



GOVERNMENT OFFICE  
FOR THE WEST MIDLANDS

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Our Ref: APP/Q4625/A/97/281467

Date: 4 November 1998

FOR THE ATTENTION OF MR C DYER

Dear Sir

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 78  
APPEAL BY ASDA STORES LTD FOR PERMISSION FOR RETAIL  
DEVELOPMENT ON LAND AT QUADRANT SITE, STRATFORD ROAD/  
HASLUCKS GREEN ROAD, SHIRLEY**

1. I am directed by the Secretary of State for the Environment, Transport and the Regions to say that consideration has been given to the report of the Inspector, Mr D R Cullingford BA MPhil MRTPI, who considered your client's appeal under Section 78 of the Town and Country Planning Act 1990, against the refusal of Solihull Metropolitan Borough Council to grant planning permission for the demolition of all existing buildings and construction of a Class A1 retail store, together with associated landscaping, car parking and highway works on the Quadrant site at Stratford Road and Haslucks Green Road, Shirley, Solihull, West Midlands.
2. A copy of the Inspector's report is enclosed and a copy of his conclusions is annexed to this letter. He recommended that, in view of the considerations set out in paragraphs 7.0.1 to 7.7.8 of his report, planning permission should be refused.
3. In deciding this appeal, the Secretary of State has had regard to section 54A of the Town and Country Planning Act 1990 (introduced by section 26 of the Planning and Compensation Act 1991). This requires him to determine the appeal in accordance with the development plan unless material considerations indicate otherwise. In this case the relevant plan is the Solihull Unitary Development Plan.
4. Having considered all the evidence presented for this appeal, the Secretary of State agrees with the Inspector's conclusions and accepts his recommendation. Accordingly, for

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the reasons given by the Inspector, the Secretary of State hereby dismisses the appeal and refuses planning permission.

5. A separate note is attached setting out the circumstances in which the validity of the Secretary of State's decision may be challenged in the High Court.

6. A copy of this letter is being sent to Solihull Metropolitan Borough Council and other interested parties.

7. A separate letter setting out the Secretary of State's decision on the application for costs made at the inquiry will follow this one.

Yours faithfully

*John Reid*

A J REID  
Authorised by the Secretary of State  
to sign in that behalf