



Mrs. Marie Zizzi
 Clerk to the Council
 Cheswick Green Village Hall
 Cheswick Way, Cheswick Green
 Solihull B90 4JA

Tel: 01564 700168
 clerk@cheswickgreen-pc.gov.uk
 www.cheswickgreen-pc.gov.uk

MINUTES OF THE PLANNING COMMITTEE MEETING
Wednesday 20th September 2017 10am Cheswick Green Village Hall

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

Mr. Piers Cockroft and Mr. Peter Davison

Clerk: Marie Zizzi

0 members of the public

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

25.1 It was noted that Cllr. Steve Hall was not attending the meeting. Cllr. Gosling agreed to chair the meeting in his absence.

26. Declarations of Interest.

26.1 None.

27. Dispensations.

Note all members have dispensations in relation to living in the parish and commenting on planning applications and being involved with the Neighbourhood Plan (NP).

28. Public Participation.

28.1 Not applicable.

29. To resolve to accept the Minutes of the previous meeting held on Wednesday 2nd August 2017.

Resolved: - proposed Cllr. Brown; that these Minutes should be accepted as a true and accurate record.

30. To discuss any planning applications received.

30.1 There were none. However, it was noted that further to the September Parish Council meeting, comments had been submitted in relation to planning application **PL/2017/02300/TPO**; 561 Tanworth Lane - reduce lateral limbs by 1-2m on 6 No. alder trees (T1 - T6) overhanging gardens of 18, 20, 22 and 24 Archer Drive, crown raise to 4m, remove 1-2 lowest limbs, crown reduce by 1-2m in height; reduce lateral limbs by 1-2m and crown raise to 3-4 m 1 No. oak tree (T7).

30.1.1. Cheswick Green Parish Council believed that the wrong trees had been identified based on the TPO information that it has. The trees identified are not in the location. Therefore, on this basis, this application should be refused, as the wrong tree numbers have been quoted, therefore these are not the correct trees.

30.1.2 The Planning Officer had responded to this, that she had asked the SMBC Tree Officer whether he found the tree information acceptable, and he did. The Officer had also stated that confusion may have occurred, because the applicant used their own numbering system rather than the TPO numbers, which they are entitled to do. This information had been circulated to all Parish Councillors.

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Note: As Mr. Cockroft needed to leave at 11am, it was agreed to deal with agenda item 8. *To discuss results of the questionnaires received in relation to proposed Neighbourhood Plan, next.*

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

31.1 Cllr. Gosling said the results from the questionnaires and a summary of comments, needed to be added to the CGPC website, sent to SMBC, the 3 Borough Councillors and James Carpenter (*SMBC Head of Service - Development and Regulatory Management*). It was also suggested that this information was sent to Andy Street (*Mayor of the West Midlands*) and Dame Caroline Spelman MP via email.

31.1.1 Cllr. Gosling pointed out that the consultation meetings had not been very well attended.

31.2 Cllr. Gosling said she had recently spoken with a local resident and the resident had not been aware of the proposed Wimpey development, until they had seen the Parish Councils Newsletter.

31.2.1 There were comments about Wimpey trying to book the Village Hall during September.

31.3 It was stated that a list of everyone that had been consulted was needed and noted that only 6 of the commercial businesses had replied. It was noted that a register had been kept on the open days of who had attended, however members were not sure who had this.

31.4 Mr. Cockroft agreed that they needed to be clear about what the results of the questionnaire showed.

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

32.1 Cllr. Gosling said she had put together and gathered all information relating to the Neighbourhood Plan into one folder, she had collated everything she had.

32.2 It was felt that an index needed to be produced, which included all the various newsletters.

32.3 A document that had been put together by Mr. Cockroft and Mr. Davidson was looked at, it was noted that this provided suggested 'principles' that needed to be accepted and agreed. Members looked at the various headings.

32.4 It was stated that residents did not want to lose the rural style of the parish and that there was evidence of this, from the consultation responses.

32.5 Cllr. Swain said he had some evidence from Mr. David Lechmere, which he had broken down into specific areas, that identified things like the speed of cars at various times of the day.

32.5.1 Cllr. Swain said Mr. Lechmere was looking at clusters, in relation to accidents and the mass of accidents over a 5 years period and what was considered a vital statistic, such as an injury. He said there were 2 areas of concern, the junction on Cheswick Way at the bottom of Creynolds Lane, there had been 4 accidents, with 3 out of the 4 being on the junction. The other area was Illshaw Heath Road.

32.5.2 Cllr. Swain said they could use this information. It was stated that the roads should be maintained, that the road network was mostly safe, but there were 2 accident areas, at 2 junctions, where there were already serious concerns. To reinforce that all problems would increase with extra traffic and increase the risk. It was suggested that information like this could possibly be included as a free-standing appendix.

32.5.3 It was stated that the local Speed Watch schemes being set up would help.

32.5.4 There were comments about using raw data and analysing. Cllr. Swain said he would sent this information to Mr. Cockroft.

32.5.5 Cllr. Bruce referred to Illshaw Heath and detailed traffic measurements being taken and the possibility of a table top at the cross roads.

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32.6 In relation to the Neighbourhood Plan, it was stated that this could address situations, but whether the issues were resolved, was this down to the developers or SMBC? It was stated that SMBC permitted development.

32.7 Cllr. Brown said that he thought, unless the developer went to SMBC and planning officers permitted changes, if conditions had been put in place, then SMBC agreed to remove them, SMBC would become liable.

32.8 Cllr. Bruce commented about a new table top that had been installed by Rumbush Lane was very effective and it was much less dangerous.

32.9 Cllr. Gosling queried whether they needed to include something about traffic, even if it were, for example signs, such as 'welcome to the village of Cheswick Green', or to suggest changes of colour on the roads.

32.10 Mr. Cockroft said they had evidence for 2 problem areas, the current rural lanes were okay, the 2 problem junctions needed to be addressed and that they wanted them to be, plus they had several pages of evidence, from SMBC from its own information.

32.11 Cllr. Swain spoke about the police taking on the role, to record details of accidents. Mr. Cockroft added that this was possibly in terms of criminality and location. It was stated that the police were always the first on the scene of reported accidents.

32.12 Cllr. Gosling referred to a WM Ambulance programme, when an ambulance had been sent to the wrong place.

32.13 Cllr. Bruce spoke about a county surveyor for Dorset, that did very good work.

32.14 There were comments about lots of roads being basically medieval, rural and meandering.

32.15 It was stated that there could be a general statement and information on traffic.

32.16 Cllr. Gosling said she would obtain various information from Cllr. Hall in due course.

32.17 There were comments about having a list of dates and timescales, to get things done by October, for the October Planning Committee meeting, to get together an outline Plan.

32.18 Mr. Cockroft said he was happy to flesh out a draft consultation document, as a base for the final Plan. He said it would be good to have information on the website, before it went to SMBC and a formal referendum and to have a further consultation with residents.

32.19 Cllr. Gosling spoke about possibly going to an external planner, who knew about Neighbourhood Plans. She said they could ask Neal Kennedy, as he had done a good job for the Parish Council in relation to Blythe Valley.

32.20 There were comments about who Hampton-in-Arden PC and Meriden PC had used.

Action item: Cllr Brown agreed to do some research and look into this and who could help, who had experience on how to put a Neighbourhood Plan together, to get it passed by SMBC.

32.21 It was stated that a quote was needed for this work.

32.22 It was agreed that a consultation draft, with evidence was needed to form a base.

Note: At 10:40am Mr. Cockroft left the meeting.

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

33.1 It was felt that an expression of interest, for the funding that was available should be made as soon as possible. It was suggested that this funding may need to be spent by a certain date.

34. To discuss Mount Dairy Farm and BV applications.

34.1 In relation to MDF, it was noted that an email had been sent from the Considerate Construction Scheme (CCS), stating that due to the lack of response from this site, the

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matter had now been escalated to their Head Office, requesting an urgent update, and their Site Manager had been briefed accordingly, it was stated that it was good that this had been escalated.

34.1.1 It was stated that the developers attitude was appalling, there were comments about the sprinkler being used to water some turf spraying water into the road, that there had been a crane blocking the road, that the site was still not secure, despite extra heras fencing being put in by Saxon Wood Road. It was stated that the developer did not consider anyone.

34.1.2 It was stated that it was hoped local people had been informed, that they would not be able to get their cars out, when the crane was there, blocking the road.

34.1.3 It was noted that the blocks were still in the stream and that the Swale pond had attracted geese.

34.1.4 It was felt that in relation to this development, no-one wanted to address anything and that they were not considering anyone.

34.1.5 There were comments about building control and concerns about foundations.

34.1.6 It was queried whether the NHBC was involved and whether this was a matter for the Parish Council, as it could not do anything, members were not building inspectors.

34.1.7 It was noted that there had not been any progress in relation to the poles. The Parish Council had managed to obtain some information, which had been passed on to Western Power Distribution, that all possible solutions for this involved the same field. The land owners name had been provided.

34.1.8 It was stated that if the land owner had died, this could take some time, if the estate was going through probate etc.

34.1.9 It was noted that Western Power Distribution wanted to put a new pole in a different field and permission from the land owner was required, for this to take place.

34.2 In relation to Blythe Valley; it was stated that work was starting on the car park and that the frontage of one building was being replaced. There had not been an application for full consent yet, as the spine road needed to be done first.

34.2.1 Cllr. Bruce said transport and highways men had been out measuring the roads for drawings.

35. Time and date of next meeting(s)

35.1 Wednesday 18th October 2017 at 10am.

Meeting closed 10:55am