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**MINUTES OF CGPC PLANNING COMMITTEE MEETING
Monday 20th March 2017 10:00am Cheswick Green Village Hall**

Present: Cheswick Green Parish Councillors: Brian Brown, Ian Bruce, Margaret Gosling (*Planning Committee Chairman*), Steve Hall and Penny Phillips.

Co-opted members: Mr. Piers Cockcroft
Mr. Peter Davidson 0 member of the public

52. Apologies for Absence and to approve, if thought fit, the reasons - if any given – for absence from the meeting.

52.1 An apology was received from Cllr. Mick Swain, this was accepted.

53. Declarations of Interest.

53.1 None.

54. Dispensations.

54.1 Newly co-opted member Mr. Davidson, signed the Parish Councils Code of Conduct and completed a Declaration of Pecuniary Interests form for SMBC.

Action item: Clerk to arrange for relevant dispensation form to also be completed.

55. Public participation.

55.1 No members of the public present.

56. To resolve to accept the Minutes of the meeting held on Monday 6th February 2017.

Resolved: proposed Cllr. Hall, seconded Cllr. Phillips; - that these Minutes should be accepted as a true and accurate record.

57. To discuss any planning applications received.

PL/2017/00627/PPRM – Plot F5 Blythe Gate; Erection of an office building (Use Class B1(a)) with associated internal access road, car parking, substation, bin store, landscaping and all other details required by Condition 3 relating to the reserved matters of layout, scale, appearance and landscaping as well as part-discharge of conditions 11, 13, 14 and 19 pursuant to planning permission reference PL/2016/00863/MAOOT.

58. To discuss Mount Dairy Farm and BV applications.

58.1 Cllr. Gosling referred to photographs of 2 new poles, that had now been installed on the Mount Dairy Farm site. She said they were 'very in your face'. A local resident had contacted Solihull MBC, Bloor Homes and Western Power Distribution about these.

58.1.1 Cllr Gosling said she had informed that resident about the Considerate Construction Scheme (CCS). She said that it had been suggested to the resident that they might like to apply for compensation, but the resident did not wish to do this.

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58.1.2 Cllr. Gosling said there had been one pole on the small field, these 2 new poles had been installed before the existing one had been removed. It was queried why the existing pole could not have just been replaced. It was stated that there had been 2 new poles to replace one pole and these had been installed 2-3 yards further across the field.

58.1.3 It was felt that this was unacceptable and that it was not just an eyesore for the local resident, but for the whole parish. It was queried whether the whole parish would be offered compensation.

58.1.4 Cllr. Gosling suggested that the Parish Council should write to Solihull MBC, Bloor Homes, Western Power Distribution and the Considerate Construction Scheme to complain about this.

58.1.5 There were comments that there had been no prior consultation and that work on these wires was already a year late taking place.

58.1.6 Cllr. Gosling said a plan had been sent to the resident, but nothing had been sent to the Parish Council. It was queried whether Solihull MBC had been consulted and failed to contact the Parish Council. Members were not sure whether permission was required for this or not.

58.1.7 It was stated that the various companies had behaved badly, even if they were not legally obliged to consult, this should have taken place as a matter of courtesy.

58.1.8 Cllr. Gosling said she felt the Parish Council should do something to support the resident, she said she had told the resident that she could not guarantee that this would have any effect, but this was inconsiderate to the local neighbours to the site.

58.1.9 It was suggested to include Caroline Spelman MP and Borough Cllr. Ken Hawkins in any correspondence.

58.1.10 There were comments about what obligations Western Power Distribution had, in relation to minimising the impact of the development. It was reiterated that people should have been informed and consulted before this had been done. It was pointed out that prior to Bloor Homes obtaining planning consent, it had assured the Parish Council that it would liaise and communicate matters.

58.1.11 It was agreed that a letter should be drafted and sent to those involved with the photographs taken.

58.1.12 It was stated that the table top had not been done and all that Bloor Homes had done was to move the kerb.

58.2 In relation to Blythe Valley, it was noted that information about the Section 106 funding was available now, it was a draft for conditions. Cllr. Bruce said the Kinton Lane access could not be opened until Dyers Lane and other associated works had been done, except for construction traffic, unless this was agreed in writing by Solihull MBC.

58.2.1 There were queries about what was happening with the road layout. Cllr. Bruce said Mr. Paul Vernon (Chairman of Ilshaw Heath RA), was meeting with IMP and Turley about the roads.

58.2.2 There were comments about limits on where construction traffic could go and this not being written yet. It was stated that they would possibly use the new access road, Creynolds Lane and Ilshaw Heath to avoid the Stratford Road.

58.2.3 It was stated that Bloor Homes was not following what it should do, Solihull MBC had been told and Solihull MBC did nothing. It was suggested that the Parish Council could inform Solihull MBC where it did not want the construction traffic to go.

58.2.4 Cllr. Bruce spoke about Warwickshire County Council (WCC) receiving £39k to strengthen Dyers Lane, he said some work had been done in relation to the canal bridge and widening the roads on the approach. He said this would improve things, that WCC saw this as a trivial job.

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58.2.5 There were comments about not being able to do anything to the bridge and the widening allowing 2 cars to be able to pass, which would result in more traffic. It was stated that once over the bridge, drivers put their foot down.

58.2.6 There were comments about a conflict with traffic turning and a one-way system. It was thought that the boundary was on the tow path, on one side of the bridge, on the Illshaw Heath side and that Solihull MBC was responsible for one side and WCC the other.

58.2.7 There were comments about Solihull MBC and WCC working together.

58.2.8 It was stated that there was no reference to construction traffic and once this was on the public highway, they could drive anywhere. It was stated that there could be weight limits, but that these were ignored on Creynolds Lane. There were comments about there being statutory signs and/or advisory signs, no construction traffic or heavy goods signs.

58.2.9 Cllr. Bruce read from part of the document, about some things needing to be agreed with Solihull MBC and Highways England.

58.2.10 It was noted that the Clerk had recently spoken with Ashley Prior, Head of Highways Services at Solihull MBC and he had agreed to come and speak to members of the Parish Council about highways issues.

Action item: Clerk to enquire whether Ashley Prior is available to meet with members of the Parish Council on Wednesday 5th April 2017 at 10am. The next Planning Committee meeting to take place after this at 11am.

59. To discuss Cheswick Green Neighbourhood Plan including key objectives, timescales, current status and next steps, communications and resourcing.

59.1 A draft document that Cllr. Gosling had produced was circulated. Members went through this in detail. Several amendments and suggestions were put forward.

59.2 There were comments about the demand from residents for medical facilities and schools doubling and if any further development was permitted, this could quadruple. Development was creating demand in and around the parish.

59.3 There were comment about various issues to include, such as if proposed development was for older people, their needs should be considered.

59.4 There were comments about the Care Home on Blythe Valley and this possibly having everything on site, hairdressers, restaurants, medical facilities or whether this would just be sheltered accommodation.

59.5 There were comments about the play facilities at Blythe Valley being managed by an agent and this being funded by Phase one and Phase two. It was stated that at one time, there had been discussions about the Parish Council possibly taking on this obligation.

59.6 There were comments about flooding, Dickens Heath, greenbelt, sprawl, open spaces and what the Government recommendations were. It was noted that there was to be some open space in the Blythe development and thought that there would possibly be some on the Mount Dairy Farm site. It was felt that there was a lack of communication.

59.7 There were comments about whether the existing Village Hall was big enough.

59.8 It was felt that the document was a good start and structure to work on.

59.9 Mr. Davidson referred to knowing how many people had been consulted and how consultation had been carried out. It was noted that there had been 2 questionnaires/newsletters and a presentation had been given by the Parish Council to members of CG RA and members of the U3A. *(Apparently, the presentation was also given to Illshaw Heath RA on 17th February 2016).*

59.10 It was noted that discussions had taken place with the Village Surgery, Officers from Solihull MBC that dealt with schooling and local transport providers, this had all been to gather information.

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59.11 There were comment about land use and farmers, and to include all the local businesses.

59.12 It was agreed that Cllr. Gosling, Mr. Cockroft and Mr. Davidson would work on this and hoped that a final draft would be ready for the next Planning Committee meeting, to get this produced as a newsletter to distribute to residents for their input as soon as possible

60. To consider what funding is available and whether to commence applying for this.

60.1 Cllr. Gosling said she had not looked into this yet.

60.2 It was noted that the funding available changed all the time.

Action item: Cllr. Hall volunteered to look into funding.

61. Time and date of next meeting(s).

61.1 Wednesday 5th April 2017 at 11am.

Meeting closed at 11:30am

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