

TIDBURY GREEN PARISH COUNCIL

Minutes of the Ordinary Meeting of the Council held

On Wednesday 18th July 2018 scheduled for 7.00pm, Tidbury Green Village Hall

Clerk: Mrs C L Kirby
23 Silver Street
Wythall
West Midlands
B47 6LY

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1. Record of members present

1.1 **Tidbury Green Parish Councillors:** Cllr.G.Thomas, Cllr.P.Bulcock, Cllr.A.Hussain and Cllr.C.Farr

Clerk: Mrs C. L. Kirby

Parishioners: 0

2. Apologies and reasons for Absence

2.1 None

3. Declarations of Interest & Dispensations

3.1 The Chairman stated that any Declarations of Interest would be addressed at the appropriate agenda item.

3.2 There were no written requests for Dispensations for Disclosable Pecuniary Interests.

4. Open Forum

4.1 There being no parishioners present there were no matters for discussion.

5. To approve the Minutes of the meeting held on 20th June 2018

5.1 The minutes of the meeting of 20th June 2018 having previously been distributed, it was confirmed that Parish Councillors had reviewed the minutes and were content that they were a true reflection of the meeting. It was proposed by Cllr. Bulcock and seconded by Cllr. Hussain and **agreed unanimously** that they be signed as a true record of that meeting.

6. To Review and consider progress against actions detailed on the Action Tracker previously distributed and if necessary consider any matters arising.

- 6.1 **The Action Tracker** document was reviewed and focus was applied to outstanding actions identified with a red status and items where the Clerk believed updates required sharing. It was noted that the vast majority of actions had a green (completed) or yellow (being progressed) status.
- 6.2 **April 2018 (Minute 4.5) – Barn Owls in buildings at Lowbrook Farm** – Cllr.C.Farr confirmed that he has notified SMBC about the Barn Owls, which are in the buildings at Lowbrook Farm.

07:05 Cllr.M.Reohorn arrived at the meeting

7 To consider the following planning matters

New Planning Applications

- 7.1 PL/2018/01828/PPRM – Lowbrook Farm – Refer to agenda item 8
- 7.2 PL/2018/01652/MINFHO – 102 Norton Lane - **No Representation** submitted (via delegated Authority)
- 7.3 PL/2018/01723/PPFL – 5 Station Road **No Representation** submitted (via delegated Authority).

Planning Decisions by Solihull Borough Council

- 7.4 PL/2018/01531/MINFHO – 210 Norton Lane **No Representation** submitted (via delegated Authority) - **Approved**
- 7.5 PL/2018/01537/TPO – 40 Houndsfield Lane – **Approved, with Condition.** Within the first available planting season following the felling of the tree, there must be an appropriate replacement planted.
- 7.6 **PL/2018/01207/MINFHO – 61A Wood Lane** - Objection submitted (via delegated Authority) - **Approved**
- 7.7 PL/2018/00847/TPO – Fulford Hall Road **No Representation** submitted (via delegated authority) – **Approved.**

Ongoing matters

- 7.8 PL/2018/01292/PPFL – Buildings & Land Opposite 26 Houndsfield Lane **No Representation** submitted (via delegated Authority)
- 7.9 PL/2018/00321/PPFL – 167 Wood Lane – **Objection submitted**
- 7.10 SMBC – email 29/01 - Planning Application Notification – PL/2018/00235/PPFL – Tidbury Green Farm, Pub and Restaurant – Objection submitted.

- 7.11 PL/2017/01568/PPFL for 27 Lowbrook Lane – Approved – This approval was quashed by the High Court following a hearing on 23 May 2018. It was noted that another application under planning application number PL/2018/01717/PPFL has been submitted for this site, which in substance is the same as the previous one. The two reasons cited by the judge for quashing the original decision were “a failure to properly take account of the recognised harm to openness caused by built form and to give that harm substantial weight and a failure to properly apply the test for Very Special Circumstances”. The new planning application fails to offer anything further to address these two matters. It was proposed by Cllr.G.Thomas, seconded by Cllr.P.Bulcock and **agreed unanimously** that the Parish Council should object to this resubmitted application. **Action:** Cllr.Thomas to produce a draft response and circulate it to all other councillors for review and comments.
- 7.12 PL/2017/01761/PPFL – Red Lion Hotel – Lady Lane. – **Approved.**

8 Lowbrook Farm Development

- 8.1 Planning Application PL/2018/01828/PPRM, which is for Reserved Matters, has been submitted by Miller Homes.
- 8.2 The residents group “Lowbrook Lane Development Association” set up to address the Lowbrook Farm application and development issues, which is led by Cllr.C.Farr and Peter Seddon have met with Miller Homes and Rt.Hon. Caroline Spelman to discuss this application. Further meetings will take place going forward.
- 8.3 Cllr.Farr advised that a number of concerns existed and that these had been raised during meetings with Miller Homes. These include the following:-
- There are errors with the boundary lines included on the plans.
 - There are errors on the plans in terms of the trees identified to be removed.
 - The proposed development encroaches on additional greenbelt in comparison to the approved outline planning application.
 - Poor layout.
 - The density, particularly near the entrance of the site, is high, and not in keeping with the existing surroundings.
 - Poor road layout, including only one entrance and exit point to the site.
- 8.4 Cllr Thomas also raised concerns regarding the lack of infrastructure to support the additional homes.
- 8.5 Given the recent severe flooding in Tidbury Green the Parish Council had a detailed discussion regarding drainage provisions at the site. Based on the meeting with Miller Homes Cllr. Farr advised that:-
- Two ponds at the site will be used to collect water, via underground culverts. Smaller culverts will then be installed to give a gradual feed of water to the River Cole.
 - Flooding maps for the site were completed in 2010, so Miller Homes believe that these remain relevant.
 - Miller Homes believe that drainage solutions will have a positive impact on drainage in the vicinity and they have no concerns of water running off the development onto Tilehouse Lane.
 - Miller Homes will install a completely new sewerage system.

- Alison Gorman, who has completed significant investigations into the recent flooding and who has extensive knowledge of the local area, believes that there are springs on the site. Cllr.Farr advised that this issue was raised with Miller Homes, who believe that they are wells, as opposed to springs. Nevertheless they will investigate this further.

- 8.6 Cllr Farr and Peter Seddon are regularly communicating with 40 Local Parishioners who have expressed an interest in this planning proposal. They are providing background information, details of the planning application and how they can respond to SMBC etc.
- 8.7 It was **agreed unanimously** that the Parish Council wish to object to this planning application
Action: Cllr.Farr to produce a draft response on behalf of the Parish Council and circulate it to other Councillors for their review and comments, so that the Parish Council response can be finalised and agreed in advance of the response date of the 16th August 2018.

9 Solihull Local Plan Review

- 9.1 Concerns have been shared with Nick Page, CEO of SMBC in relation to the level of proposed development in the vicinity of Tidbury Green, which is included in the Draft Local Plan, particularly in light of the recent flooding in and around Tidbury Green.

10. Affordable Housing – Rural Housing Trust

- 10.1 Cllrs Thomas, Bulcock and Reohorn met with a representative from the Rural Housing Trust on the 28th June 2018, to discuss affordable housing.
- 10.2 In order to be confirmed as a suitable area for the initiative set, predefined criteria have to be met, including proving that there is a local need for affordable housing and having suitable land available to build the homes.
- 10.3 Cllr.Bulcock advised that he may be able to help by supplying the land required, however early indications received from the Rural Housing Trust, suggest that the land may not be deemed to be in a suitable location. The Rural Housing Trust have advised that they will discuss this matter further with Solihull MBC. It was agreed that this agenda item will be deferred until Cllr.Bulcock receives a response from the Rural Housing Trust.

11. Tidbury Green Social Events

- 11.1 It was reported that approximately 20 people attended the Summer Village Ramble on Sunday 15th July 2018. Cllr.G.Thomas advised that he attended and found it to be a well organised, enjoyable event.
- 11.2 Liz Last attended the ramble and advised Cllr.Thomas that she no longer received the Parish council newsletter. Liz kindly offered to assist with delivering future newsletters on Rumbush Lane.

12. Financial Matters

Invoices Received

- 12.1 Payment of the items listed in the July 2018 Agenda Appendix 1 were discussed. It was proposed by Cllr.Hussain, seconded by Cllr.Reohorn and **agreed unanimously** that payment of these items should be made.

Payments Received

12.2 None.

Income and Expenditure Budget to Year to 30 June 2018

12.3 The Responsible Financial Officer talked through the Income and Expenditure report to 30 June 2018. There were no questions.

13. External Audit 2017/18 Annual Return

13.1 The Public Rights inspection period ended on the 13th July 2018. Therefore notices can now be removed from the noticeboards. Given that the Parish Council has declared itself exempt from an external audit, they now believe that they have completed all tasks required for 2017/18.

14. Working In Partnership with SMBC

14.1 Parish Councillors considered progress against the actions included in the TGPC and SMBC Action Plan. SMBC have also provided some information relating to potential speed reduction signage/cameras that may be available for future consideration. It was agreed that a meeting would be required with SMBC to discuss this and any other relevant matters.

Action: Clerk to arrange a meeting for herself and Cllr.Thomas to meet with Kath Hemmings and Matthew Gardiner from SMBC.

15. Flooding

15.1 The Parish Council produced a report based on the information and photographs provided by Parishioners, who were affected by the flooding. The Clerk collated and analysed the responses and created the report to present the findings, reach conclusions and develop recommendations. This report was presented at a meeting of Interested Parishioners on the 24th June 2018. Following this meeting the report was updated to reflect the views and comments of Interested Parishioners. The report was submitted to Nick Page, CEO–SMBC, and is available on the Parish Council website.

15.2 Alison Gorman, the daughter of a Local Parishioner affected by the flooding, undertook extensive investigations and research into the flooding that occurred on the 27th May 2018. Following this Alison produced a detailed report and presentation which was also delivered at the meeting of the 24th June 2018. These documents have also been submitted to Nick Page and are available on the Parish Council website.

15.3 The Clerk, Cllr.Thomas, Cllr.Reohorn and Alison Gorman met with Nick Page, Deborah Merry and Ann Brereton of SMBC on the 12th July 2018 to discuss all the key points included in the reports.

15.4 During the meeting of the 12th July 2018 SMBC advised that:-

- They are prioritising clearing any blocked drains.
- They have commissioned work to be undertaken by RAB Consultants. This involves them walking and carrying out formal inspections of key ordinary watercourses in the affected areas, totalling approximately 10km in length.
- SMBC are completing various work to gather all available evidence to enable them to build up a complete picture of what occurred and potential factors that had an impact.
- SMBC have also commissioned some modelling works to be completed.

- Once all the investigations, research and evidence gathering has been completed, SMBC will produce a report of findings. The initial findings are expected in October. These will be submitted to scrutiny board and the cabinet.

16. Calendar Of Actions

Review and adopt Financial Regulations

- 16.1 The Clerk advised that there were some minor changes required to the Financial Regulations. These are a result of changes to the External Audit requirements which came into effect recently. The Clerk advised that she will review and update the Regulations over the summer period. The updated version will be presented to the Parish Council for their consideration at the September 2018 meeting.

Consider Appointment of Internal Auditor

- 16.2 The existing Internal Auditor, Faye Montgomery, has moved out of the local area and therefore she has advised that the logistics may make it difficult for her to continue to perform the Internal Auditor role for the Parish Council. Parish Councillors agreed that it would be more appropriate to make alternative arrangements. **Action:** Clerk to notify Faye Montgomery of the Councillors views and thank her for all her work over the last few years. Action: Clerk to contact WALC and request that they recommend one of their approved Internal Auditors, to carry out the role of Internal Auditor for Tidbury Green Parish Council.

Review work undertaken by Internal Auditor

- 16.3 The Parish Council had previously reviewed the work undertaken by the Internal Auditor. It was **agreed unanimously** that they were content with the work.

Confirm policy for periodic tree survey on Wood Lane Allotments

- 16.4 The Clerk advised that based on the previously agreed scheduled tree survey every five years, a tree survey was due to take place in 2018. It was agreed unanimously that the Clerk should contact the Parish Council's tree surgeon (T.Mousley & Sons) and request a quote for a survey to be undertaken on the trees at Wood Lane Allotments. It was also agreed that the survey should be deferred until early October, when the full extent of any damage caused, particularly in light of the very hot summer can be assessed. **Action:** Clerk to contact T.Mousley.

Receive Annual Accounts of Tidbury Green Village Hall

- 16.5 The Parish Clerk advised that this matter had been dealt with at the May 2018 meeting. The item had been inadvertently added to this month's agenda.

Review arrangements for Christmas trees/ lighting

- 16.6 Councillors were content for the previous festive decoration arrangements to continue, i.e. one tree on Lowbrook/ Norton Lane junction, sourced from Woods Farm, one on the Junction of Norton Lane / Fulford Hall Road to be decorated with lights, and lights to be added to the holly bush on Lowbrook Lane, if permitted. Cllr.G.Thomas advised that he would discuss the lighting situation with Peter Seddon.

17. Over 60's Christmas Lunch 2018

- 17.1 Jo Hudson has agreed a price with the Limes Restaurant for the 2018 Over 60's Christmas Lunch. The price has increased by £1.00 (to £14.95) compared to Christmas 2017. It was proposed by Cllr.Thomas, seconded by Cllr.Farr and **agreed unanimously** that the Parish Council will continue to subsidise this event, however the additional £1 will be passed on to Parishioners, meaning the meal will cost them £8.
- 17.2 Cllr Thomas has paid the deposit to the Limes.

18. Update from Parish Clerk

- 18.1 The Clerk advised that following the meeting, she will not be available for approximately 10 days. Alternative arrangements have been put in place.

18.2 All other relevant updates were included during the meeting.

19. Correspondence

19.1 All items on the correspondence list were considered. All other items of concern or interest have been dealt with as separate agenda items, or flagged as of interest to Councillors.

Given that there is no meeting in August it **was agreed unanimously** that the September 2018 meeting should be brought forward by 1 week to the 12th September 2018.

There being no further business the Chairman closed the meeting at 20:00

Date of the next meeting: Wednesday 12th September 2018

Councillors are reminded of their legal duty to consider all aspects of equal opportunities, crime prevention, unlawful discrimination and other best practices when making decisions at the meeting.

THE PUBLIC AND PRESS ARE WELCOME TO ATTEND

TIDBURY GREEN PARISH COUNCIL

July 2018 Agenda Appendix 1

Invoices Received

1. Clerk's costs (C Kirby) June/July 2018 £263.04
(Mileage, Ink & phone)
& Separate cheque for additional
Hours worked/pay £712.16
2. HMRC - £300.44 (£211.84 - Employee Tax & NI -
Deducted from Clerk's pay - £88.60 Employers NI
3. G. Thomas - £200.00
Deposit paid to the Limes

For over 60's Christmas Lunch
4. Clerks Holiday Pay 50% - July
20 x £12.00 - £240.00
5. Clerks Holiday Pay 50% - August
TBC
20 x £12.00 - £240.00

Invoice & Cheque No.

Invoice No: 2018/63
Cheque No: 1000416
and
1000414

Invoice No: Period 3 Payment
Cheque No: 1000415

Invoice No: N/A
Cheque No: 1000417

Invoice No:
Cheque No: 1000418

Invoice No:
Cheque No: 1000419

Payments received

1. None

Cheque & Bank Credit No.

Payment Ref:
Cheque No: BACs Transfer

July 2018 Appendix 1 invoices and payments approved as correct:-

Signed..... Date.....

Chairman

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Signed Date.....