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Minutes of Meriden Parish Council Meeting held on Wednesday 12 December 2012 at The Village Hall, Main Road, Meriden. The meeting commenced at 7.30 p.m.

Present:

Cllr M Lee	Chair
Cllr R Kipling	Vice Chair
Cllr P Lee	
Cllr M Haque	
Mrs B Bland	Clerk

Cllr D Bell and 7 members of the public were in attendance.

Presentation by Taylor Wimpey (TW) & Barton Willmott (BW)

Rob Beattie, Taylor Wimpey and Kathryn Ventham, Barton Willmott gave an overview of the recent public consultation at The Manor Hotel. Three plan layouts of the original footprint were discussed and shared with the Parish Council and members of the public, for a development of 45, 40 and 36 new dwellings, including a natural free form play area, woodland and woodland walks, balancing lake and improvements to remaining allotments including two designated car parking spaces, storage and water points. The Parish Council and residents were asked for their comments that would be included in final planning application in early 2013.

Q. Resident 1 - There was no provision for improved traffic calming on Leys Lane which lent itself to become a "rat run"?

A. BW - Currently under discussion.

Q. Resident 2 – What will the balancing pond be used for? There has been recent flooding and the village drainage system cannot cope with another 40 or so properties? Who will maintain the pond and how deep? What about safety of children falling into it?

A. TW -The purpose of the balancing pond will be to take all surface water and assist drainage. It is not anticipated to fence due to aesthetics of open space. Risk assessment will be undertaken.

Q. Resident 3 – I have lived in the village for 30 years and Meriden has an antiquated drainage system that cannot cope with the amount of discharge, particularly at times of increased rainfall. There has been recent significant flooding in the village due to existing drains unable to take volumes of surface water, without any more houses, including uncontrolled discharge.

A. TW - The balancing pond will provide a controlled and managed system for surface water runoff from development site. There has been an additional 3% volume added for climate change and this provides an adequate pond to meet needs from 1 to 100 years that will not compound any existing drainage problem. However no comment could be made about the infrastructure of Severn Trent Water (STWA) sewers and discharge to drains network. TW have worked with planners meeting conditions within the Drainage Strategy and it is STWA responsibility to investigate the network of infrastructure for medium and long term planning (5 and 10 years), and STWA indicate that surface water is capable of being accepted into the existing drainage system.



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Q. Resident 4 – Water will hit roads at high points of rainfall if sewers are unable to cope with runoff?

A. TW – The balancing pond will regulate how water is discharged and will flow out in a regulated fashion that feeds the lowest point. The pond will discharge into the sewers split into foul water and surface water drainage.

Q. Resident 5 – The drains will not cope with any new discharge. There is not enough capacity in the pipes for existing properties, without further development discharge.

A. TW – We cannot control remainder of discharge into drainage system. The risk is low and it is considered adequate for rainfall and surface water flow off site based on lighter rainfall rather than intense storms.

BW informed the meeting that Solihull Planners have indicated that there are too many 4/5 bedded properties on development and discussion is taking place to replace 4/5 bedded properties with 2 semi-detached or terraced dwellings. The footprint could provide 60 new dwellings including affordable housing.

Q. Resident 6 – It is assumed that the development will “mash” in with the remainder of the village of similar style, bay windows, and chimneys.

A. BW replied that the style and layout is with an urban designer who will be looking at each element of detail.

Q. Resident 7 – Where will the access to the development be?

A. BW replied that planning has been passed for a footpath entrance off Main Road with the main entrance for traffic and pedestrians to be at the junction of Leys Lane and Allotment entrance.

Cllr Bell indicated that Solihull Planning was not leaning towards more houses and more of a mix based on Four Ashes planning appeal decision as this is a different site with a different location and therefore does not apply to Meriden. The decision for the number of new dwellings should be made by the Parish Council and village residents and should reflect public opinions.

Cllr Kipling asked if the free form play area and newly created woodland walks are for public access and use?

BW replied this to be the case and should be considered an enhancement to community resources.

Cllr M Lee, on behalf of Cllr Weaver, asked about s106 conditions attached to the planning application for improvement to health and education?

BW informed the meeting there are no s106 conditions for this purpose.

The Chair of Governors of Meriden Infant and Junior School asked on what basis no s106 conditions had been included?

TW stated that an offer to provide funding for education provision at Meriden School had been made but Solihull LEA declined on the basis of there being sufficient capacity within school to accommodate any increase in pupil numbers or contribution



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to the improvement of site services. Since the original planning application there is no provision for additional funding for STWA, Highways or Education.

Residents responded that agreement was reached prior to the public enquiry in June 2012, but since then things have changed. Also why go to the LEA and not consult with the Board of Governors or Parish Council?

TW replied that this is not unusual. TW further confirmed that there could be funding available for specific community projects.

Cllr M Lee suggested that the planning application was signed, sealed and delivered prior to the closure of the Public Enquiry Appeal?

TW and BW both responded that Solihull MBC, Taylor Wimpey and the Landowner had to get the legal document signed, and there were no conditions included as the Inspector had to get any such condition agreed.

Cllr M Lee stated that the Parish Council is a Statutory Body and informed all present that as such Members had not been consulted.

Cllr Bell stated that there was a right of appeal to the LEA and Planning Department and recommended asking questions of the Planning Inspectorate.

TW agreed to report back to the Clerk about on site upgrade of allotments; and off site upgrade to highways including tactile paving, bus shelters and a new pedestrian crossing on Fillongley Lane, affordable housing at 40% of site and the Management Company on site.

BW agreed to email the Clerk with information about the Woodland Area together with an ecological plan, including TPOs, the clearing of dead wood, scrub lane, protection of good trees, historical conservation areas (hedgerows), wildlife habitats, what replanting is required and the return to community woodland.

TW will report back on the safety of the balancing pond including height of banked slopes and risk of falling and getting back out; also 6 foot chain linked fencing which would not integrate into a landscaped area.

Q. Resident 8 – Any child who fell into an unfenced balancing pond must be able to get out or be rescued?

A. TW replied that the safety of the community will be paramount to the installation and consideration of fencing.

Q. Cllr M Lee, on behalf of Cllr Weaver, raised the problems experienced with Meriden Gate development. There will be mud on roads, disturbance to residents, parking difficulties and obstructions, deliveries increasing traffic nuisance.

A. TW replied that construction management will be on site. There will be traffic restrictions, health and safety risk management, and liaison between the public and site personnel including guidance to all drivers and site operatives. TW will provide interface to all local community groups and residents including school on the dangers playing around site operations and construction traffic.



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TW further responded that consultation with the Parish Council will be undertaken via the Clerk. Any Parish Council views and comments should be submitted by the end of January 2013 as Taylor Wimpey need to get planning application in with an outline budget for 2013.

BW also commented that matters relating to planning must be received and included within one year for Reserved Matters consent, therefore a start date of June 2013 is envisaged, and therefore consent was given in September 2012 for planning to be submitted in January 2013. BW will also look at effective communication channels and report back to Clerk.

Q. The Chair of Governors for Meriden Infant and Junior School asked if there was to be any further negotiation for s106 conditions.

A. TW replied that there was no negotiation however if there was an issue about funding, there could be a community project working with Meriden School as Taylor Wimpey regularly sponsor projects as part of their PR and integration with local communities but this sponsorship will not be a "cash payment".

Q. Residents asked if this sponsorship could assist with any improvement to drainage infrastructure?

A. TW replied that this could be a project to be considered.

Cllr M Lee noted there was no mention of health and education, and informed the meeting that the parish council would take up this matter with Solihull MBC.

Cllr M Lee thanked TW and BW for their presentation and attendance. They left the meeting at 20.30.

1.Apologies

Apologies received from Cllr R Weaver due to work commitments and Cllr F Lynch-Smith due to Evening Classes.

2.Declarations of Interest

Nothing declared by Members.

3.Minutes of 26 November 2012

The Clerk had circulated to Members minutes of the meeting held on 26th November 2012. Members agreed that the minutes were an accurate record, subject to two minor amendments and accepted as read.

IT WAS RESOLVED Members accepted the Minutes of Parish Council meeting held on 26th November 2012 subject two minor amendments.

4.Matters Arising

4.1 Allotments – Cllr M Lee informed Members that confirmation had been received from Wright Hassall that Taylor Wimpey is agreeable for the Parish Council to draw up temporary tenancy agreements with allotment holders. The Clerk will continue



the dialogue with Mr Adrian Clack of Taylor Wimpey to bring this to satisfactory closure.

IT WAS RESOLVED Members considered this development and agreed to bring the matter to a conclusion.

5.Public Participation

Members of the public brought to the attention of the Parish Council recent difficulties experienced by the recent flooding. All attendees' properties had been affected by flood damage and they represented several households who were not able to attend. There were two main issues being (i) not enough drainage and, (ii) no regular maintenance being carried out including farmers' ditches.

Flooding has increased and become worse with no support from Solihull MBC or STWA. There are two pipes for surface water and sewage; but rain water mixes with foul water when there is a flash flood and this causes a back up in the drainage system resulting in foul water forcing its way up through manholes in gardens, roadways and ditches.

Residents have complained for some years now about the problem which has got progressively worse with climate change, and are worried about the amount of times their properties have flooded and how this may affect their property price at time of sale.

Residents reported that there is only one pipe instead of two and this is not large enough. There have been site visits by Solihull MBC and STWA over the last 5 years or more, with no follow up or improvements to inspections undertaken by both parties.

Mr Smith (resident) commented that Mr N Thomas from Solihull MBC attended Meriden for the purpose of an inspection survey on drainage problems and flooding; looking at risk and prevention linked to improved maintenance. There has been no follow up or action?

Mrs Warr (resident) commented that the Calvert as too small to take the volume of water flowing into it. Also the Calvert has had a weir put into it to feed Meriden Pond?

The residents request the assistance of the Parish Council to improve the drainage infrastructure in the Village. The Parish Council suggested an invitation be extended to all parties with responsibility for Meriden Village drainage to attend a public meeting at the next meeting on 28 January 2013. The Clerk was instructed to make the necessary arrangements.

IT WAS RESOLVED The Clerk will make contact with responsible officers from Solihull MBC and STWA, including Neighbourhood Co-ordinator, and invite to next meeting on 28th January 2013. The Clerk will notify residents of her actions, and provide a leaflet for residents to circulate amongst effected properties.



6. Correspondence & Communication

6.1 WALC 2012 LAIS 1335 Precept and Council Tax calculation taking into account change to method of paying benefits.

The Clerk informed Members had been circulated with this documentation.

IT WAS RESOLVED Members confirm safe receipt of documentation.

7. Co-option of New Councillors

7.1 Nominations

Cllr M Lee stated she had received three applications and the Clerk confirmed she was in receipt of electronic copies.

Members had received all documentation electronically so they could consider and comment on each nominee. Those Members who were unable to attend had been requested to give their vote to the Clerk.

Members voted and those votes from Members not present were included. The Clerk recorded in order of number of votes received:-

Three nominees stood for election of two Parish Councillor vacancies and were voted in as follows

- 1st – Matthew Nunn
- 2nd – John Barber
- 3rd – Maximillian Baker

IT WAS RESOLVED Members agreed the elected Members above in order of number of votes received and welcomed Matthew Nunn and John Barber as newly elected Members.

8. Tenders Process 2013-14

The Clerk reported that the process was on-going with the deadline for tender applications being Monday 17th December 2012. The Clerk will acknowledge receipt of tender documents.

8.1 Contractors Review

An evaluation process of tender applications will be completed prior to the Christmas break with a contractor review undertaken prior to contract award in January 2013.

IT WAS RESOLVED Members agreed the Clerk will work to tender deadline of 17th December 2012; evaluate tender applications and send letters of acknowledgement to all applicants prior to contract award in January 2013.

9. Meriden Village Matters

9.1 Flooding



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Cllr Weaver and the Clerk received a delegation of residents at the Parish Council offices on Monday 3rd December 2012 regarding the recent village flooding.

The residents expressed their concerns regarding the surface water, blocked ditches, blocked drains and requested assistance from the Parish Council to improve the situation. Cllr Weaver requested the Clerk to email Bruce Brant, Neighbourhood Co-ordinator, and set up a meeting with all relevant officers; the meeting to coincide with the Parish Council meeting on 28th January 2013. Cllr Weaver invited residents to attend the forthcoming Parish Council meeting on 12th December 2012.

IT WAS RESOLVED The Clerk confirmed that she had emailed Bruce Brant on 3rd December; she further stated that she followed this up at the Community Surgery on 10th December 2012 requesting an urgent response.

9.2 Meriden Village Bus Shelters

The Clerk advised Members that work to each of the four bus shelter roofs had been carried out and completed. The Clerk confirmed she had inspected during repairs and the contractor had carried out approved works to the specification agreed in the proposal and quotation.

IT WAS RESOLVED Members agreed that subject to the repairs being inspected and approved by the Clerk, payment of invoice is agreed.

9.3 Dog Bins

The Clerk informed Members that this item remains outstanding; further email correspondence David Tipping, Senior Officer, Parks and Open Spaces had been received acknowledging the Clerk's request and asking for confirmation that the Parish Council be agreeable to funding the emptying of waste bins.

Cllr Bell advised Members that he would follow up with the relevant Officers and report back at next meeting.

Cllr P Lee suggested before making a decision the Clerk should check with other Parish Councils and find out if and how they are facilitating dog bin maintenance?

IT WAS RESOLVED The Clerk was requested to contact other Parish Councils and request information regarding their facilitation of community dog bin maintenance and report back at next meeting on 28th January 2013.

10. Alspath Community Centre

Cllr M Lee advised Members that there was nothing to report.

11. Leys Lane

11.1 Allotments

Cllr M Lee reported that the Clerk had received a response from Wright Hassall confirming Taylor Wimpey's agreement for the temporary tenancy to continue with the Parish Council. Wright Hassall has requested the Parish Council to liaise with Mr Adrian Clack of Taylor Wimpey to bring this matter to conclusion.



IT WAS RESOLVED The Clerk will contact Mr Adrian Clack of Taylor Wimpey to bring this item to conclusion.

11.2 Development

Members considered the content of the earlier presentation by Taylor Wimpey and Barton Willmore in line with the three site plans made available to Members and the public providing three choices for number of dwellings to be built. Cllr Kipling recommended accepting the 36 dwelling proposal.

IT WAS RESOLVED Members agreed that to minimise the effects on the village resources and infrastructure, the proposed layout plan for development of 36 new dwellings on Leys Lane, Meriden, be accepted. The Clerk is to contact Barton Willmore and confirm the Parish Council request.

12. Receive Reports

12.1 Committee Member for Village Hall Management Committee

There was nothing to report.

12.2 Parish Council nominated Community Governor for Meriden C of E School

There was nothing to report.

12.3 Committee Member for War Memorial

There was nothing to report.

12.4 Pool

There was nothing to report.

12.5 Allotment Representative

There was nothing to report.

12.6 Footpaths/Forum

There was nothing to report.

12.7 Mining and Minerals Group – Cllr R Kipling

It was reported that the Parish Council is waiting for Tarmac to arrange site visit; and to advise the set up of a Liaison Group for representation of Parish Council, residents and responsible Officers.

IT WAS RESOLVED The Clerk will follow up with Tarmac and report back at next meeting.

12.8 Local Strategic Partnership

There was nothing to report. Cllr Bell confirmed that this Partnership is still in existence.

14.9 Solihull Area Committee

Cllr M Lee reported that Cllr Weaver has sent a letter to Paul Johnson re HS2. 2012.



14.10 Tree Wardens

The Clerk reported that this item remained outstanding.

Members considered TPOs and the agreed that no trees should be cut down before 5 years old.

IT WAS RESOLVED Members instructed the Clerk to continue working with planning officers to enable a list of TPO's to be accessible.

12.11 Community Surgeries

The Clerk informed Members that concerns and complaints had been raised at the Community Surgery on 10th December 2012 as follows:

- Quarry Lorries parking in village blocking roads and pavements.
- Increase in HGV traffic in and around village.
- Pedestrian crossing on Fillongley Road from Maxstoke Lane.
- David Wilson Homes Contractors – lack of respect for neighbours, roofers using nail guns with nails cascading into private gardens.
- Maxstoke Lane road surface and pot holes from developers contractors and delivery HGVs – when is this being resurfaced?
- Taxi bus has stopped and anyone using this service now has to make their way to the bus stop; only available for resident who can get themselves to the bus stop – connection to Kenilworth needed.

IT WAS RESOLVED The Clerk will action with responsible Officers and Neighbourhood Co-ordinator.

Cllr Bell informed Members that he is aware the topic of Fillongley Road pedestrian crossing and traffic improvements is an issue that is currently being discussed, between Danny Gouveia and Meriden resident Alan Loll. Cllr Bell further informed Members that he recently presented a petition on behalf of Meriden residents to get the crossing reinstated outside the GP Surgery and in between two bus stops making a single point of crossing for most people to access.

12.12 Community Speed Watch

There was nothing to report.

12.13 HS2

There was nothing to report.

13. Meriden Sports Park

13.1 Snagging and on-going works

Cllr M Lee stated that there remains three items outstanding on Schedule of Defects. Consideration was given to how to bring this to a satisfactory conclusion. Cllr Weaver will report at next meeting on her discussion with Wright Hassall.



IT WAS RESOLVED Cllr Weaver will report at next meeting on advice provided by Wright Hassall regarding the legal agreement under breach of contract.

13.2 New Storage Facility

The Clerk reported that Russells will start work on 11 December 2012 with work being completed by 17th December 2012.

IT WAS RESOLVED It was agreed the Clerk continue to monitor work with John Shaw, DTZ.

13.3 Solihull Property Services and Service Contracts

The Clerk informed Members that she and John Shaw DTZ continued to work on a Schedule of Works for Service Level Agreement with Property Services.

IT WAS RESOLVED The Clerk will keep Members informed.

14. Heart of England in Bloom

14.1 Best kept Village

The Clerk stated there was nothing to report. Members suggested a representative be invited to February's meeting to provide update.

15. Santa Fun Run

Cllr P Lee reported all had gone well with 140 participants. It is anticipated that the Rotary Club will make this an annual event and were delighted with how well the first fun run had gone. The Rotary Club were delighted with the arrangements and money raised; they wish the start and finish for 2013 to be Meriden Sports Park.

IT WAS RESOLVED Cllr P Lee and the Clerk will maintain contact with The Rotary Club.

16. Parish Council Newsletter

Cllr M Lee suggested that as this item was one with which Cllr Lynch-Smith wished to be involved, the formation of an editorial committee be deferred until next meeting on 28th January 2013.

IT WAS RESOLVED The Clerk will ensure this item is deferred to January's meeting agenda.

17.Planning Matters

17.1 The Clerk presented to the meeting the following planning notifications received for members' response:-

Application No. 2012/1854 Prune back Oak Trees on Hampton Lane, Meriden. Members considered this application, not helped by the lack of data from Solihull Planning regarding TPO's in Meriden Parish. Cllr Kipling recommended opposing this application on the basis of the Tree Warden inspecting the site and confirming there is no apparent disease i.e. healthy tree without any evidence of disease or hazard, only height impacting on residential daylight.



IT WAS RESOLVED Cllr Kipling will undertake inspection of trees and impact to property. He will report back to the Clerk no later than Monday 17th December.

17.2 Fillongley Road/Maxstoke Lane – new layout/pedestrian crossing/refuge

The Clerk reported that this item remains on-going and was recently escalated by John Shaw, DTZ at a planning meeting.

IT IS RESOLVED The Clerk will continue to monitor this situation and report back at January's meeting.

17.3 Ownership of Plots of Land in and around Meriden Village

There was nothing to report.

18.Finance

18.1 Precepts Timetable 2013-14

The Clerk confirmed all Members had received an email copy of the revised letter from Anna Leggett dated 5th December 2012 regarding indicative council tax base figure. Cllr M Lee explained the contents for Members' consideration based on 1,111 households @ £32.98, thus a reduction of precept funding of £3,359.22. Cllr M Lee explained that some of the shortfall in funding will be made up by a one off provisional grant allocation payment by Solihull MBC for this year only of £2,876; therefore there will be a loss of precept income of £483 for this financial year.

Members gave consideration to the facts presented. Cllr Kipling, Cllr Haque and Cllr P Lee indicated that a request be made for an explanation of how these numbers had been calculated. Members further considered a 3% increase to households, but agreed to hold over any increase until 2014.

Cllr Kipling asked the Clerk of the value of reserves held in Parish Council Bank Accounts to see if the variance could be offset by using this means. The Clerk would had not received up to date statement for quarter 3 which is imminent, and will report at next meeting.

IT WAS RESOLVED The Clerk was instructed to send a letter to Anna Leggett requesting that prior to agreeing the indicative proposal, Members request the following information:-

- (i) Could you forward a copy of the list of households that provide the original 1,213 Band D equivalent dwellings – 2012/13.
- (ii) Could you forward a copy of the list of households that provide the revised 1,111 Band D equivalent dwellings – 2013/14.
- (iii) What number has been included for current occupants in the revision for the new Meriden Gate development; and what additional figure has been used to accommodate future occupants post April 2013?
- (iv) How many households have been excluded who are in receipt of council tax benefits.



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- (v) What projection has been included for future occupants to the Taylor Wimpey development on Leys Lane based on the assumption that building commences in June 2013 with new households residing by the end of December 2013 or earlier.
- (vi) The indicative provisional grant funding 2013/14 of £2,876 stated in your letter; please confirm how Parish Councils will receive this funding.

Members agreed their acceptance of the indicative budget subject to receiving confirmation of information requested above prior to deadline of 21st December 2012. Once in receipt of information, the Clerk will circulate to Members and write a letter of acceptance on behalf of Meriden Parish Council.

18.2 Budget setting 2013-14

Members agreed to defer this item to the next meeting on 28th January 2013. Cllr M Lee stated that there will need to be a finance meeting and requested Members to note a potential Extraordinary General Meeting at The Pavilion on 4th February 2012 at 7.30 p.m.

IT WAS RESOLVED The Clerk will continue to bring 2012/13 accounts up to date with Edge Finance to benchmark budget setting process for 2013/14.

18.3 Payments

A schedule of payments was presented to Members for their approval, attached for ease of reference.

IT WAS RESOLVED Members agreed to payments being made.

18.4 Private & Confidential Enclosure

The Clerk circulated details of salary and expenses for approval.

IT WAS RESOLVED that payment be approved for staff payroll and expenses.

18.5 Funding Applications & Donations

(i) Village Hall Committee

The Clerk advised a formal letter of application had been received from Mr A Copper, Treasurer for Village Hall Committee, together with an overview of spend and projected costs for this financial year. Members considered the request and read the submitted documents.

IT WAS RESOLVED Members agreed to award a contribution to Village Hall Committee of £800.

22.6 Barclays Bank

The Clerk informed Members that she had still not received confirmation that bank charges will be refunded and had sent an email to the Parish Council Account Manager.

IT WAS RESOLVED This item remains outstanding and the Clerk will continue liaison with Barclays for the reimbursement of charges.



25.Date of Next Meeting

The next meeting will be on Monday 28th January 2013 at 7.30 pm in the Village Hall.

The meeting closed at 21.30 hours.

Chair :

Cllr M Lee

Date:
