

MINUTES OF PLANNING COMMITTEE MEETING
Wednesday 21st June 2017 10am Cheswick Green Village Hall

Present: Cheswick Green Parish Councillors: Brian Brown, Ian Bruce, Margaret Gosling, Steve Hall and Mick Swain.

Mr. Piers Cockroft

Clerk: Marie Zizzi

0 members of the public

Cllr. Gosling opened the meeting as previous Planning Committee Chairman, she said that now she was the Chairman of the Parish Council, she would not want to be Chairman for the Planning Committee as well and asked if there were any volunteers or nominations?

1.To elect a Chairman.

1.1 Mr. Cockroft said in relation to all the work recently carried out and produced by Cllr. Hall, he would like to suggest Cllr. Hall should be the Chairman of the Planning Committee, if he would accept this?

1.2 Cllr. Hall responded that he was no expert on planning and as long as members did not expect him to be, he would accept.

Resolved: proposed Cllr. Swain, seconded Cllr. Gosling - that Cllr. Hall is 2017/18 Planning Committee Chairman.

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

2.1 An apology was given for Mr. Davidson and this was accepted.

3. Declarations of Interest.

3.1 None.

4. Dispensations.

4.1 It was noted that all members had dispensations in relation to living in the parish and commenting on planning applications and being involved with the Neighbourhood Plan (NP).

5. Public Participation.

5.1 Not applicable - no members of the public present.

6. To resolve to accept the Minutes of the previous meeting held on Wednesday 3rd May 2017.

Resolved: - proposed Cllr. Gosling, seconded Cllr Brown - all in favour; that these Minutes should be accepted as a true and accurate record.

7. To discuss any planning applications received.

7.1 There were none. However, an email from Wimpey Taylor was noted and discussed. - STEVE, I AM NOT SURE ABOUT THIS??

8. To discuss Mount Dairy Farm and BV applications.

8.1 In relation to Mount Dairy Farm, there were comments about a need to check the security of the fencing to the site, as it was easy to get on to the site, as there were lots of gaps in the fencing.

8.1.1 It was noted that the overgrowth that was obstructing the public footpath had already been reported to SMBC and that this needed to be chased and to possibly inform Dean Biddle SMBCs Enforcement Officer about this.

8.1.2 There were comments about noise and hammering on Sunday mornings, about horrendous levels of dust and about one pond that had been dug out, that despite the incredibly dry and hot weather, had water in it and this was attracting lots of midges and mosquitoes, which were most unpleasant for anyone in the neighbourhood.

8.1.3 There were comments about the swales and ridges which should be between the new development and the ponds, as did not appear to be in place.

8.1.4 It was stated that development had now commenced on phase 2 and lot of houses had 'for sale' signs.

8.1.5 It was pointed out that often work was starting well before 8am, with trucks and diggers moving around and stated that some of the aggregate trucks were now going the right way, but not all of them.

8.1.6 It was stated that was a lot of mud/dirt from the site on Creynolds Lane and Tanworth Lane was also very dirty, it has been stated that it is the worst it has ever been and that once it rained, it would be very bad - with a lot of mud.

8.1.7 It was stated that there were large blocks (from the Heras fencing) in Mount Brook that were from the site.

8.1.8 There were comments about the Considerate Construction Scheme and that the developers were not being considerate to anyone. It was queried whether Bloor Homes was still registered with this scheme and noted that at one point the banner had been removed, however, it was back up inside the development now.

8.1.9 It was suggested that all these comments and complaints should be put into an email and sent to Nick Rawlings, Planning Director, Bloor Homes Western.

8.1.10 In relation to the poles that had been installed, it was stated the Borough Councillor Richard Holt had been involved and he was trying to arrange a meeting with representatives from Bloor Homes and Western Power Distribution about this.

8.2 In relation to Blythe Valley it was stated that there was no sign of anything happening at present and that IM Properties needed to apply for detailed planning permission.

9. To discuss results of the questionnaires received in relation to proposed Neighbourhood Plan.

9.1 It was noted that 155 completed questionnaires had been returned.

9.2 Cllr. Gosling said it appeared that some people were confused by the first question and therefore they could not decide, she said that people had also been confused by the maps.

9.3 Mr. Cockroft said he would try to consolidate the points made, not necessarily the comments and group the information into a summary.

9.4 There were comments about the TRW site being brown field and Dog Kennel Lane being greenbelt and that both were about to the Cheswick Green boundary.

9.5 It was stated that one of the proposed sites for Dickens Heath was about to the parish boundary and that any further development would add to the existing pressures including flooding.

9.6 There were comments about the proposals meaning that there would be no natural boundary of green belt land between Cheswick Green and Dog Kennel Lane and about flooding concerns.

9.7 It was stated that the Bloor flood alleviation needed to be tested, before any more building was approved. It was pointed out that the EA only advised in relation to development and flooding, it was also stated that the EA had to be satisfied with the plans of any development and that development needed to be carried out in accordance with the plan.

Minutes of CGPC NP Committee meeting held on Wednesday 21st June 2017 10am

Signed

Date.....

9.8 An email from Mr. Davidson was discussed, he had thought about the questionnaire and wondered if the Parish Council had formally written to 'corporate bodies', such as School Governors, Doctors, the Lloyds TSB Management Centre, Shirley golf club, other local businesses, the two residents associations and local Parish Councils, to specifically obtain their responses. He had suggested that they would need written proof that things like this had been done. He had also suggested that when the notice of the public consultation meetings was displayed, that it would be a good time to remind people that they could still send their comments in and that their supporting feedback was needed.

9.8.1 It was also suggested that the questionnaire was sent to SMBC for its response.

9.8.2 A list of whom this should be sent to was compiled, it was stated that the questionnaire could be sent with a covering letter that included a link to the questionnaire on the CGPC website.

9.8.3 It was agreed that the covering letter would ask for replies/comments as soon as possible, but by 31st July 2017 at the latest.

9.8.4 In relation to the two residents' associations it was agreed that it should be sent to the Secretaries with copies to the Chairmen.

9.8.5 It was suggested that it was also sent to all the businesses on Blythe Valley and that a list of tenants could be obtained from Lewis Payne, Development Director at IM Properties.

9.10 The summary of the questionnaires was looked at on the overhead projector. Cllr. Hall was thanked for all his work on this and it was agreed that what he had produced was very good and useful.

9.11 The PowerPoint presentation that Cllr. Hall had produced for the consultations was looked at and it was approved.

9.12 The notice that Cllr. Hall had created to advertise the consultation on Wednesday 28th June 2017, was looked at and approved, it was stated that this needed to go on all CGPC notice boards in A3 form and on the website.

9.12.1 It was suggested that the consultations were also advertised by word of mouth, for example to the U3A which consisted of about 150 people. It was suggested that the consultations could also be added to the CGRA website and The Only Way is Cheswick.

9.13 Members discussed who would attend the 10-12 session and would attend the 8-10pm session.

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

10.1 Deferred until after the consultations had taken place.

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

11.1 Deferred.

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

12.1 Wednesday 2nd August 2017 at 10am.

Meeting closed 11:20am

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Signed

Date.....