



Tidbury Green News – February 2019

Planning Matters

Solihull Local Plan Consultation - New Consultation

Solihull Council are undertaking an additional / supplementary consultation in respect of its emerging Local Plan. This is based on public response to previous consultation, along with recent changes to Government Directives on Solihull Housing Needs.

Site 4 – Land West of Dickens Heath, Near Whitlock's End Train Station

During previous consultation Tidbury Green Parish Council along with other groups including other Parish Councils, Borough Councillors and local Parishioners objected to the proposal for 700 homes to be developed on site 4. We are pleased to hear that the site has now be reduced from 700 to 350 homes. This proves that by working together and campaigning, we can make a difference. However 350 homes is still a significant number of homes, which we feel is unsustainable given the level of already approved / built development imposed upon the area.

The public consultation will run for 6 weeks, up until 15 March 2019. Full details of the consultation can be found at www.solihull.gov.uk/lpr.

Please take the time to examine the proposal **for site 4**. After studying the Council's proposals, please submit your comments either via Solihull MBC's Portal which can be linked to via the "Respond to the Consultation" box which can be found at www.solihull.gov.uk/lpr, or [email your comments to psp@solihull.gov.uk](mailto:psp@solihull.gov.uk). Should you wish to object to the Site 4 proposal we have included some suggested valid reasons for objection, which you may wish to adapt and use for your response. These can be found at the end of this newsletter.

SMBC Illustrative Emerging Concept Masterplan: Site 4 West of Dickens Heath



The density across the site ranges from 30 – 40 dwph. The concept masterplan illustrates how the site can accommodate 350 homes. The layout promotes perimeter block development to maximise natural surveillance and encourage active streets.

The site contains important ecological habitats, as well as ancient hedgerows. The proposed layout seeks to retain as much of the hedgerow network as possible, containing development within the field pattern. Based on 350 homes there would need to be a provision of 2.3 ha of Public Open Space. This site will require Doorstep, Local and Neighbourhood Play Area as the nearest facility is over 1.27 KM away in Dickens Heath. This layout proposes to use the green corridors as areas to facilitate play and walking routes.

A pedestrian link north of the hedgerow along Tythe Barn Lane is proposed to provide a safe route to Whitlocks End Station.

The layout seeks to provide approximately 2 playing pitches and associated facilities including car parking in the north of the site. The Akamba Garden Centre is retained, but could be included in redevelopment.

Further work is needed to identify links from the new development to Dickens Heath Village Centre.

- Future Access
- Road
- SuDS Feature
- Local Wildlife Site
- Footpath
- Medium density housing
- Low density housing
- Public Open Space – including play
- Pedestrian link to station

As detailed on Ward Councillor Ken Hawkin's website, <http://www.cllrkenhawkins.co.uk>, Ken and Ward Councillor James Butler "have serious reservations about the proposals and remain steadfast in opposition of Site 4, for a variety of reasons which are included on Ken's website. Consequently they have launched an online petition, calling for Site 4 to be removed from the LDP, to be submitted to the planning inspector. Please support them by, **in addition to** responding to the Solihull MBC consultation, supporting the online petition, which can be accessed from the link <https://www.change.org/p/solihull-metropolitan-borough-council-objection-to-allocation-4-in-solihull-local-plan> on Ken Hawkin's website, under Dickens Heath, Solihull LDP.

Lowbrook Farm

The Detailed Planning Application for the Lowbrook Farm development, which sought approval to key aspects including appearance, layout, scale, landscaping, and associated highway work, in relation to the previously permitted Outline Planning permission, was approved on 31 October 2018.

The Lowbrook Farm Development Association (LFDA) was set up and led by Peter Seddon and Cllr Chris Farr. The Association worked tirelessly to improve the detailed plans as much as possible, with the aim that the new development would have the minimum impact on the environment and the established community.

In particular Peter Seddon and Cllr Chris Farr dedicated a significant amount of their time and efforts to this cause.

The Parish Council express great thanks to Peter Seddon, Chris Farr, all other members of the LFDA and everyone who contributed to the process which resulted in some significant positive amendments being incorporated into the final plan that was approved.

Whilst it is recognised that Miller Homes and Solihull MBC did not act upon all the wishes of local parishioners, by working together as a community positive improvements were achieved including the rectification of incorrect boundary lines, additional fencing offering greater safety and security, improved layout and density, particularly at the entrance to the site. Consequently the approved proposal is more in keeping with the existing community's surroundings.

The Parish Council are pleased to learn that Peter Seddon and Chris Farr, along with the support of any other willing parishioners will be continuing with the work that they have been doing through the construction phase of the development.

Tidbury Green Farm Development - Proposed Development of Brunning & Price Pub & Restaurant

Planning Application **PL/2019/00039/PPFL** for Tidbury Green Farm was received on 16th January 2019. This is a resubmission of the withdrawn Planning Application **PL/2018/00235/PPFL**, which was received on 29th January 2018.

The proposal is for "Change of use of the existing farmhouse, associated buildings and land from residential use (use class C3) to a pub/restaurant (use class A3/A4) with ancillary manager's accommodation, and construction of extensions and associated works, including: formation of access and car parking; and hard and soft landscaping (Resubmission of withdrawn application PL/2018/00235/PPFL)"



Tidbury Green Parish Council objected to Planning Application PL/2018/00235/PPFL, which was submitted in January 2018. The objection was predominately based on the responses to a Survey of Parishioners conducted in autumn 2017, which asked for views on this development. The results showed that parishioners who participated in the survey were overwhelmingly opposed to this development.

The Parish Council have secured an extension from Solihull MBC until 1 March 2019, to allow them to respond to the latest application. The Planning Officer has also agreed to accept neighbour responses up until this date. The Parish Council, however recommend that you submit your comments to SMBC **by 27th February 2019, or earlier.**

Your response should be addressed to Rebecca Hadley – Solihull MBC Planning Services, Council House, Manor Square, Solihull, B91 3QB or Email your response for the attention of Rebecca Hadley to planning@solihull.gov.uk. Please quote the application number (**PL/2019/00039/PPFL**) in your email subject and text and include your name and address in your correspondence.

This Planning Application will be discussed at the Parish Council Meeting on 20 February 2019. If you have any comments/ views that you would like the Parish Council to consider, for inclusion in their response, please attend the meeting and share these. Alternatively, please email your views to the Clerk (tidburygreenpc@googlemail.com) by 20th February.

Given the available timescales, if we do not receive sufficient additional comments / views on the latest application the Parish Council will have to base their response on the findings of the survey previously completed and the key concerns raised, when the first application was submitted. These can be found on our website - www.tidburygreen-pc.org.uk

Brunning & Price – Open Afternoon

Brunning & Price have advised us that they will be running an open afternoon on **Monday 25th February, from 4pm until 6pm at Tidbury Green Village Hall and then from 6.30pm until 8pm at the Earlswood Methodist Church Hall.**

They plan to set up a small display of their proposals and have people on hand to talk you through them and hear what you think to the changes that they have made.

Make a Change - Become A Parish Councillor

A Parish or Town Council is a local authority that makes decisions on behalf of the people in the Parish or Town. It is the level of local government closest to the community.

As a Parish Councillor you can:-

- **Become a voice for your community and make a real change.**
- **Get involved with your community**
- **Have a say about the local issues people care about**
- **Influence local service delivery**
- **Decide how local money is spent to improve your community**

Parish Council Elections

The next elections for Parish and Town councils are 2nd MAY 2019



Your Parish Council term of office ends in May 2019 and a new council will be elected. If there are more candidates for the new Parish Council than the 5 vacancies, then polling will take place on 2nd May 2019.

The publication of notice of election is expected no later than 26 March and Parish Councillor Applications have to be delivered to Solihull MBC offices **no later that 4pm on Wednesday 3 April 2019.**

If you would like to know more there are many websites such as <https://www.electoralcommission.org.uk/i-am-a/candidate-or-agent/parish-and-community-council-elections-in-england-and-wales>.

In preparation for the Borough Council and Parish & Town Council elections Solihull MBC's Returning Officer will be holding a briefing for candidates and election agents in the Civic Suite, at 6pm on 5 March.

This will include information about key dates, qualifications and disqualifications for candidature, the nominations process, arrangements for postal votes, the poll and the counting of votes etc.

Contact our Clerk

For further information and to request any available updates, leaflets and candidate application forms (once available), please contact our Clerk Charlotte Kirby - The **Clerk's contact details are included later in this newsletter**

Notes from two of our valued families from the Parish

From Denise & Mike Hodges:

"To the residents of Tidbury Green.

"We would like to say how grateful we are for the kindness, the support & messages of sympathy following the tragic & untimely passing of our lovely daughter Elaine.

She loved this parish - it was a lovely place to grow up and that was even more evident in the reaction for everyone who knew her.

Thank you

Mike & Denise Hodges"

From Colin & Lynn Bowater:

"To friends and parishioners of Tidbury Green.

After 36 years in Rumbush Lane we are sad to say we have left Tidbury Green. We have enjoyed a fabulous time bringing up our three children. We would like to thank all residents for your friendship over the years. For the last 15



years, I have collected litter every Thursday morning, on my run from the house down Rumbush Lane across to the Red Lion and back up Norton Lane and I wonder whether there are other residents who would like to 'fill my vacancy' to help collect / pick up the litter in and around the area.

Very best regards The Bowater Family"

Your Help Needed - Litter Picking

Leading on nicely from the above note, one of our newer Parishioners from Tidbury Heights has kindly approached the Parish Council and offered to undertake some litter picking in the area.

We thought that this would be good opportunity to ask if anyone would like to join a group of litter Pickers, supervised by the Tidbury Heights Parishioner. This would be a great example of parishioners joining together to help keep our community pleasant, clean and tidy.

If you would be willing to join a small team of litter pickers, please email or call the Clerk, Charlotte Kirby, providing her with your contact details and she will arrange for your details to be forwarded to the resident who will be leading on this initiative

The Clerks contact details are included later in this newsletter

Christmas Events & Thank-You's

Over 60's Christmas Lunch

This was held at The Limes Country Lodge Hotel on 12 December. It was organised by Jo Hudson with help from her husband, Lloyd and others. Eighty four attendees enjoyed a three course meal, and some were lucky enough to win a raffle prize. Jo had previously indicated that she wished to stand down after several years of being chief organiser. The Parish Council are very grateful for her contribution to the Community, which included managing a seamless transition from Tidbury Green Golf Club to The Limes.

A request on the day for someone to come forward to take this role on for December 2019 has already been answered by Chris Mills and we thank her for her support. Should anyone wish to put themselves forward to help Chris out, please inform the Parish Clerk.

Village Christmas Carol Concert.

The Christmas Carol Concert featured The Shirley Band and Tidbury Green School Choir. After having to cancel last year, due to heavy snow, it was good to see this great event take place for another time.

The event was well attended, well organised and extremely enjoyable, providing some classic Christmas carols and songs, getting all of us who attended, into the festive mood.

The Parish Council would also like to say a big thank you to those who helped with the festive decorations.



Many thanks to **Geoff Gilbert at Woods Farm** for donating a lovely Christmas tree to the Parishioners of Tidbury Green, and installing it on the corner of Lowbrook Lane and Norton Lane. Also to **Peter and Rachel Seddon**, for taking the lead in lighting this and two other trees situated around the triangle at the centre of Tidbury Green.

Finally thank you to **Mr and Mrs Ballard** for allowing us to light their holly tree.

The above mentioned people have helped us for many years and for this we are very grateful. This is an excellent example of people giving for the benefit of the entire community.

A big thank you to all who supported and attended the MacMillan Fashion Show held on 12th October at Earlswood Village Hall.

Also well done to all of those including Jo Hudson who organised this event.

They were delighted to raise an astonishing £1,648, for Macmillan Cancer Support



Sad News – Tidbury Green Social Committee

The Parish Council are very sad to hear that the Tidbury Green Social Committee have decided to disband.

For many years they have given up many hours of their own time and worked really hard to try and bring the community together. They have delivered some great events, including Barn Dances, Quizzes, Bingo, Carol Concerts, Scarecrow Competitions and Village rambles, which I know have been very enjoyable and resulted in good friendships being made.

Nevertheless The Parish Council fully understands why they have reached their decision, as it has often been frustrating and increasingly hard to attract people to get involved and attend the events.



So we offer a huge thank you to Chris Mills and all the members of the Social Committee who have given so much to the community. Thank you for all the fun, all the laughs and all the friendships that you have helped to build.

Important Reminders - Please be considerate Neighbours

Dog Fouling - Clearing Up After Your Pet

Dog fouling continues to be a problem in Tidbury Green. Once again we would like to remind you that if you take out a dog you must clean up after its mess, regardless of whether you are the owner or not.

The Parish Council have recently learnt of occasions, including specific incidents on Norton Lane where dog owners are not cleaning up after their dog(s), pretending to clear up, but actually not, or picking up their dogs mess, however rather than disposing of the waste bags, placing them on neighbours trees/bushes. This is totally unacceptable. It is your responsibility to take the bag home and dispose of it in the correct manner, rather than leaving the problem for someone else

It is an offence to allow a dog to foul in a public place, without clearing the mess up. Solihull environmental health officers make regular patrols and respond to complaints. For first time offenders fixed penalty notices of £75 (reduced to £50 if paid within 5 days) are given. **Persistent offenders can be fined up to £1000 and have gone to jail in Solihull for such an offence.**



Parishioners can report incidents of dog fouling by calling SMBC on 0121 704 8000 or reporting it online via the Solihull MBC Website: www.solihull.gov.uk. A link to the site/appropriate page can be found on the Tidbury Green Parish Council Website - www.tidburygreen-pc.org.uk

Parking

Please do Not Block Pavements

Please do not park vehicles so as to block the pavement. It is extremely inconsiderate.

In addition to being a nuisance, parking on the pavement can be incredibly dangerous for pedestrians, especially people with pushchairs, mobility scooters, people with sight loss or vulnerable individuals.

Tidbury Green Parish Council are hearing more and more incidents of inconsiderate parking taking place in the area, particularly, but not in isolation on Dickens Heath Road at school drop off and pick up times.

We have also heard of cars parking on pavements, obstructing pedestrians, blocking the view of junctions and destroying the grass verges by using them as parking spaces.

If you have the need to park on the road / pavement please bear in mind that pedestrians including those with pushchairs and mobility scooters need to be able to freely travel along the pavement without obstruction. Do not block the views at junctions and do not park on grass verges.

Should your vehicle block the pavement pedestrians may be forced out into the road, as the only means of continuing their journey. Obviously this has massive safety implications and could potentially result in a serious incident or worse



Parish Council Meetings

The Parish Council hold its ordinary meetings once a month (except August). The meetings usually take place on the 3rd Wednesday of the month, except December, when the meeting takes place on the second Wednesday.

There is an Annual Parish Meeting held once a year. This is a meeting set up on behalf of and specifically for Tidbury Green Parishioners.

Meetings are held at the Village Hall and they commence at 7:00pm. Agendas are displayed on all notice boards in the village and on the Parish Councils website, 3 clear days prior to the meeting. Everyone is welcome to attend. There is a specific agenda item which provides parishioners with the opportunity to raise any issues if they wish to do so.

2019 Remaining Parish Council Meeting Dates

Type Of Meeting	Month	Day
Ordinary	February	20
Ordinary	March	20
Ordinary	April	17
Annual Parish	TBC	
Ordinary	May	15
Ordinary	June	19
Ordinary	July	17
August No Meeting		
Ordinary	September	18
Ordinary	October	16
Ordinary	November	20
Ordinary	December	11

Road and Pavement Condition

If the Parish Council are aware of potholes and damaged pavements we work with Solihull MBC to get them repaired.

However we are not always aware of all the defects.

Therefore if you spot any road or pavement defects, we would welcome you reporting it to us, so that we can raise it with Solihull MBC. Please provide details of the defect, the location and if possible, a photograph of the defect, to the Clerk.

Alternatively you can report potholes direct to Solihull MBC via their website:-
https://solihullcouncil.custhelp.com/app/smbc/dio/report_it/forms/transport_highways/report_a_pothole



To Contact the Parish Council

Clerk – Charlotte Kirby ☎:07832925080,
E-mail: tidburygreenpc@googlemail.com
Website - www.tidburygreen-pc.org.uk

Solihull Local Plan Review 2019 – Site 4 – Examples of Valid Reasons to Object – Please note that this list is not exhaustive

Outline of issues against the proposal in the Solihull Local Plan Review for 350 dwellings on land between Dickens Heath and Tilehouse Lane, TytheBarn Lane, and large sports field complex between TytheBarn Lane and the Stratford Canal.

Please make your comments after studying the Council's proposals either via Solihull MBC's Portal which can be linked to via the "Respond to the Consultation" box which can be found at www.solihull.gov.uk/lpr, or email comments to psp@solihull.gov.uk

1. Adverse impacts of developing this Site for housing and urban style sports centre would significantly and demonstrably outweigh the benefits of providing houses near a railway station when there are other sites in the Solihull area that are of a lower grade of Green Belt with lesser adverse impacts and are in a more sustainable location.
2. Impact on the function of high performing Green Belt status of land will be lost which is contrary to Government Policy; there would be coalescence between Dickens Heath, Whitlock End, Majors Green and Bromsgrove District.
3. Extra people/traffic will exacerbate congestion through the Dickens Heath Village, on the A34 and surrounding roads especially at peak times.
4. Demands on already crowded local rail services and inadequate parking at the station and Village centre.
5. Loss of sports grounds/recreation areas for 9 clubs which is contrary to Government Policy.
6. Loss of Village character that makes it attractive. The award winning design & concept of Dickens Heath is of a new village surrounded by Green Belt with no part more than 800 m / 10 mins walk from village centre – Site 4 housing proposals are beyond this circle. Any proposals to make a footpath onto Birchy Close would be strongly resisted by the residents. Therefore the location of Site 4 is unsustainable: not linked to Dickens Heath (no physical connection by road or cycleway or footpath) and outside the 800 m circle from the village centre. There are existing natural boundaries to the Village - canal to east and north, line of woodland (Ancient woodland, LNR) on west side and this proposal will be out on a limb detracting from the character of the Village.
7. Impact on landscape character; within an area of high sensitivity.
8. Tithes Barn Wood is a most significant Ancient Woodland in Solihull south of main urban area. The ancient woodland is likely to require a suitable semi-natural buffer which, together with the ancient hedgerows, will reduce the areas of development.
9. The development would have a significant adverse impact on the ecology of the area, which has 4 Local Wildlife Sites, affecting the ecological connectivity of the area. Also potential for loss of habitats that support legally protected species including great crested newts, badger setts and bat roosts.
10. The sports fields are liable to flooding most years and would exacerbate the flooding problem to neighbouring properties. The Site consists of deep boulder clay which does not drain well and dwellings would need to be built on deep piles.
11. 90% of respondents to Dickens Heath Parish Council survey objected to Sites 4.
12. The Akamba Garden Centre should be retained.
13. Demand for places at oversubscribed Dickens Heath School
14. Dickens Heath and Tidbury Green has already taken its 'fair share' of development during the last Local Plan allocations.