



Cheswick Green Parish Council

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**MINUTES OF PLANNING COMMITTEE MEETING
Wednesday 6th June 2018 10am Cheswick Green Village Hall**

Present: Cheswick Green Parish Councillors: Ian Bruce, Margaret Gosling, Sam Sedgley and Mick Swain.

Mr. Piers Cockroft

Mr. Peter Davidson

Clerk: Marie Zizzi

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

15.1 An apology was given for Cllr. Brown and this was accepted.

16. Declarations of Interest.

16.1 None.

17. Dispensations.

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

18. Public Participation.

18. Not applicable – no members of the public present.

19. To resolve to accept the Minutes of the previous meeting held on Wednesday 23rd May 2018.

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

20. To discuss draft terms of reference for the Planning Committee and a NP Steering Group.

20.1 Cllr. Bruce said this item should be deferred, he was drafting proposed terms of reference for both the Planning Committee and the Neighbourhood Plan Steering Group, taking account of the interaction between them. He intended to present both of these documents to Full Council at the Meeting on 13th June.

21. Update on funding for the plan.

21.1 It was noted that the Clerk had submitted an application.

22. To discuss the Neighbourhood Plan (NP) survey results.

22.1 Cllr. Bruce said he had been considering the presentation and layout of the NP. It was suggested that the introduction should include a map of the Parish, showing its location and present land usage, with background information on its origins and development to its present situation, before introducing the main elements of the Plan. It was stated that, although a great deal of work had been undertaken on this part of the Plan, and some of the further elements, there was still much work

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required to complete the Plan. It was pointed out work must proceed quickly in order to meet the programme.

22.2 It was accepted that some of the necessary raw statistical data needed to support the main conclusion to the Plan was not easily available. Cllr. Gosling said attempts to do this had been made in the past, referring to investigations by former Councillors Cooper and Cresswell.

22.3 It was stated that the Plan must convey relatively few major messages, covering probably four or five issues but that they must be presented in a way such that an independent assessor could appreciate the real problems faced in any attempts to add major housing developments. A relatively brief Plan statement would be acceptable but only if the conclusions were clearly supported by convincing evidence.

22.4 It was proposed that SMBC be approached in an attempt to obtain the necessary statistical data. It was stated that all such data was held in an Observatory by SMBC.

22.5 It was noted that this was a very small parish and that there was a lot of agreed development already.

22.6 It was stated that the group could not favour one person or organisation in relation to any development.

22.7 Members confirmed the overall view that only small-scale development should be permitted, and that maintenance of the now much depleted Green Belt should be cited as evidence of potentially damaging over-development. It was stressed that the original intent of the Green Belt was to maintain "Green" corridors between built up areas, and as a means of preventing urban sprawl.

22.8 It was pointed out that for the purpose of the NP, there was a need to show willingness for some development, but it was stated in response that the Parish was already suffering from significant loss of Green Belt and that the small scale and infill development proposed was a concession to this approach.

22.9 Mr. Cockroft pointed out that most of the remaining Green Belt was used for agricultural purposes and that if even part of these areas was to be developed, the reduced size of the remaining agricultural areas would tend towards their becoming non-viable as they would lose the critical mass needed to make them economically workable.

22.10 There were comments about the recent applications from Bloor Homes and Crest Nicholson Midlands and IM Properties, for developments at BV and these not fitting in with the local vernacular. It was noted that the layout of the buildings and their general design was almost exactly what survey respondents had rejected.

22.11 The meeting was reminded of the importance of the NP in that it was the only method available for residents to have any influence on future development.

22.12 Members felt they had a framework and that some major issues had been identified, the NP needed to clearly say what they wanted to convey and to pick out the evidence to support what was said and to refer to this evidence.

22.13 Cllr. Bruce had circulated a document by email on 2nd June, he said he had now extended this.

22.14 Cllr. Gosling suggested that two or three people could work on this. It was agreed that this would be a more productive way to move forward.

22.15 Cllr. Bruce, Mr. Cockroft and Mr. Davidson agreed to do this.

22.16 It was stated that they could go through all the narrative responses, look at all the areas and what had been identified.

22.17 There were comments about what evidence there was other than the survey.

22.18 It was queried whether a business survey was needed and whether enough had been done. It was stated that there was a lot of enthusiasm to support small and new businesses and there were comments about the lack of provision of started units.

22.19 There were comments about a possible lack of understanding, that existing premises were deemed to be adequate or good and about people working from home.

22.20 It was stated that all queries could be put to the planning advisor.

22.21 There were comments about the number 38 bus running from the parish.

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22.22 Cllr. Swain suggested that something was circulated, for general comments and it was noted that Cllr. Gosling had produced a summary.

22.23 It was noted that although issues such as road conditions and traffic flows were not strictly matters for the NP, that the Plan should make relevant observations on these matters in order to underline the problems that already arose, and which will be significantly worsened if further development takes place without commensurate improvements to the local infrastructure. Flooding which had occurred during the past week – although a theoretical one in one-hundred-year event - was an illustration of the need for a comprehensive assessment of such matters. It was pointed out that a similar event had occurred in 2007.

22.24 It was stated that there was also a need for provision for properties for disabled people, low starter cost homes and that car parking had been an overwhelming element. It was stated that there were mixed views and there was a need to look at trends.

23. To discuss any planning applications received.

PL/2018/01448/ADV - Prologis Headquarters Blythe Valley Park Blythe Gate Shirley; Erect 2 No. fascia signs to Prologis headquarters building.

23.1 There were no comments to be submitted.

24. To discuss Mount Dairy Farm/Cheswick Place and BV applications.

24.1 In relation to Mount Dairy Farm/Cheswick Place; It was stated that Bloor Homes had finally raised the fencing.

24.1.1 It was noted that Borough Cllr. Ken Hawkins had raised the issue about noise and working commencing before 8am etc. It was stated that on Saturday 2nd June from 4-7pm, the demolishing of scaffolding had been taking place.

24.1.2 It was stated that there was sheeting all around the development now and that the drains were blocked, there were photographs of this.

24.1.3 There were comments about the houses that had been flooded in Coppice Walk and about the pond on the development, nearest to Coppice Walk, that when it was flooded, water came straight through, that water flowed down from the pond to land. It was stated that this had apparently been mentioned to a member of the Parish Council 12 months ago.

24.1.4 There were comments about the lowest attenuation pond and a resident forcing a gate open to let water through, it had run into the garden, garage, laundry room and conservatory.

24.2 In relation to BV; Cllr. Bruce said there was very little to report, the road works were proceeding, but they were running late.

24.2.1 It was stated that it was hoped Creynolds Lane work would start week commencing 11th June 2018.

24.2.2 It was noted that the one-way system was meant to be enforceable from Friday 8th June, and that there was no sign of when the 20 mph would be enforced.

24.2.3 It was stated that Cllr. Ken Hawkins had mentioned that there was support for a speed reduction on Creynolds Lane to 30 mph.

24.2.4 There were comments about the car dealership using Cheswick Green and about the right turn.

24.2.5 Cllr. Bruce said the table top had not been tarmacked, the islands seemed hazardous and that people had to walk with their back to the traffic, protected only by a dashed white line.

24.2.6 There were comments about serious potholes.

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

25.1 Wednesday 27th June 2018 at 10 am

Meeting closed 11:40

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