

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/P4605/W/24/3356275

DETAILS OF THE CASE

Appeal Reference

Appeal By

Site Address

SENDER DETAILS

Name

Address

Company/Group/Organisation Name

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

YOUR COMMENTS ON THE CASE

Dear inspector,

Many thanks for taking forward this case.

My comments and those of the residents we represented in the initial representation made to the LPA. Subsequently, in the decision document outlined the LPA's perspective that "The proposed development would result in an increased fear of crime and anti-social behaviour and would fail to create a safe environment that promotes positive social interaction. As such, the application conflicts with Policy PG3 of the Birmingham Development Plan 2017 and the NPPF."

We fully endorse this position as relayed by the LPA.

However, we wanted to outline one missing detail within the officers report for this planning application. The other similar planning applications noted in the officers report were 2022/02444/PA, 2018/09039/PA and 2022/09551/PA - but none of these were in a similar geographic area to this application in question. There is one, however, similar planning application on the exact same street as this one in question.

2021/09176/PA is a planning application for Change of use of ground floor from retail (Use Class E) to an Adult Gaming Centre (AGC) (Sui Generis) at Ground Floor 272a Soho Road, Handsworth, Birmingham, B21 9LX. It was rejected by the officer and no appeal was sought. Similarly, the views of West Midlands Police were upheld in the decision, meaning that there was respect and appreciation for the importance in planning terms about the perspectives of residents and the West Midlands Police.

I wish for the inspector to give due consideration to PA 2021/09176/PA - which was not noted in the officer's report - despite its similarity in planning terms and location. I believe that the decision made about this planning application reflects more accurately what should happen with this appeal, rather than decisions made on planning applications in another part of the city.

If you would like me to clarify this any further please let me know.