered:</b>	29th December 2021
<b>Applicant:</b>	Mr Mark & Mrs Michelle Fowler & Cemm
<b>Agent:</b>	Mr Ben Foxley

The Solihull Metropolitan Borough Council as Local Planning Authority hereby **REFUSES** permission for the above development proposed in the application numbered as shown above and in the plans and drawings attached thereto (or as revised wholly or in part).

The reason for the Council's decision to refuse permission is :-

1. The proposed development amounts to inappropriate development in the Green Belt and this causes harm by definition. The development causes harm to openness and is contrary to the purposes of including land in the Green Belt. It is not considered that other circumstances put forward in support of the proposals clearly outweigh this harm. Therefore they do not amount to the Very Special Circumstances that would need to be demonstrated in accordance with the NPPF and Policy P17 of the Solihull Local Plan if the presumption against inappropriate development in the Green Belt is to be overcome. The proposed development is therefore contrary to Policy P17 of the Solihull Local Plan and the NPPF.

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Economy & Infrastructure Directorate

Planning Services, Solihull MBC  
Council House, Manor Square  
Solihull, B91 3QB

Telephone 0121 704 8008  
[planning@solihull.gov.uk](mailto:planning@solihull.gov.uk)

## Informatives

The decision is based on the following plans: 8435 - 03 - 01, 8435 - 03 - 02, 8435 - 03 - 03, 8435 - 03 - 04 and 8435 - 03 - 05.

Signed



**Mark Andrews**  
Head of Planning, Design and Engagement  
Service

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## TOWN AND COUNTRY PLANNING ACT 1990

### Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision of your application, then you must do so within: 28 days of the date of the service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

If this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local authority's decision then you must do so within 12 weeks of the date of this notice.

If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice.

If this is a decision to refuse planning permission other than those specified above, if you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice,

If this is a decision to refuse permission for works to a TPO tree, if you want to appeal against your local authority's planning decision then you must do so within 28 days of the date of this notice.

**Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at <https://www.gov.uk/appeal-planning-decision>.**

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of the appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.