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## CHESWICK GREEN PARISH COUNCIL

Thursday 12<sup>th</sup> March 2026 7pm Cheswick Green Village Hall

**Present:** Cheswick Green Parish Councillors: Simon Coles, Margaret Gosling (Vice Chair), Linda Heslington, Daniel Makarenko, Aimee Moloney and Mick Swain (Chairman).  
 Clerk: Marie Zizzi 6 members of the public

### **210. Apologies for Absence and to approve, if thought fit, the reasons if any given, for absence from the meeting.**

210.1 There were none – all Parish Councillors present.

### **211. Declarations of Interest/Dispensations.**

211.1 There were none.

### **212. To welcome representative from Severn Trent (Community Flooding Officer) and receive an explanation of the role, talk about flood issues and concerns from newly approved development.**

212.1 Naomi Beer introduced herself, she said she was from Severn Trent Community Flooding Team, this was a new team with a dual role; partly operational, when there were storms, members of the team were sent out to triage whether what was happening was of a high priority or not, if it was a high priority, reactive crews would be sent out more quickly, otherwise there would potentially be a longer lead time, however it was good to have someone come out to see what was happening in real time, to take photographs and to report issues to the Council, if necessary. The team's other role was communication, liaising with external stakeholders, such as Parish Councils, the EA etc. To be a point of contact for customers who were at risk of flooding, to get information and feedback to the other operational teams, to carry out investigations into flooding.

212.2 Naomi said the team provided information about flood mitigation, she spoke about the government backing insurance companies and about installing flood risk mitigation measures.

212.3 Naomi provided Cllr. Gosling with her business card, the email address on the card could be used to send photographs of flooding. Naomi said she was happy for this to be included in the minutes. [communityflooding@severntrent.co.uk](mailto:communityflooding@severntrent.co.uk)

212.4 Naomi said the team did not cover planning applications or development; however, she understood this was an issue in Cheswick Green.

212.5 It was noted Severn Trent was not a statutory consultee for planning applications; however, Severn Trent could raise objections if there were grave concerns, then it was up to developers and the planning authority to look at this.

212.6 Cllr. Swain asked if there was any contact with the Canal & River Trust; he referred to it being believed lake gates were opened, because water levels rose very rapidly.

212.7 There were comments about bricks, airbricks and sandbags being provided.

212.8 Cllr. Swain said it was not just development/planning applications for within Cheswick Green parish; there were concerns about development in other local areas, that would also affect Cheswick Green. It was stated what was coming would affect Solihull eventually. Cllr. Swain said flooding here could be up to 6 inches deep.

212.9 Cllr. Gosling spoke about it being difficult to sell houses and get mortgages, because of the flood risk.

212.10 Cllr. Swain asked if Severn Trent was building a picture? Naomi said they had their own maps to predict where flooding was likely to happen, and how severe – whether a one in 30- or 40-year storm. These maps were similar to ones produced by the EA, which are

publicly available online. They looked at flooding hot spots; Naomi covers Birmingham, Solihull, Southern Walsall and Sandwell, but the team covered the whole of the Severn Trent area.

212.11 Cllr. Swain spoke about hot spots being based on a number of factors, not just rainfall, he referred to the ground and elevation.

212.12 Naomi spoke about water run-off, water courses, rivers and brooks and how these interact with sewerage.

212.13 Cllr. Coles asked if it was getting worse, due to climate change. Naomi said it had been fairly mild lately, the summers were hotter and drier, winters were warmer and wetter. It was stated there were still climate change deniers' around.

212.14 Cllr. Gosling said there had been flood alerts in Cheswick Green during January, February and March, they had been on alert. Cllr. Gosling said the brook had been diverted when Cheswick Green was built, she added they did not get much snow now.

212.15 Borough Councillor Green said videos of flooding were sent to Solihull MBC, he queried if Severn Trent could deal with things any quicker. Naomi said the Council was responsible for flooding in/on highways and Severn Trent was responsible for sewerage flooding. She added the team could be required to come out to do triage, she did not know how quickly the Council responded.

212.16 It was stated there were different response times, for internal flooding the response would be as soon as possible, for external flooding there could be longer lead times.

212.17 Naomi said if there was flooding on a highway, people should contact the Council first, then call Severn Trent as well, as they could send someone out to look.

Note: At 720pm Naomi was thanked for attending the meeting.

### **213. Public Participation (15 Minutes).**

213.1 A resident present spoke about a planning application for 5 Badger Close, for a garage; it was noted there was no access and no dropped kerb; that parking in Glenwood Close was for family, friends and the school. It was stated people did not want any parking restrictions.

213.1.1 It was stated the applicant had two vehicles; the applicant already had a garage; it was thought work was being carried out from the existing garage. It was stated neighbours were not happy with all the noise, the applicant was selling trail bikes from the garage; the police had been called out due to the noise and nuisance in Glenwood Drive.

213.1.2 It was stated the applicant had two cars parked at the property, as well as their girlfriends, other family and friends; evidence could be provided from photographs.

213.1.3 It was stated the applicant received deliveries all the time; the resident present said this was really upsetting them, they had lived there for 11 years and now this application for a garage, was too much.

213.1.4 It was noted CGPC had not objected to the application, however the PC had pointed out there was no access to get in/out and that there was no dropped kerb.

213.1.5 It was stated children walked through this area/incline; the applicant had moved the fence out.

213.1.6 The resident present said she had completed the contact form on the PC website and submitted it; this had not been received.

213.1.7 It was stated this could be considered a change of use application and there was the issue of noise/nuisance. Cllr. Swain agreed to visit the resident who was present.

213.2 The resident present said there was another issue, this was in relation to Conifer trees at the back of their garden. By the path on Badger Close/Cheswick Way. The Conifers were taller than the house. The resident present was concerned when there were storms, it could be horrendous, a big branch had come down on one occasion, the Council had been out to take it away.

213.2.1 The resident present asked if there was any funding to help older people cut Conifers. The resident present said they did not know who owned the trees.

213.2.2 It was suggested that maybe 20 years ago someone planted these, then moved out and the trees had got bigger and bigger, who was responsible became vague.

213.2.3 The PC was not aware of any funding. Someone from another property had contacted the PC about an issue like this before, it was reiterated it was possible previous owners had planted the trees.

213.2.4 Another resident present, who had lived in Glenwood Close for over 40 years, opposite where the application for the garage was; referred to purchasing land from Solihull Schools; it was stated the land had then been sold to solicitors and could be brought for £50

initially, which then went up to £300. The resident present said they had paid a lot more than that.

213.2.5 It was thought the resident could do what they wanted with the trees. The resident said they could not afford to get them taken down, reiterated they were frightened about storm damage and children playing.

213.3 A member of BVRA was present; they spoke about the RA not being very proactive; that only two members were doing anything. These two members had told the other members to turn up for a meeting on Wednesday 1<sup>st</sup> April; if people did not turn up they would know if there was a RA or not.

213.3.1 The BVRA rep. said the other proactive RA member had become a Director for BV; they referred to a Mr. Lister and a Mr. Wee who were also Directors, it was hoped they would both attend the meeting, as they had their fingers on the purse of money. It was noted BVRA had lost its Chairman, it still had a Vice-Chairman, who for their own reasons was not prepared to become the Chairman.

213.3.2 There were comments about the PC using a room at Blythe Rose Care Home, on Sunday 29<sup>th</sup> March, for a 'drop-in' session. This had been advertised on social media, with to be confirmed.

213.3.3 The BVRA rep. spoke about a Christmas tree/event and needing to locate a permanent tree; they referred to finding a location and getting people from Encore involved, as a risk assessment was required. There were comments about funding for a tree and solar panel lights, which could be kept in place, but possibly be raised up when they were not being used, to prevent vandalism. It was stated it was hoped BVRA would come back to the PC about this next month.

213.3.4 It was noted BVRA needed to chase about the CCTV. It was agreed representatives from CGPC should be present at the meeting on 1<sup>st</sup> April.

Note at 7:40pm 4 residents left the meeting.

**214. To resolve to accept the Minutes of the meeting held on Thursday 12<sup>th</sup> February 2026** (*issued to Parish Cllrs with the agenda*).

**Resolved:** proposed Cllr. Coles, seconded Cllr. Swain – the minutes were accepted as a true and accurate record.

**215. To receive a report on the finances of the Council and to approve any payments made since last meeting and any payments to be made** (*issued to Cllrs with the agenda*).

<b>Payee</b>	<b>Reason</b>	<b>Total</b>
Countrywide GM	Monthly grounds maintenance February 2026	£918.72
Marie Zizzi	Reimbursement for Instant ink	£13.49
NMK Planning	Writing CGPC objections to PL/2025/02373/PPOL	£956.00
Services	and PL/2025/02358/PPOL planning applications	£1256.00
SLCC	Annual membership	£200.00
Pitchcare	Goalposts	£1341.00
Simon Coles	Reimbursement for items purchased from Halfords for bike/cycle event extra to the £525 voucher	£13.12

More in confidential section.

Funds had been transferred from the UTB savings account into UTB current account, for March payments, as well as £12k that had been transferred from the CCLA account into the UTB current account, in order to pay a third of the cost for the car park resurfacing including VAT and new goalposts, while waiting for the first instalment of the 2026-27 precept.

It was noted the PC had received payment from Mr. Carver towards to the car park resurfacing, however the PC was still waiting for the contribution from the brewery.

**Resolved:** proposed Cllr. Swain, seconded Cllr. Gosling – all payments were approved.

**216. To consider planning applications and to discuss local developments including Blythe Valley and Cheswick Place, and adoption of sites by SMBC.**

**PL/2026/00383/VAR** - 252 Creynolds Lane Cheswick Green Solihull B90 4ET; Variation of condition No.3 following planning approval PL/2025/00583/MINFHO dated 5.6.2025 for construction of a new roof, second storey rear extension, single storey side extension and reconfiguration of the elevations to form a balcony to the front and rear main bedrooms and new windows. Namely: amend roof material from a metal standing seam roof to flat grey interlocking concrete tiles.

216.1 There were no comments to be submitted.

**Minutes of the Parish Council held on Thursday 12<sup>th</sup> March 2026**

**PL/2026/00343/MINFHO** - 3 Saxon Wood Road Cheswick Green Solihull B90 4JN; Single storey rear extension and moving boundary fence adjacent to footpath.

216.1.1 It was agreed to submit that CGPC objections to this planning application as there is a double corner at this location. There is a sharp bend by the property on Saxon Wood followed almost immediately by the junction with Knoll Croft where drivers can turn either left or right. Drivers need to be able to see if anything is coming from Knoll Croft before they turn the corner. It would also make it hard for the resident of number 5 to see if anything is coming when they wish to come out of their drive. Moving the fence out is not a good idea, as it will impede visibility on what is already quite a dangerous corner. Members of the Parish Council regularly walk and drive down there so they are well aware of the situation.

**PL/2026/00477/TPO** - 6 Snowhill Drive Cheswick Green Solihull B90 4JT; One oak tree in the back garden of 6 Snowhill Drive to be reduced to last point and shaped, thinning out centre of the tree. Feather barrel and three branches growing towards the house to be cut back. All arising cleared and removed off site.

216.1.2 It was stated there was no application form to view for this application. Clerk to inform planning officer. There were concerns about who was to carry out these works, whether it would be a decent tree surgeon, as on previous occasions, work carried out on other trees in the parish, had been less than satisfactory, leaving trees looking hacked.

**217. To discuss possibility of a new village hall for the parish.**

217.1 It was noted a leaflet had been issued to residents from Taylor Wimpey, regarding another planning application for another housing development; it stated this included a 'community centre'.

217.2 An email from SMBCs Head of Planning, Mr. Mark Andrews providing information relating to the PC moving forward with looking to get a village hall was noted. It was agreed to send this to the PCs Planning Consultant.

217.3 It was stated looking at a Neighbourhood Plan again was a discussion for another time.

**218. To discuss SMBCs Emerging Local Plan issues and objectives consultation and SMBCs response to the NPPF.**

218.1 Cllr. Swain and the PCs Planning Consultant had written a response to question 36 in SMBCs Emerging Local Plan, this had been submitted.

218.2 The PCs Planning Consultant had also written comments in relation to SMBCs responses to questions about the NPPF, these had been sent to Gary Palmer (SMBCs Group Manager, Policy & Engagement).

**219. To discuss 'drop-in' sessions.**

219.1 Cllr. Moloney said she would produce 2-4 slides/maps, for use at the sessions.

219.2 It was stated these sessions were to provide an educational boost, to inform residents about the number of houses proposed for the parish, to provide the key points and ask residents for their views.

219.3 It was suggested there was a form for any comments/feedback.

219.4 The sessions would be an opportunity to ask residents what they wanted from these developments, it was stated there would be a need to steer the conversation; as it was of no use to listen to people saying they did not want this housing, it was coming, it would happen, the PC needed to see what the parish could get out of it.

219.5 There were comments about having a bigger voice, building a picture about issues such as flooding and to ask residents if they wanted another village hall.

219.6 It was pointed out that apart from the planning applications that had already been approved, the PC did not yet know if future applications would be approved; however, it was likely there would be an influx of housing, in this area in the next 10 years.

219.7 It was stated the parish needed to get on the bandwagon now, or it would be too late. Residents input was needed, the PC needed to have evidence about flooding and traffic issues.

219.8 It was stated only one planning application had been refused by SMBC recently, for Hockley Heath, this had been because there had been a visual display showing these issues.

219.9 It was pointed out Solihull MBCs position was it had no choice but to approve planning applications, unless there were really good reasons not to. Cheswick Green needed to show what it was facing, it was no good just objecting and if applications were to be approved, the parish needed to decide what it wanted to get from these developments, to get developers onboard.

219.10 It was stated if the PC was to object it needed solid reasons with evidence. It was reiterated there were issues/concerns about flooding, traffic, facilities, crime rate, hospitals/doctors etc.

**220. To discuss monthly site audits of Parish Council owned land.**

220.1 Site audits for February had been submitted for all areas.

**221. To discuss the May cycle event.**

221.1 The Clerk had not received the form to complete to book the track. A Purchase Order had been issued.

221.2 Cllr. Moloney said she would complete a risk assessment, as well as the forms to use the Recreation Ground and Village Hall.

221.3 It was noted the £525 Halfords voucher had now been spent, plus an additional £13.12, for bike/cycle items/equipment for prizes at the event.

221.4 Cllr. Coles said Dam Dirty Bikes would send a mechanic to talk to people about bikes; they would also bring a £8000 electric mountain bike.

221.5 Cllr. Makarenko agreed to produce a poster to advertise the event. Cllr. Coles suggested giving copies of this to the schools in Cheswick Green and Hockley Heath, as well to St. Patricks. It was queried whether the poster needed to state children should be accompanied by adult.

221.6 It was stated the track would be set up on Sunday 24<sup>th</sup> May by 10am, it would be staffed and there would be bikes and equipment.

**222. To receive any reports from Councillors and/or the Clerk.**

222.1 There were no reports.

**223. Update/report from Village Hall Management Committee (VHMC).**

223.1 Cllr. Swain said there was no update and nothing to report.

223.2 Cllr. Moloney asked about the lease; Cllr. Swain said from the PC view this was done, the VHMC needed to see a solicitor about the lease.

**224. To discuss issues raised with SMBC/speed sign.**

224.1 There was nothing to discuss.

**225. To discuss CGPCs Action Plan.**

225.1 Noted.

**226. To consider and resolve any action(s) in relation to items of correspondence received (issued to Parish Councillors with the agenda).**

226.1 The main items of correspondence had been in relation to SMBCs Emerging Local Plan issues and objectives consultation and SMBCs response to the NPPF.

**227. To discuss and resolve any actions in relation to the ongoing CGPC action list (issued to Parish Councillors with the agenda).**

227.1 Most items had already been covered.

**228. Agenda items for next meeting.**

228.1 There were none. Cllr. Moloney gave an apology as she would not be present for the next meeting.

**229. To resolve that due to the special nature of the business about to be transacted, it is advisable in the public interest that the press and public be temporarily excluded and they are instructed to withdraw.**

229.1 There was nothing further to be discussed.

**230. To discuss and resolve any actions regarding any items of correspondence or matters considered confidential.**

230.1 There was nothing further to be discussed.

**231. PAYE, payroll and Pension Scheme.**

231.1 In confidential section of the minutes.

**Meeting closed 8:25pm**

Signed .....

Dated .....