

Postal Address: Mead Cottage, Bishops Walk, Forthampton, Glos. GL19 4QF



Planning Statement

**Site Address: Handsworth Seventh-Day Adventist Church
98 Hutton Road, Handsworth, Birmingham B20 3RD**

Tel: 01684 299888
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Planning History:

The existing Handsworth Seventh-Day Adventist Church (HSDAC) has occupied the site for nearly 50 years, holding regular services and community events. During that time the congregation and general church following has grown to around 550. Regular congregation is around 400 worshippers.

On the 11th May 2000 Planning permission was granted for change of use to Church and ancillary uses at 92-96 Hutton Road, Handsworth under application N/03534/99/FUL

To date there has not been any complaint to the LPA regarding the activities of the applicant.

A church site over to the East of the application site is also of a religious denomination.

The Site:

Located near Wellington Road (A4040) which leads to Birmingham Road (A34) and in turn leads to Birmingham City Centre. The existing church was purchased in 1967 and originally belonged to the Church of England.

The site is predominately surrounded by residential properties but there are some other varying uses amongst the areas residential properties.

The site was purchased by HSDAC in 2001. Part of the original site was used for industrial purposes, but has been effectively extinguished due to the dilapidated condition of the buildings, in most cases being just shells of buildings in various stages of collapse. Obviously these will be demolished to make way for the proposal. It is our opinion that the industrial units are of a non-conforming use.

It made overwhelming sense for HSDAC to purchase the adjoining site abutting their existing church, due to their strength of religious following in the area, the lack of alternative sites in the area and the fact that the former industrial buildings were an

eyesore. The scheme will remove this non-conforming use from the residential neighbourhood.

There are a few places of worship within a five mile radius, but the HSDAC is the largest. The church has two minibuses which help with shared transport, reducing the number of vehicular trips.

Pre Application inquiry response from BCC:

The application is made following telephone conversations and a pre-application email response from Wahid Gul, enquiry 2015/05470/PA.

The application addresses all the points raised in the response email dated 25th September 2015.

Sequential Test:

The application site passes the test for the following reasons:

- a) As already stated there is a very strong SDAC community in the local area. After consulting professional property agents in the area it was acknowledged that there were no other sites of the right size in the locality, particularly within walking distance for the congregation, many of which are elderly.
- b) As there were no alternative sites in the local area, and as their existing church was on the adjoining site, it was practical, sensible and in environmental terms reasonable to remove the derelict buildings from the immediate neighbourhood and make a positive contribution to the street scene.
- c) The site is listed on the EA maps as being within Flood Zone 1, and can adequately serve the applicants needs.

The Church Community:

HSDAC is a religious success story in that it has developed a strong following from the local community and the proposal is to cater for that community need. The existing HSDA Church is simply too small.

Funds to finance the land purchase and the proposals build costs are all from the congregation and their fund raising efforts.

This purpose built church will provide excellent facilities for many years to come.

Planning Policy:

It is considered that the scheme complies with both the NPPF and BCC planning policy including Places of Worship & Faith-Related Community & Educational uses 2011.

The scheme is considered to be within a sustainable urban neighbourhood.

SUDS:

This will comply with BRE Digest 365 Design Philosophy.

Documents supplied with the planning application:

- a) Planning Statement.
- b) Design and Access Statement.
- c) Drawing G8325-r0 Levels Survey & Ridge Heights
- d) 8no. Drawings MC2220/01 – 08:
 - 01 – Existing Site Plan
 - 02 – Ground Floor Plan
 - 03 – Balcony Floor Plan
 - 04 – Elevations A & C
 - 05 – Elevations B & D
 - 06 – Proposed Block Plan incl. Waste & Storage Spaces
 - 07 – Proposed Site Location Plan
 - 08 – Proposed Sections AA & BB incl. Lighting Detail & Street Scene Property Heights
- e) Ground Investigation & Laboratory Test Results
- f) Transport Assessment
- g) Acoustic Report
- h) Equality Monitoring Form