Cheswick Green Parish Council

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CHESWICK GREEN PARISH COUNCIL

Thursday 10th September 2026 7pm Cheswick Green Village Hall

Present: Cheswick Green Parish Councillors: Simon Coles, Margaret Gosling, Sarah Hall, Paul Scarborough, Aimee Moloney and Mick Swain.
Clerk: Marie Zizzi 1 member of the public

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

86.1 An apology was received from Cllr. Heslington – this was accepted.

87. Declarations of Interest.

87.1 Note: Cllr. Coles had declared an interest at a previous meeting, due to him now being an elected Borough Councillor. It was agreed this would apply at all CGPC meetings.
87.2 Cllr. Gosling had an interest in a matter to be discussed in the private section of the meeting; due to a person concerned being a friend of hers.

88. Public Participation *(15 Minutes).*

88.1 Borough Cllr. Keith Green was present; he said he was aware members of the PC were meeting with representatives from the Community Communications Partnership, in relation to proposals for Winterton Farm. It was agreed Cllr. Green could attend this meeting.
88.2 It was stated there was no longer a Dickens Heath Management Committee; SMBC would not take on the responsibility, as it did not know what it would be inheriting/purchasing; also, if SMBC took on this responsibility, it would have to do this in other parts of the Borough. It was stated this was a worldwide issue. There were comments about where the precept money was going.
88.3 A letter from all three Borough Councillors, requesting a meeting with the Cabinet Member for Planning and the Chief Executive of SMBC, regarding the emerging Solihull Local Plan was noted.
88.3.1 Cllr. Coles said this was in relation to the Blythe Ward, about protection of the Greenbelt and open spaces. There were comments about the Ward only being able to absorb so many developments; that the amount of development was disproportionate; that Dickens Heath was not built to be a throughfare, to run through all the Blythe Ward settlements; for all the areas, there was one way in and one way out; when there were road works, this caused chaos.
88.3.2 It was queried why all the areas around/within Cheswick Green were in Phase One, why they were all being developed at once. It was stated many applications affected the Blythe Ward; the sites were getting bigger and bigger, with more volume.
88.3.3 It was queried where the workforce for these developments would come from.
88.3.4 It was stated most of the applications were for outline permission, once permission was granted, work had to commence within 3 years. However, work only needed to start on (for example) an island and that meant work had begun, then they had 15 years.
88.3.5 There were comments about people moving out of new builds and about social housing.
88.3.6 There were comments about revised plans and about an application that would go through a Hedgerow, the SMBC Head of Planning had said this was a complete no.
Note: at 7:20pm Cllr. Green left the meeting and Cllr. Moloney arrived.

89. To resolve to accept the Minutes of the previous meeting held on Thursday 9th July 2026 *(circulated to Parish Cllrs. with the agenda).*
Resolved; proposed Cllr. Coles, seconded Cllr. Gosling – the minutes were accepted as a true and accurate record.

90. 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 Parish Cllrs. with the agenda).*

Payee	Reason	Total
Countrywide GM	Monthly grounds maintenance July 2026	£918.72
Countrywide GM	To purchase and install Hanpave	£2743.91
SMBC	Rotation of the speed sign Dec 25 Jan/Feb 2026	£996.37
SMBC	Rotation of the speed sign March/April/May 2026	£996.37
Moore	External audit for year end 2026	£504.00
DM Payroll Servies	Administration of payroll April – September 2026	£120.00
Vision ICT	Hosted email Oct 2026 – Sep 2027	£96.00
SMBC	Christmas tree BV install new power costs	£2992.80
SMBC	Christmas tree BV switch on/off/electric/energy etc.	£358.80
SMBC	Install/remove poppy waterfall	£324.00
Mick Swain	Reimbursement for shred bags	£81.00
Countrywide GM	Monthly grounds maintenance August 2026	£918.72
Countrywide GM	Remove waste	£48.00

More in confidential section.
Petty cash £70.72
Resolved; proposed Cllr. Coles, seconded Cllr. Scarborough – all payments were approved.

91. To discuss CGPC Reserves amount and Reserves policy.
91.1 It was agreed the policy was okay, the amount needed to be considered. It was agreed having half the amount of the precept was reasonable.
91.2 It was noted the PC was to look at its 2027-28 budget, prior to setting the precept. It was agreed to consider what was to be done in the future for the budget. Cllrs. were asked to put any suggestions/ideas forward, to Cllr. Swain and he would put something together.

92. To discuss holding a separate meeting to discuss 2027-28 budget, for setting the precept, if so date/time for this to take place.
92.1 It was agreed to discuss this once Cllr. Swain had put something together, as per the above item.

93. To consider planning applications *(send separately by email to Parish Cllrs.)* **and to discuss local developments Blythe Valley including Christmas tree/lights 2026 and beyond/speed sign and Cheswick Place, as well as adoption by SMBC.**

Note the following three applications were received after the July 2026 meeting; therefore, comments were submitted prior to the deadline to comments dates.

PL/2026/01383/MINFHO - 1A Kineton Lane Hockley Heath Solihull B94 6RX; Construction of a new outbuilding for a garage/workshop.
93.1 Comments submitted via SMBC portal 27/08/2026 - CGPC would like to make the following comments about this application; the drawings submitted do not help in being able to visualise what is intended, it is hard to determine how much the trees/environment around the building are going to be affected. Looking at the Arborist's report, great care will need to be taken to preserve the trees and hedges when construction takes place.

PL/2026/01393/PPFL - The Arup Campus Blythe Gate Shirley Solihull; External works, including alterations to the main entrance and internal courtyard; construction of external sub-station; installation of feature mast; installation of roof light and glass canopy for the first-floor terrace, installation of plant equipment and enclosures; and installation of roof mounted solar panels.
93.1.1 There were no comments to be submitted.

PL/2026/01456/PPFL - Juniper Building St James Place House Central Boulevard Shirley; Removal of the existing entrance canopy and construction of a new enclosed entrance lobby. Associated external works including the reconfiguration of the existing parking area to provide additional parking spaces, landscaping alterations, upgrade to external lighting within site boundary, LED lighting and recolouration of building.
93.1.2 There were no comments to be submitted.

PL/2026/01489/MINFHO - 5 Glenwood Drive Cheswick Green Solihull B90 4HJ; Single storey ground floor side extension to existing with raised terrace to rear of property. Cladding added to areas of existing house.
93.1.3 It was agreed to submit; CGPC objects to this planning application because the property has been substantially extended and to approve this application would not be in keeping with neighbouring dwellings.

PL/2026/01512/PPFL - Lloyds Campus 157 Creynolds Lane Cheswick Green Solihull; Full planning permission for demolition of existing on-site buildings and development of 48 new residential dwellings (Use Class C3) and associated car and cycle parking, access infrastructure and network within the site, landscaping, public realm, drainage, utilities, energy and waste facilities and infrastructure.
93.1.4 It was agreed to ask the Parish Councils planning consultant for his overall opinion on this. There were comments about the possibility of requesting for a Zebra Crossing to be included for this application and about including a pavement, on the Stratford Road side.

93.2 It was noted SMBC had refused two planning applications for **PL/2026/01173/PIP** - Earlesmere House, Warings Green Road, Hockley Heath, Solihull; Permission in principle for the provision of 4 No. self/custom-build dwellings on land at Earlesmere House;
PL/2026/00343/MINFHO - 3 Saxon Wood Road Cheswick Green Solihull B90 4JN; Single storey rear extension and moving boundary fence adjacent tow footpath; both applicants had Appealed against the decision.
93.2.1 It was stated there was a tree outside 3 Saxon Wood Road, which was blocking the path.
93.3. There were comments about an application for 52 Creynolds Lane; it was the application had been for five dwellings initially. This had been reduced to two dwellings; however, the PC had not been notified; the Clerk had sent emails to SMBC about this, but not received any replies. It was stated one of the two dwellings had already been built.
It was noted there was also and outstanding application, for retrospective permission for a garage, which had been built.

93.4 In relation to Blythe Valley (BV); It was queried what the management fee BV residents paid was used for; it was stated (for example) grounds maintenance. Cllr. Hall said she was on the Board, the fund was healthy.
93.4.1 It was stated there had been a serious incident involving a BV resident, who had been driving on Kineton Lane at 60 mph, intoxicated; this had resulted in the vehicle going through railings, reversing, coming round a corner, the car spinning, hitting road signs and totally wrecking a garden, a child had been in the car. The driver was to pay for damages, but not for the road signs. Cllr. Hall said she had been asked to approach the Council about the signs. It was noted the police had been involved and there was a criminal investigation, the person had been arrested.
93.4.2 Cllr. Scarborough spoke about the stile by the football field, he said cows got in because the fence was down. He queried who it was they should contact; it was stated possibly the Management Company. Cllr Coles said further up, the footpath edges were by Winterton Farm; there were comments about this being a rented farm, to possibly ask the famer. Cllr. Swain said there was no access/egress from the farm and it was stated there was a burnt car at the entrance.
93.5 Cllr. Coles said CG was greybelt and he referred to the need for balance, in relation to planning applications for Blythe, compared to Dorridge and Knowle. He said most applications for CG went through; without a Local Plan it was difficult for SMBC to refuse.
93.5.1 It was noted a big planning application for Hockley Heath had been refused; those opposing had provided evidence including photographs. The applicant had Appealed and it had gone through, because SMBC had no 5-year plan.
93.5.2 It was stated SMBC was under pressure due to the cost of these Appeals.
93.5.3 Cllr. Coles said the SMBC Planning Committee meeting held last night, had taken 5 hours, applications could only be rejected/refused under planning laws. Cllr. Coles referred to the letter sent by all three Wards Councillors, requesting a meeting (88.3), he said this was taking place tomorrow, as it was felt Blythe was taking an unfair proportion of development. Cllr. Coles said they had met with two DH Parish Councillors and MP Neil Shastri-Hurst. Cllr. Coles commented about the time period getting very, very short and referred to a Local Plan possibly being put forward soon.

93.5.4 Cllr. Coles said it could be worse for Dickens Heath and Tidbury Green (TG), as they both had railway stations. He referred to BL1 site, for sports pitches and a proposal for 800 dwellings in TG on Norton Lane.
93.5.5 There were comments about nothing changing unless there was a change of Government or in Planning Laws; that Councils hands were tied because of the politics, everywhere had the same problem.
93.5.6 There were comments about the impact from the already approved developments for Dog Kennel Lane, as well as other applications, such as one for land off the Stratford Road by Joseph House.
93.5.7 It was pointed out that Highways would say no. A map of proposed/approved development was looked at.
93.5.8 It was stated CG could possibly get a Secondary school. There were lots more comments about developments. It was pointed out that if SMBC sat on an application, for more than 6 months, it could go to Appeal, and the Council would be accused of causing delay.
93.5.9 Cllr. Coles spoke about what went to the Planning Committee and what Planning Officers decided.
93.5.10 It was agreed a Neighbourhood Plan was a massive piece of work; Cllr. Swain commented about it being a moving feast for CG or more like a merry-go-round, because things were changing all the time.
93.5.11 It was felt that it would be better to think about what CIL could be spent on and looking at things like another Village Hall, Zebra Crossings etc. to create a wish list.
93.5.12 It was stated residents would expect the PC to object to applications. However, realistically housing was needed and it would be coming. It was pointed out residents of Blythe lived next to the second biggest city in England. 20 years ago, Dickens Heath did not exist. People had not wanted Dickens Heath.
93.5.13 There were comments about it not happening overnight, that could be 50-100 units per year or even 20 per year, it would be over 2 to 3 to 5 years. It was reiterated there were no workers/technicians etc.
93.5.14 It was noted DHPC had approached CG and TG to work together, then Tanworth-in-Arden had also reached out. It was queried how something could be put together jointly, it was stated each application was treated on its own merit; it was suggested to ask the planning consultant. It was stated the whole of Blythe and other areas such as Redditch, needed to fight.
93.5.15 In relation to dates/times sent from Tanworth-in-Arden PC, for a possible meeting next week, it was stated to respond that CGPC was being led by DHPC.

93.6 In relation to Cheswick Place; Cllr. Coles said he had cleaned the noticeboard again; it was stated to possibly replace this next year. It was pointed out the noticeboard at BV was too small; it was suggested to either swap this with the one at Cheswick Place or to get an addition noticeboard for BV. To include these costs in the budget.

94. To discuss a Neighbourhood Plan (NP).
94.1 Already discussed.

95. To discuss Remembrance Sunday.
95.1 It was noted SMBC was to install/remove the poppy waterfall, this had been booked and paid for.
95.2 It was noted Cllr. Moloney was to co-ordinate the event, in the absence of Cllr. Coles. The Boys Brigade would be involved. Cllr. Coles would speak to the Head Teacher of the local school. Cllr. Moloney and Cllr. Heslington to do the refreshments. Clerk to order wreaths, as per last year at a cost of £120 including a donation to the RBL.
95.3 It was agreed not to do anything at BV this year.

96. To discuss Christmas including BV event.
96.1 It was noted everything was in place for BV now; the PC was waiting to hear from its ground's maintenance contractor about the tree to be planted.
96.2 The turning of the lights outside the shops, was booked for Sunday 6th December at 5-515pm; it was suggested to ask SMBC if the BV lights could be switched on prior to this.
96.3 There were comments about whether to arrange a minibus, to bring residents from BV to CG. It was felt there would be enough people with cars, to ferry people who wanted to come to CG after the BV lights were switched on. It was agreed both events needed to be advertised and promoted for everyone.

97. To discuss next Newsletter.

97.1 It was stated the Christmas events could be included in the next Newsletter. Other suggestions put forward were to include something about the car park and to ask residents what they wanted. Cllr. Coles agreed to put something together.

98. To discuss monthly site audits of Parish Council owned land.

98.1 It was noted Cllr. Gosling had pointed out, a dog bin on Saxon Wood Road possibly needed to be replaced. Cllr. Coles said it was not necessary to have separate dog bins and litter bins now. It was agreed to look at costs and the sizes for bins.

98.2 An email received about providing dog poo bags was noted. Cllr. Moloney said she liked these; Cllr. Gosling did not think these were a good idea. There were comments about finding a balance; it was pointed out people had asked for dog poo bins/bags. Cllr. Moloney suggested one could be located by the War Memorial. It was felt this was a potential project for the budget. It was noted there were a few dog bins on BV but no bags.

98.3 In relation to the taped off bench on the Recreation Ground; Cllr. Moloney updated everyone on the situation. It was agreed Cllr. Moloney could go back to the owners and inform them about what the PCs grounds maintenance contractor had advised her and to also let them know, that the bench by the Village Green, which had been taken away, repaired and then reinstated, the man who owned this bench had carried out the work himself. The PC had never arranged for any repairs to benches; it had replaced a rotting wooden bench outside the Village Hall, with the metal 'Lest we Forget' bench and only ever arranged for benches to be secured to the ground.

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

99.1 Cllr. Gosling referred to an email received from Starlink, to promote Starlink to residents. She said Virgin had put fibre in now; she had altered her internet provider and what she had was much faster now. She spoke about BT getting rid of landlines. The Clerk added she had seen people asking, if they could only use BT or Virgin in CG. It was agreed to provide information about Starlink, in the next Newsletter, to let people know what the options were, not necessarily to promote Starlink. The PC could say the Village Hall had successfully moved to use Starlink and provide the referral code, for anyone who was interested.

99.2 Cllr. Coles, said with Cllr. Moloney and the Clerk, he had met with a resident, who wanted to look at the accounting records for the PC. The resident had been offered a date last week and from 6-8pm, the resident had been in the Village Hall from 6 until 730pm.

99.2.1 The resident had asked questions about the Clerks salary, because it looked like she had a high increase, however this was because the Clerk had not received an increase for the cost of living, for two financial years, when this had been realised, it had been rectified and backdate, thus resulting it an increase.

99.2.2 The resident had gone through each month's bank statements; they had queried about members allowances and been told only three members received an allowance, the amounts were shown on the bank statements.

99.2.3 The resident had enquired who the Carver Trust was, they had been informed about the contributions for the car park, including the timings of these payments. The resident had asked when the PC was looking at next years budget; it was stated at the next PC meeting. It was stated this was discussed at PC meetings; people could come to PC meetings.

99.2.4 It was stated a group of boys had attended a PC meeting, they had been asked what it was they would like in the parish, they had said a pump track and the PC had provided one for a week in May.

99.2.5 The resident had asked about the speed sign, whether this was value for money, as there were no changes seen on the roads, such as traffic calming measures, like ramps. Cllr. Coles and Cllr. Moloney had said the data was used to provide evidence to SMBC, about what was taking place on roads.

99.2.6 The resident had asked about cost involved for the shelter, including the removal of the slabs.

99.2.7 The resident had queried why the PC had 4 bank accounts; this had been explained. The resident asked why it was necessary to have reserves; this was also explained.

99.3 Cllr. Coles presented a letter, he had received from a property on Heron Close, in relation to trees from the Recreation Ground, which were allegedly damaging fence panels and lifting roots. Cllr. Coles said it was possible the tree in question had not been planted, it

had just grown, he thought it looked like a Horse-chestnut, he said this could be an insurance claim.
99.3.1 It was noted another resident had contacted the PC regarding possible tree damage, this had been referred to the PC insurance company, who had agreed to deal with this. It was noted the PC had recently received an email from this resident's son about this. It was suggested to go back to him, stating the PC was already corresponding with the homeowner about this, it had been passed to the PC insurance company. It was also pointed out that it was possible the PC was not liable. It was agreed to wait until Cllr. Heslington had returned, as she had been dealing with this.
99.4 Cllr. Scarborough said in relation to CCTV for BV; SMBC wanted some information/a quote for a survey, it was probably going to cost £2500; the BVRA was going to look into this.

100. Update/report from Village Hall Management Committee (VHMC).
100.1 Cllr. Swain said the insurance company was happy with the lease; this was all okay now.
100.2 Cllr. Swain spoke about one hirer who wouldn't pay, the VHMC had received half the money. The VHMC had pursued this via the Small Claims Court, with a threat of legal action. The person had agreed to pay, if they did not, this would result in CCJs and being taken to court.
100.3 Cllr. Swain said in relation to a Music License, the VHMC needed to pay a one-off fee, which would be for the DJ the PC hired for the Children's Christmas Disco. This could be obtained nearer the time.

101. To discuss issues raised with SMBC/speed sign.
101.1 It was noted a cost had been provided by SMBC for a speed sign; it was stated traffic surveys were taking place at BV from Monday 14th September for 5 days; BVRA was waiting for a response to a report it had submitted. It was agreed to leave getting a second speed sign for now.

102. To discuss CGPCs Action Plan.
102. Deferred.

103. To consider and resolve any action(s) in relation to items of correspondence received *(sent to Parish Cllrs with the agenda).*
103.1 An email from a principal planner of Cerda was noted; it was stated to inform them the PC had already engaged with a planning consultant.
103.2 An email regarding proposals for the former Lloyds TSB building was noted; it was agreed to find out when the VH was available to arrange a meeting, to ask about CIL, a Zebra Crossing and road safety.
103.3 An email requesting information under the Freedom of Information Act was noted.

104. To discuss and resolve any actions in relation to the ongoing CGPC action list *(sent to Parish Cllrs with the agenda).*
104.1 It was noted the next Solihull Area Meeting (SAM), was taking place on Thursday 15th October at 715pm. Cllr. Hall and Cllr. Scarborough to attend.

105. Agenda items for next meeting (September).
105.1 None were put forward. However, Cllr. Scarbrough gave his apologies, as he could not attend the next PC meeting.

106. 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.
106.1 There were no members of the public present.

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

108. PAYE, payroll and Pension Scheme.
108.1 In confidential section of the minutes.

Meeting closed 21:25pm

Signed ……

Dated ……