

MOSELEY SOCIETY POLICY TO GUIDE RESPONSES TO PLANNING AND LICENSING APPLICATIONS – 2019.

Since 1979, when The Society was founded, we have witnessed many changes. Change to national planning policies, including the relaxation of controls on 'permitted development', has combined with the increasing popularity of Moseley as a place to live to exert unprecedented pressure to improve and enlarge properties. As the recognised Amenity Society, we have the standard charitable objectives to promote high standards of planning and architecture; educate the public in the geography, history, natural history and architecture of the area of benefit; secure the preservation, protection, development and improvement of features of historic or public interest.

Our planning sub-group includes representatives from the Moseley Regeneration Group and some residents' associations, and it meets regularly to consider all planning and licensing applications in or affecting Moseley. In addition to national and city-wide policies (including the Birmingham Plan and the Local Centres and Mature Suburbs SPDs) we pay special attention to those specific to Moseley:

- Moseley Plan Supplementary Planning Document 2014
- Moseley Shop Front Design Guide
- Moseley Conservation Area Character Appraisal and Management Plan
- Special Licensing Policy for Central Moseley.

In responding to planning applications, we aim to encourage the enhancement of the environment of Moseley, both built and natural, by:

- Supporting well thought out extensions to properties that maintain or enhance the original character and opposing extensions that are out of character, over-large and unsympathetic. In many parts of Moseley, the gaps between properties are important to the street scene yet there is a tendency for proposed extensions to fill the whole width of a site with two or three storey extensions.
- Supporting changes to frontages which maintain front gardens, include permeable surfaces and traditional front boundary treatments.
- Opposing development on sites with inadequate access.
- Supporting developments which improve the built environment and enhance vitality of the shopping centre and increase daytime footfall.

MEMBERS ARE ADVISED:

- Although The Moseley Society aims to liaise with Residents' Associations about applications in their areas, we rely on Members and Residents' Associations to contact the Society if they want their views to be taken into consideration on a particular application.
- We learn about applications from Weekly Lists and by notification of 'significant' applications from the Department. We will not be told about alterations or change of use being made under the extension of permitted development (PD) rights. PD rights continue to be relaxed, since the changes were introduced in 2013. If you have a particular concern about a property which you think may be the subject of planning applications/exercise of permitted development rights, you should contact: Planning and Regeneration, P.O. Box 28, Birmingham, B1 1TU; phone 0121-303 1115 or email planningandregenerationenquires@birmingham.gov.uk This is also the way to contact Planning Enforcement officers if you think a development that has been given permission is not being built to the design or measurements that were approved.
- Custom and practice over many years dictates that the overwhelming majority of planning applications are dealt with by planning officers to whom the Planning Committee of the Council has delegated authority, and therefore these are not decided by Planning Committee. You can request that an application be considered by the full Committee, but normally this will only happen if the application is significant because of its scale, impact on the community, or consequences for planning regulations.