



*Cheswick Green Parish Council*

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**MINUTES OF THE PLANNING COMMITTEE MEETING  
 Wednesday 18<sup>th</sup> October 2017 10am Cheswick Green Village Hall**

**Present:** Cheswick Green Parish Councillors: Brian Brown, Ian Bruce, Margaret Gosling, Sam Sedgley and Mick Swain.  
 Mr. Piers Cockroft and Mr. Peter Davidson  
 Clerk: Marie Zizzi 0 members of the public

Cllr. Gosling agreed to chair the meeting and it was agreed that a new Chairman should be elected at the next meeting.

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

36.1 Not applicable.

**37. Declarations of Interest.**

37.1 None.

**38. 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).

**39. Public Participation.**

39.1 Not applicable.

**40. To resolve to accept the Minutes of the previous meeting held on Wednesday 20<sup>th</sup> September 2017.**

**Resolved;** - proposed Cllr. Brown, seconded Cllr. Swain; that these Minutes should be accepted as a true and accurate record.

**41. To discuss any planning applications received.**

41.1 There were none.

**41. To discuss Mount Dairy Farm and BV applications.**

41.1 In relation to MDF, it was noted that an email had been sent on Monday 16<sup>th</sup> October 2017 with a letter attached, informing the Parish Council that Bloor Homes intended to use Coppice Walk to access the site for Phase 2.

41.1.1 It was noted that a similar letter had been sent to local residents.

41.1.2 There were comments about whether Bloor Homes needed permission from SMBC and that there had been no consultation about this.

41.1.3 It was felt that it would be dangerous to use Coppice Walk. It was noted that the letter referred to H&S concerns. It was pointed out that Coppice Walk was a narrow, windy road, with cars parked along it and it was on a bend with lack of visibility.

41.1.4 There were comments about the road Bloor Homes had built, in the new development and whether this was unsafe to use. It was suggested that the reason for using Coppice Walk was to protect this new road and that the risk was being transferred to the public highway.

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41.1.5 It was queried as to what the planning permission stated and whether it stated that there should be no access via Coppice Walk.

41.1.6 It was stated that a proper on-site and off-site risk assessment was needed.

41.1.7 It was stated that if the present access was unsafe, what was being done about it? It was felt that this had not been thought out properly and that the reason houses had been built down the access road was for marketing purposes.

41.1.8 There were more comments about risk assessment within and around the boundary of the site and that everything had been carried out from an economic point of view. It was pointed out that there was no mention of a CDM assessment.

41.1.9 It was suggested to request a delay or to postpone the date when this was due to commence, which was Monday 30<sup>th</sup> October 2017.

41.1.10 There were comments about there being no measure or reasons for vehicles not to access the village, it was suggested to go to the Council House offices to obtain a copy of the planning application. It was suggested that Borough Cllr. Ken Hawkins could be asked about this.

41.1.11 It was pointed out that less than 2 weeks' notice had been given and it was queried whether Bloor Homes was acting within the planning consent, if a variation had been requested, why had the Parish Council not been informed.

41.1.12 It was felt that this was a public safety issue, it appeared to be a major change and it would have a devastating impact on the village.

41.1.13 It was pointed out that further to some discussions with SMBC Officers, it appeared that once consent had been given for a site, SMBC was no longer interested, unless there was a major breach, for example, if properties being built were 3 storeys instead of 2 storeys.

41.1.14 It was agreed to draft an email and to forward this with the letter from Bloor Homes to Ashley Prior (SMBC Head of Highways), Matt Preece (Planning Office that dealt with Phase 2), with copies to Nick Page, Anne Brereton, James Carpenter, the Borough Councillors, the Cabinet Member for Planning David Bell and the Considerate Construction Scheme.

41.1.15 Cllr. Swain agreed to telephone Ken Hawkins.

41.1.16 It was stated that Bloor Homes had been repeatedly informed about the block in the river, which was still there, about work commencing before 8am about the and footpath being dangerous etc. but nothing was done.

41.1.17 Mr. Davidson suggested that a diary of evidence was produced, to show what communication had taken place and it was felt that this could have an impact on Dog Kennel Lane.

41.2 In relation BV; Cllr. Bruce said the road saga was ongoing. The Chairman of Illshaw Heath RA, Mr. Paul Vernon had recently met with Anne Brereton again, but there was no report from this meeting yet.

41.2.1 Cllr. Bruce reported that traffic speed measuring equipment had been put in place in Illshaw Heath and was expected to be in place for a week or thereabouts. In addition, 11 temporary cameras had been installed to record traffic interaction at various junctions. These were to stay in place for 12 hours – 7am to 7pm.

41.2.2 Cllr. Bruce said Dyers Lane was to be closed for 6 weeks from Monday 23<sup>rd</sup> October, for drainage and widening work, it was noted that this was the Warwickshire part.

41.2.3 Cllr. Bruce said there was nothing regarding the canal bridge.

## **42. To discuss results of the questionnaires received in relation to proposed Neighbourhood Plan.**

42.1 Cllr. Gosling said the information had been circulated to everyone and she asked whether everyone was happy for this to go on the Parish Councils website. There were no objections.

42.2 There was a discussion and different suggestions about sending this information to various people at Solihull MBC. However, some members felt that these people should just be informed that the result of the questionnaire illustrated the strength of opposition to any development on Dog Kennel Lane. It was stated that the parish had

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already got two large developments, which had been given consent, Mount Dairy Farm and Blythe Valley. Therefore, Officers at SMBC just needed to be informed that the vast majority of residents - 88% of respondents - were opposed to any further development in the greenbelt and wished to see the greenbelt retained and protected.

42.3 It was agreed that an appropriate email should be drafted and once approved it should be sent to Nick Page, Anne Brereton, James Carpenter, Gary Palmer, the Borough Cllrs., Dame Caroline Spelman MP, the Mayor of the West Midlands - Andy Street, the Leader of SMBC - Cllr. Bob Sleigh and the Cabinet Member for Planning Cllr. David Bell.

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

43.1 Mr. Cockroft and Mr. Davidson had produced a second version of the statements and evidence for the Neighbourhood Plan. A copy was given to everyone and this was discussed and looked at.

43.2 It was noted that details had been circulated by email, of potential people that could be approached to assist with the Neighbourhood Plan,

43.2.1 Cllr. Swain suggested that a brief and a quote/hourly rate were required.

43.2.2 It was agreed that Cllr. Brown should liaise with Neil Pearce who had been recommend by WALC and to possibly arrange a meeting with Neil for himself, Cllr. Gosling and Cllr. Swain.

43.2.3 There were comments about whether there could be any conflict of interest if Neil was working on other Neighbourhood Plans, it was felt that there would not be.

**44. To discuss NALC/Department for Communities and Local Government consultation on Planning for the right homes in the right places.**

44.1 This was looked at and it was noted that the consultation document was 62 pages long.

44.2 It was noted that NALC would be responding to this consultation on behalf of local councils and that NALC had asked local councils for thoughts on several key questions of relevance to local councils. Question 1 a) was read out.

44.3 Members did not feel they were equipped to respond to this appropriately.

44.4 It was noted that any comments needed to be submitted by 27<sup>th</sup> October and that NALC had listed about 18 parts to comment on. Members noted that this had been sent by email to CGPC on 5<sup>th</sup> October 2017, it had been agreed to deal with this at the Planning Committee meeting, however there was a lot to read and it was very in-depth and detailed. It was agreed that this would be noted.

**45. To look at the application form to apply for funding.**

45.1 It was noted that Cllr Swain and the Clerk had tried to complete the form and that without inputting all the information, it was not possible to move to the next page.

45.2 It was suggested that this was something Neil Pearce could assist with.

**46. Time and date of next meeting(s).**

46.1 It was agreed to have a Working Party to discuss appointing a Planner to assist with the Neighbourhood Plan and to look at the funding application form on Wednesday 1<sup>st</sup> November at 10am.

46.2 Next Planning Committee meeting - Wednesday 15<sup>th</sup> November 2017 at 10am.

**Meeting closed 11:45am**