



Cheswick Green Parish Council

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

CHESWICK GREEN PARISH COUNCIL
Wednesday 10th March 2021 6:30pm via Zoom

Present: Cheswick Green Parish Councillors: Cllr. Len Cresswell, Cllr. Margaret Gosling (Chair), Cllr. Sam Sedgley (Vice Chair), Cllr. Michelle Smith, Cllr. Mick Swain and Cllr. Peter Townsend.

Mr. Mark Andrews (*SMBCs Head of Planning, Design and Engagement Services*)

Clerk: Marie Zizzi

0 members of the public

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

527.1 None – all Parish Councillors present.

528. Declarations of Interest.

528.1 There were none.

529. Dispensations.

529.1 There were none.

530. Public participation with Mr. Mark Andrews (*SMBCs Head of Planning, Design and Engagement Services*) (15 minutes).

530.1 Cllr. Gosling welcomed Mr. Andrews. Mr. Andrews said he had received some questions regarding Cheswick Place, Site 12 in the Local Plan and the proposed expansion of Cheswick Green Primary school, he would give a brief update on these and follow this up with a written response.

530.1.1 Mr. Andrews said he was aware the Parish Council had some dialogue with MP Mr. Saqib Bhatti regarding paths in Cheswick Place. He said from a planning perspective these had been assessed and they were as to be expected. However, a number of issues/concerns had been raised with the developers in relation to the materials used and fixing/sorting things out. He said the emphasis was very much with Bloor Homes to sort these out before the development would be adopted.

530.1.2 Cllr. Gosling said she went there pretty much every day, the footpaths were no better, they were almost worse. She said some residents were scared to use the path from Saxon Wood Road to Kingfisher Way, one person had been hospitalised. She referred to the flood alleviation ponds and nothing being done. She added that apparently it was intended to make the flood alleviation ponds deeper, what would happen if a child fell in.

530.1.3 Cllr. Swain said the base of the paths was okay, the topping was very thin, it was soon scuffed and worn away, he said animals used the paths and that in the last couple of weeks the paths had returned to the state they had been in before work had taken place on them. He said this was not only in relation to Cheswick Place, it was the same at Blythe Valley as well, he said they were ash/cinder paths, the top was not thick enough, the material being used was rolled to compact it.

530.1.4 Cllr. Townsend referred to the gradients of the paths, he said they were quite steep, it was hoped they would be levelled out.

530.1.5 Cllr. Gosling said the angles of the paths were really strange, older people would not use these paths.

Minutes of the Parish Council meeting held on Wednesday 10th March 2021

Signed

Date.....

530.1.6 Mr. Andrews said in the original design the paths were to blend in with the landscape, to have a natural design, not to be overly constructed, but recognised that what had been constructed was causing concerns in terms of practical use. He had not seen the paths himself however, a number of his colleagues and an enforcement officer had.

530.1.7 Cllr. Swain said he had no doubt Cheswick Place complied with the application, things needed to be considered for the future, he had seen women with prams running to get up these paths. He referred to the connective bridge link he said it did not work, it was made of wood, it was not fit for purpose, the swales could be life threatening, it was good for wildlife, he had seen a brambling there.

530.1.8 Mr. Andrews reiterated that they had gone back to Bloor's for a number of things to be sorted out, in relation to issues for the local community, it was up to Bloor Homes to undertake the works.

530.1.9 There were comments about there being no litter/dog bins until the site was adopted.

530.1.10 Mr. Andrews said an 'open space' in a new development did not necessarily need to be usable from a planning sense, it could be multi-purpose/use, he referred to the design and how much flood water was expected, he said it was not expected to flood very often, the primary feature was to support and prevent flooding, it was not at a level that would flood the path very often, he added that it drew in wildlife and biodiversity.

530.1.11 It was stated that the area did flood often. Cllr. Gosling said it had always flooded there, she had lived here for 30 years and was a geographer by trade. Mr. Andrews said that may be why there had been a suggestion to make one of the ponds deeper.

530.1.12 Cllr. Townsend asked if when SMBC did adopt the site they would consider moving it back to no public access? Mr. Andrews said in relation to the attenuation basin and the footpaths SMBC would carry out its own risk assessment. Cllr. Townsend said if they did deepen a pond, it would very much become a danger to life.

530.1.13 Cllr. Gosling asked if they should log when it flooded and keep a record? It was agreed this would be a good idea as well as to take photographs. Cllr. Gosling said she would do this.

530.1.14 Cllr. Swain said once work started on a development, the Parish Council was not informed about local on-site agreements made between the developer and SMBC.

530.1.15 Mr. Andrews referred to discharging/conditions, minor amendments; he said with large developments it was common to see minor amendments, these were not necessarily consulted on.

530.1.16 Cllr. Gosling said when the developer had applied to increase the number of properties from 220 to 274, the previously agreed tabletop to be located on Creynolds Lane in the application had been altered, neither planning or highways had consulted with each other on this and the situation had been made worse, as the radius on the corners had been reduced.

530.1.17 Mr. Andrews said any changes like that were probably on adopted highways, there would have been a transport assessment to consider the general impact, this would look at a series of junction improvements and mitigation, they would consult the Highways Authority and rely on their advice, the developer would probably discuss this directly with the Highways Authority and use a Section 278 agreement, he explained what this was. He said this could have been dealt with using this process.

530.1.18 Mr Andrews provided an overview of how non-material amendments would be processed but explained that any significant changes to a scheme would likely require a s73 application and that would include consultation; he spoke about discharge of conditions and gave an example, he said by law they were not required to consult on these, they would be looked at internally.

530.1.19 Mr. Andrews said he was aware there were some concerns raised by Parish Councils and Residents Associations, that they were not being notified about discharge of conditions, he was keen to look at a Customer Charter for planning and how they looked at things.

530.2 Mr. Andrews said he had been asked if the Parish Council had made any valid points in relation to Site 12 in the Local Plan, he said yes there had been valid comments and thanked the Parish Council for these.

530.2.1 Mr. Andrews said in relation to the Local Plan they had received a substantial number of comments, it was hoped something would be published shortly. He said they were not proposing any changes to the plan at this stage, apart from a few minor things. He said that any changes that may arise through the public examination in response to the representations made would need to be consulted on for a minimum of 6 weeks.

530.2.2 Mr. Andrews said the Inspector would compile a list of any changes needed, the representations made would allow the Inspector to see comments made. There could be another round with changes further down the line, he expected things to change and it was possible some sites would come out and some could go in.

530.2.3 Mr. Andrews said the points about the green belt and defensible boundary were very valid, he referred the concept master plans and how they looked to balance development with green space and ensuring appropriate areas of retained green belt, in some cases this meant there was not existing defensible boundaries for development, so the concept master plans looked to introduce these through development. This helped reduce the extent of development. The alternative could have been to use existing hedge rows for example as boundaries which could have placed even greater pressure on development, reducing the extent of the Green belt further.

530.2.4 Mr. Andrews said the points made about flood risks were also valid, a flood risk assessment would be undertaken, it would need to be an up-to-date assessment should this site move forward, this would be submitted at a planning application stage, a Strategic Flood Risk Assessment had been completed and supports the Plan.

530.2.5 Mr. Andrews said in relation to highways issues raised, there had already been some highway modelling which supports the Plan, there could not be 15,000 houses across the Borough with no impact, this was linked to a wider issue and to look at other impacts such as commuting, national carbon reduction measures etc. they all fed in. Any planning application would require a detailed transport assessment.

530.2.6 There were comments about land extending across Creynolds Lane being promoted, it was stated this had not been deemed appropriate and it had not been supported. Cllr. Swain said members of the Parish Council had heard from the developer that saw this as being an area for more houses, they had been shown a Master Plan for the whole area across to Creynolds Lane.

530.2.7 Cllr. Gosling referred to a field in Cheswick Green and land that belonged to Solihull MBC.

530.2.8 Mr. Andrews said he understood the concept was to maintain the defensible boundary, to prevent merging.

530.2.9 Cllr. Gosling spoke about concerns about the clay soil and impermeable ground, any development would only make flooding worse downstream in a stream with a flashy regime.

530.2.10 Mr. Andrews said in relation to flood risk they would always look at upstream and downstream, all aspects. There was a Level 2 assessment, that supported the plan already, but should the site move forward to planning application stage, they would look at flooding in more detail.

530.3 Cllr. Swain said in relation to the proposed expansion of the Primary School, he was sure it passed all the necessary education standards; therefore, the only fight they would have would be to the planning application, in relation to infrastructure, traffic, air quality etc.

530.3.1 Mr. Andrews spoke about an agreement in relation to the Blythe Valley development regarding school places with the LEA, perspectivity looking at Cheswick Green for the Cheswick Place development, he referred to receiving an application shortly and there being a few issues to have regard to, modelling impact, the current situation was a very valid point, he would expect the LEA to be resolving issues before it was submitted to planning.

530.3.2 Mr. Andrews referred to historical data sources for modelling and understanding the situation during 2018-19 before the pandemic, then looking at sensitivity testing and the uplift, looking at a base year and 5-10 years' time, how the traffic might change.

530.3.3 Cllr. Swain said there had been good figures in historical data until 2017-18 when this was placed with the police. Cllr. Smith added that the data would be affected by the traffic lights that had been installed.

530.3.4 Cllr. Gosling said a proposed bus to the school would not be used. She referred to the parking issues outside the school which would be made worse. She said they had lost a bus service due to staff parking outside the school, there was only 14 spaces for staff to park. She said traffic could not get through, she had seen a fire engine struggling to get through, interrupting emergency services was unacceptable, it was only going to get worse, there would be more pollution. She referred to when with Cllr. Sedgley she had met with people from the school and they had intended to send out a questionnaire. She said people who lived close to the school still used their cars.

530.3.5 Mr. Andrews spoke about sensitivity modelling and looking at different scenarios. He said as a Planning Authority the planning application would be treated in exactly the same way as any other application, there would not be any preferential treatment. He referred to the proposal to expand St. Augustine school and the Planning Committee refusing it. He said it was an opportunity for it to be considered in that forum, there would be quite heavy critic due to the concerns put forward.

530.3.6 Cllr. Smith asked whether Officers would come out and look at the site for themselves. Mr. Andrews replied yes, they would. Cllr. Smith said they needed to come first thing in the morning and at school pick up time, they would see the road was blocked. She said during lockdown a dropped kerb survey had been carried out and someone had been out looking at the roads.

530.3.7 Mr. Andrews said he would expect any Highways Officer to visit the site at peak times, they would be asked if they had done this, they needed to be able to say yes or they would lose credibility.

530.3.8 Cllr. Swain asked if he was correct in thinking each matter would be looked at separately in relation to Site 12 and the school. He said in 9 years' time Cheswick Green Primary School would be full and if Site 12 went ahead in Phase one, only half the school on this site would be built, he referred to a cross flow of traffic.

530.3.9 Mr. Andrews said potentially there could be a point in time, assuming Site 12 was approved, where early houses were built on the site and the school was not built.

530.3.10 Cllr. Gosling said when Cheswick Green was built all the children went to St. Patricks before Cheswick Green School was built.

530.3.11 Mr. Andrews said the LEA would look at the situation regarding the existing and the new school, to use them effectively and when they expected children to go to a school, it would be carefully monitored, there maybe a time of cross flow, short term during a cross over, it was all about phasing and looking at issues such as travelling.

At 19:22 Mr. Andrews was thanked for attending and he then left the meeting.

Note: At the start of the meeting Cllr. Cresswell appeared to be present. Cllr. Cresswell telephoned Cllr. Swain as he apparently had issues. It was unclear what was happening as Cllr. Cresswell was visible on the screen. Cllr. Cresswell then spoke with Cllr. Sedgley. He then disappeared from the meeting. After Mr. Andrews had left Cllr. Sedgley said Cllr. Cresswell had accused her of preventing him from accessing the meeting, she said she had not done this. He had demanded the meeting was stopped. Members agreed to continue the meeting as it was quorate

531. To resolve to accept the Minutes of the previous meeting held on Wednesday 10th February 2021 *(issued to Parish Councillors with the agenda).*

Resolved; proposed Cllr. Swain, seconded Cllr. Townsend - the minutes were accepted.

532. To receive a report on the finances of the Council and to approve any payments made since the last meeting and any payments to be made *(issued to Parish Councillors with the agenda).*

Chqs/Electronic payment transactions to be approved March 2021

Payee	Reason	Total
Marie Zizzi	Reimbursement for Microsoft 365	£ 59.99
WALC	training event	£ 30.00

Minutes of the Parish Council meeting held on Wednesday 10th March 2021

Signed

Date.....

Payee	Reason	Total
SLCC	Annual membership	£ 185.00
SMBC	Christmas lighting	£1748.40
Vision ICT	Biennial fee for .gov.uk Domain renewal	£ 78.00
Farthing Property Ltd.	Drain on car park and concrete base for BT kiosk	£1788.00
DM Payroll services	Administer payroll	£ 90.00
Petty cash £75.16 (separate sheet) More in confidential section.		

Resolved; proposed Cllr. Sedgley, seconded Cllr. Swain – all payments were approved.

533. To consider any planning applications received (issued to Parish Councillors separately) and local development including progress regarding Cheswick Place/Mount Dairy Farm and Blythe Valley Park/IM.

PL/2021/00502/MINFHO - 10 Glenwood Drive Cheswick Green Solihull B90 4HJ;
Alterations to existing garage to form home office.
533.1 There were no comments to be submitted.

PL/2021/00540/MINFHO - 78 Saxon Wood Road Cheswick Green Solihull B90 4JR;
Proposed rear/side single storey extension with internal remodelling to the existing kitchen, dining and utility areas.
533.1.1 There were no comments to be submitted.

PL/2021/00534/ADV - Blythe Gate 1 Oracle Drive Shirley Solihull; Erect 2 No. external illuminated signs.
533.1.2 There were no comments to be submitted.

533.2 In relation to Cheswick Place; there were comments about items being thrown into the swales including a canoe and informing Bloor Homes about this. It was stated there was a resident that cleared items from the swales.

533.2.1 It was stated a couple of residents had installed some dog faeces bags in various locations around the village and they were being used.

533.2.2 It was noted a person had been digging up turf and putting it on the footpath, it was stated they should not be doing this.

533.3 In relation to Blythe Valley; it was stated it continued to be a mess on the one site – Crest Nicholson – Cllr. Swain said he had tried to speak with the Site Agent, he had not been able to do this, therefore he had dropped a note in. It was suggested SMBC was informed that polystyrene was being dropped and to ask for someone to visit the site.

534. To discuss an Electrical Charging Point.

534.1 Cllr. Gosling said with Cllr. Swain she had discovered a neighbour who had an electric car, when they put it to charge this had not worked, apparently the power was coming from the neighbouring property. Cllr. Swain said he knew of three people with electric cars and two of these had the same issue. It was stated that there may be an ongoing issue with this and it was possible a shortcut had been taken when Cheswick Green was built.

534.2 Cllr. Smith said the officer from SMBC had not come back to her yet to arrange a meeting to have a chat about this. She said a point had been installed by the test centre in Shirley, it was quite small and inconspicuous.

534.3 Cllr. Swain queried who paid, it was stated the user had to use a credit card and that it was expensive.

535. To discuss area in front of the shops.

535.1 It was noted work on the flat above the Bangla restaurant had finished and the flat was available to rent, the scaffolding had now gone.

Minutes of the Parish Council meeting held on Wednesday 10th March 2021

Signed

Date.....

535.2 It was noted Mr. Balla had not contacted Cllr. Smith. It was stated he did not contact the shop keepers either. It was suggested some form of action was taken, such as a petition, as people were disgusted at the state of the area outside the shops and the car park.

535.3 It was noted the shop keepers were charged for clearing up outside the shops.

535.4 Cllr. Swain said the SMBC bin was still getting emptied more than once a week now, it used to be emptied on a Tuesday morning, it had not been three times a week.

536. To discuss the car park.

536.1 Cllr. Swain said the holes in front of the goal posts had a few drops of mud and what looked like the remnants of bulbs, possibly daffodil bulbs dropped into them, it had not even been pushed down. It was queried whether the Parish Councils grounds maintenance contractor had done this.

536.2 There were comments about the bush that had been trimmed. It was stated it had been butchered.

536.3 There were comments about the whole area around the Village Hall needing a good sweep.

536.4 Cllr. Swain said there had been a party, there were 100s of laughing gas cannisters, piles of them.

536.5 There were comments about sandbags being used to weigh down the goal posts and needing to get rid of them.

536.6 It was stated the Parish Councils grounds maintenance contractor had been seen with another person cutting the bushes back, but nothing had been swept up, it gave an awful impression. Cllr. Gosling said there needed to be a good firm boundary. Cllr. Sedgley said there was a fence. Cllr. Gosling said the fence was only small.

536.7 Cllr. Sedgley had suggested the bushes were replaced with a rockery. Cllr. Gosling said a rockery would get knocked down and she queried who would maintain it.

536.8 There were comments about the bush to be removed by the swings. Cllr. Gosling suggested they did one thing at a time.

536.9 There were comments about the bush that had been removed to the right of the Village Hall and all the rubbish and rocks being left. It was stated the rocks were also being used to hold down the goal posts.

537. To discuss having a Parish Council plan.

537.1 Cllr. Sedgley said she had spoken with Vision ICT, regarding having a private area on the website, it was not a problem they could set this up it would cost £75.00; only the Clerk and Parish Councillors would have access to this area via a password. There were no objections to this going ahead.

537.2 Cllr. Sedgley said once this was sorted out, she would add the Parish Plan.

538. To discuss Creynolds Lane crossroads and flood alleviation.

538.1 It was queried whether the proposed work at the crossroads/junction was going ahead. It was noted the hedges had been cut back, it was stated the area was a mess with big tyre marks on the grass, it was suggested it was possibly the farmer that had done this with a tractor. Cllr. Townsend said he had seen a tractor by the cricket ground.

539. To discuss speed sign.

539.1 Cllr. Swain said it was on Watery Lane, he had seen it slowing drivers down apart from one car. It was stated there was a need to publish some information on the data.

539.2 It was queried about the six locations for the sign and what this actually meant.

540. To discuss Winterton Farm.

540.1 Cllr. Swain said according to highways the footpath had been reinstated, the EA had spoken with the landowners and were preparing to do a visit, however they were limited due to Covid restrictions. Planning Enforcement had written to the farm but not received any response, they may write again with a view to doing an inspection.

540.2 Cllr. Swain said this had been going on for 15 months now. He commented about the use of the path.

540.3 It was stated the area was being used as a tip, it was suggested to contact MP Mr. Saqib Bhatti about this. It was pointed out there were a couple of mobile homes there now, something was being done with a digger and dogs were being sold.

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

541.1 Cllr. Gosling said she had spoken to someone from Saqib Bhatti's office regarding broadband in Cheswick Green village, who was preparing a letter for the Parish Council to approve, to be sent to residents. She said he was going to put pressure on Openreach.

541.1.1 Cllr. Gosling referred to getting people to sign up to CityFibre, it was not an internet provider, but it did fit the infrastructure, the more people that signed up the more likely they would get a choice of internet providers.

542. Update/report from Village Hall Management Committee (VHMC).

542.1 Cllr. Swain said SMBC did want to use the Village Hall for elections, but they could not open the hall at present, this would need an act of parliament.

542.2 Cllr. Swain said last year income from the hall had been £19,800, the year before £21,300, this year it had been £2,500 however there had been government grants of £18,507 therefore the income was £21,007. The VHMC had not paid any business rates or much in relation to heating, lighting, electricity, gas etc.

542.3 It was noted the target date for reopening the hall was 17th May; however, it may possibly open sooner for small groups (see appendix A), there would be a deep clean before the hall reopened.

543. Any matters related to the Covid-19 virus.

543.1 Nothing to discuss, situation ongoing.

544. To consider and resolve any action(s) in relation to items of correspondence received (*issued to Parish Councillors with the agenda*).

544.1 An email from Warwickshire Wildlife Trust was noted.

545. Agenda items for next meeting.

545.1 Publicity.

546. Ongoing actions list (*issued to Parish Councillors with the agenda*).

546.1 Noted.

547. 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.

547.1 There were no members of the press or public present. There was nothing further to discuss.

548. PAYE, payroll and pension scheme.

Meeting closed 8:15pm

Appendix A

Information given to hall users

Monday 12th April 2021

- Indoor children's activities which include dance classes, brownies, cubs
- Parent and child groups indoors e.g. Parent & toddlers, with up to 15 attending plus under-fives

This would cover Brownies, Rainbows, BB, under 5's, Simone, Spa Babies, Baby Massage and new hirer Jumping Jay

Monday 17th May

- Exercise classes

This would cover U3a Line Dancing, U3a Tai Chi, U3a Yoga, Parish Council exercise class, Zumba & Pilates (Emma) ChaSamba, Sweaty Mama, Yoga (Dawn Owen)

Monday 21st June

All restrictions to be lifted so all other groups could now restart.

Minutes of the Parish Council meeting held on Wednesday 10th March 2021

Signed

Date.....