

Representation Form (Part A)

Development Management in Birmingham Development Plan Document (DMB)

Publication (Reg. 19) Consultation



(For office use only)

Date Received

Date acknowledged

Ref:

How to use this Representation Form

Please complete this Part A in full. Please note that anonymous comments cannot be accepted. Then please complete a Part B form for each representation that you wish to make.

The Development Management in Birmingham DPD (DMB), including all supporting and accompanying documentation, is available to view in full online at www.birmingham.gov.uk/DMB

Representations on the Publication version of DMB can be made from **Thursday 9th January 2020 to 17:00hrs on Friday 21st February 2020**. Please note that the Council is unable to accept representations after this point.

The Council strongly recommends the use of this Representation Form for submitting any comments. This will help to ensure that any formal representations that are made are matters of relevance to the subsequent examination by the Planning Inspectorate – an Inspector will only consider issues relating to the 'soundness' or 'legal compliance' of the DMB at examination.

PART A

1. Personal Details*

** if an agent is appointed, please complete only the Title, Name and Organization boxes below but complete the full contact details of the agent in Section 2*

Title: Mrs

First Name: Lorraine

Last Name: Callery

Job title (where relevant):

Organisation (if relevant):

Address Line 1: [REDACTED]

Address Line 2: [REDACTED]

Town: [REDACTED]

County: [REDACTED]

Postcode: [REDACTED]

Telephone: [REDACTED]

Email address: [REDACTED]

2. Agent Details* <i>* only complete this section if an agent has been appointed</i>	
Title:	
First Name:	
Last Name:	
Job title (where relevant):	
Organisation (if relevant):	
Address Line 1:	
Address Line 2:	
Town:	County:
Postcode:	Telephone:
Email address:	

3. Requests for Notifications	
<i>This section is for requests to be notified of progress with the DMB for those who are not submitting a formal representation. If you do submit a representation using a part B form then you will automatically be notified of all stages of the DMB and can disregard this section.</i>	
I wish to be notified of the following stages of the DMB (please tick/check all that apply):	
Submission to the Secretary of State for Communities and Local Government Y/N	
Publication of the Planning Inspector's Report on the Publication Version Y/N	
Adoption by the Council Y/N	y

4. Declaration	
If you are submitting Part B form(s), please confirm how many:	1
Data Protection The personal information that you provide as part of this representation will only be used by Birmingham City Council for the purposes of preparing this DMB document.	
Declaration: I understand that any representations submitted will be made public and that my personal details will not be passed to any third parties without my prior written consent.	
Name: Lorraine Callery	Date: 21/02/2020

Please ensure that you submit this form no later than **17:00hrs** on Friday 21st February 2020

Email completed forms to: planningstrategy@birmingham.gov.uk

Post to: Planning Policy, Planning and Development, PO Box 28, Birmingham, B1 1TU.

Tel: 0121 303 4323

Representation Form (Part B)

Development Management in Birmingham Development Plan Document (DMB)

Publication (Reg. 19) Consultation



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Date Received

Date acknowledged

Ref:

How to use this Representation Form

Please complete the Part A (Personal Details) form in full.

Then, please complete this Part B form for each representation that you wish to make. It is important that you identify on this Part B form which part of the DMB (e.g. paragraph and / or policy number) on which you are making the representation. Please use a separate form for each representation that you wish to make.

PART B

1. Confirmation of Name* <i>* please print your name on each separate representation (the name should match that entered on the Part A form)</i>				
Full Name: Lorraine Gallery				
Organisation (if relevant):				
2. Your Representation <i>Important Note: For each question, please mark with an X, ONE of the available options only. Please complete a separate form for EACH of your comments. Please also refer to the accompanying guidance note for an explanation of the terms used.</i>				
Q1. Do you consider the DMB to be legally compliant?	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>
Q2. Do you consider the DMB to be sound?	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>
Q3. Does the DMB comply with the Duty to Cooperate?	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>
<i>If you have answered yes to both Q1 Q2 and Q3, please proceed to Q9. If you answered no to Q1 or Q3, please proceed to Q5. If you answered NO to Q2, then please go to Q4.</i>				
Q4. Why do you believe that the DMB is NOT sound?				
a/ It is not positively prepared			<input type="checkbox"/>	
b/ It is not justified			<input type="checkbox"/>	
c/ It is not effective			<input checked="" type="checkbox"/>	
d/ It is not consistent with national policy			<input type="checkbox"/>	
Q5. Which part of the DMB are you commenting on?				

Page Number	31
Policy Number	4.21
Paragraph Number	Stage 2
Table / Figure / Appendix	
Other	

Q6. Why do you feel that this part of the DMB is not legally compliant, sound or does not comply with the Duty to Cooperate?

Important note: There will not normally be another opportunity to make further representations, only unless invited to do so by the Planning Inspector, based on the matters he/she identifies for examination. As such, please be as clear and detailed as possible in your response, including any information, evidence or supporting documentation that you are relying on to justify your representation.

Enter your reply here

Under counting HMOs I am not clear that you are including properties that may be classified as C3 (b) and C3(c) which the general public classify as HMOs even if this is not the planning department classification. Many Landlords in recent years have given their properties over to housing associations and RSLs on 3 or 5 year leases. Are these properties going to be included when working out the number of HMOs in a 100m radius? Do these properties need to be declared for the article 4 implementation? It is more often the concentrated number of this type of property that causes concern to the neighbouring community rather than standard professional HMOs. These properties are equally set up with 3-6 person sharing communal facilities.

Q7. What changes do you consider are necessary in order to make the DMB legally compliant, or sound?

Please note: it would be helpful if you could suggest revised wording for any policy or text, being as precise as possible.

Enter your reply here

Make clear the situation with regard to C3 (b) and (c) properties as I am not sure these properties are all on your radar.

Q8. If your representation is seeking a modification, do you wish to participate at the oral examination (i.e. in person at the hearing sessions rather than via written representations)?

If you answered yes to Q7, please outline why you consider this to be necessary. Please note that the Planning Inspector will determine the most appropriate procedure to adopt in order to hear those who have indicated they wish to participate in person

Enter your reply here

Q9. Are there any additional comments you would like to make with regard to the DMB?

Enter your reply here

Query on room sizes for bedrooms mentioned in the document in the blue box on page 30. Section 1f refers to a room size of 7.5 sqm whereas the current minimum room standard has been advised as 6.51 sqm. Does this only relate to new HMOs that are applied for will it be relevant to existing HMOs too?

In the same box under section 1c I would like to see more detail and examples on what might be being referred to in the statement 1.d..... "would not result in the loss of an existing use that makes an important contribution to other Council objectives, strategies and policies".

This statement seems far to grey and broad for this document.

3. Declaration

Data Protection

The personal information that you provide as part of this representation will only be used by Birmingham City Council for the purposes of preparing this DMB document.

Declaration:

I understand that any representations submitted will be made public as set out above, and that my personal details will not be passed to any third parties without my prior written consent.

Name: Lorraine Callery

Date: 21/02/2020

Please ensure that you submit this form no later than 17:00hrs on Friday 21st February 2020, with an accompanying Part A form completed.

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