



Meriden Parish Council

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Minutes of the Parish Council Meeting held on 23rd January 2017
 Venue: Pavilion, Meriden Sports Park at 7.30 p.m.

Present:			
Cllr R Weaver	Chair	Cllr M Nunn	
Cllr F Lynch-Smith		Cllr M Haque	
Cllr M Lee		Cllr J Barber	
Cllr P Lee		Mrs B Bland	Clerk

In attendance: Cllr D Bell and Cllr K Allsopp.

Cllr Weaver welcomed Councillors, Members of the Public, and the clerk after a period of ill health and opened the meeting.

1. Apologies

Apologies received from Cllr Kipling due to work commitment.

2. Public Participation

There were 4 members of the public in attendance and Chair invited any issues they may have to be raised.

- (i) A resident reported the increase in noise from the Strawberry Bank in particular when they have their Live Music Nights (usually Tuesdays and Thursdays) with doors and windows open. Complaints from neighbours of Meriden Park Homes have been logged with Strawberry Bank Management regarding the increased volume and base beating, but without a satisfactory outcome.

Action: 1.Cllrs Allsopp and Bell will report to Environmental Services for noise. 2.Residents to call Solihull Connect to formally log the complaint along with the two complaints recorded with Parish Council. 3.Cllr Lynch-Smith will check out.

- (ii) A resident complained about the Strawberry Bank advertising using a white banner displayed and attached to the front of the hedge. There are also four A-Boards advertising menus and events close to the public footpath.

Action: The clerk to call Solihull planning to report fly posting and potential A-Board hazard to pedestrians.

- (iii) A resident has been campaigning to North Warwickshire to get the potholes filled in on Shepherd Lane and Maxstoke Lane. The holes have been filled but they keep blowing out. An email has been received that is not very helpful.

Action: The Parish Council will write a letter to North Warwickshire Borough Council requesting repairs be undertaken.

Signed Chair Dated

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- (iv) A resident reported deep potholes that have been filled in at Whitestitch Lane section of highway; the holes are too deep and with buses and HGVs using this route into Meriden and Area G Quarry, the highway surface continues to pothole.

Action: The Parish Council will contact Solihull Highways. The Parish Council will further contact planning colleagues at Solihull and North Warwickshire. The matter will be raised at the next Quarry Liaison meeting (6th March) with quarry operators.

- (v) A resident reported concerns regarding the air quality and dust monitoring from the quarry operations. A & A Recycling were given a sample which they considered to be more sand than wood particles/dust collected from gardens. Wood dust has contaminants including MDF, wood paint and other carcinogens. Residents expressed their concerns as what is being breathed in. The air borne particles are weather dependent i.e. dry spells and south westerly wind. All neighbours to the quarry are affected including the centre of the village. Residents in Millisons Wood have also reported increased dust settlement. Photographs have been given to A & A Recycling.

Cllr Weaver advised that a letter had been written to the Agent for A & A requesting an independent air quality assessment.

Action: The Parish Council will formally request Environment Agency representation at the next Quarry Liaison Group meeting. The Parish Council to contact Solihull Planning regarding conditions of licence and a request to review conditions. Cllrs Allsopp and Bell to speak with Paul Tovey and request this be moved forward. The Parish Council to request data regarding air quality and dust monitoring under Freedom of Information Act from the Environment Agency.

3. Declarations of Interest

3a To declare any personal interests in items on the agenda and their nature.
Nothing to declare.

3b To declare any prejudicial interests in items on the agenda and their nature
Nothing to declare.

4. Minutes

The minutes of the Parish Council meeting held on 12th December 2016, circulated prior to meeting, were considered. Members approved the minutes as a true record.

IT WAS RESOLVED Cllr P Lee proposed acceptance of the minutes of Parish Council meeting held on 12th December 2016, seconded by Cllr Barber.

Signed Chair Dated



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5. Finance

5.1 Approve January Payments

The clerk circulated January payments for consideration and approval.

(i) Meriden Parish Council January payments £3,160.00.

IT WAS RESOLVED Cllr P Lee proposed approval of Meriden Parish Council January payments of £3,160.00 seconded by Cllr Barber.

(ii) Meriden Sports Park January payments £5,175.75.

IT WAS RESOLVED Cllr Barber proposed approval of Meriden Sports Park January payments of £5,175.75 seconded by Cllr P Lee.

5.2 Precept & 3% Increase

The Clerk had previously circulated Members with the following indicative precept recommendation for a 3% increase, for their consideration and in principle agreement.

		2016-2017	2017-2018
A	Precept	£43,144.65	£45,395.78
B	Band D precept charge	£ 35.51	£ 36.58
C	Number of Band D equivalent dwellings (tax base)	1,192 <i>(2015-16)</i>	1,215 <i>(2016-17)</i>
D	Indicative support grant	£ 1,762.00	£ 983.00
E	Indicative number of Band D equivalent dwellings (tax base)	1,215	1,241
F	Indicative increase in tax base due to changes to the CTR scheme 2017/18	0	8

1. To approve percentage increase (3%).
2. To approve **£983** top up grant (44.21% decrease).
3. To approve new tax base of 1,241 Band D equivalent dwellings for 2017-18.
This is an increase of 26 Band D equivalent dwellings.
4. Based on indicative 2017-18 figures above (now confirmed SMBC), approve 3% increase (£36.58) for 2017-18 which is a £1.0653 (£1.07) increase per Band D.
5. Thus 2017-18 precept for 1,241 Band D @ £36.58 = **£45,395.78** + **£983.00** (grant) = **£46,378.78 (£46,379)**.
6. An increase to precept budget of **£1,472.13** for financial year 2017-18 inclusive of support grant and increased Band D equivalent dwellings.

Members agreed their in principle agreement to a 3% and indicative budget above and the indicative budget was submitted to Solihull MBC. The increase per household is £1.07 per annum.

Signed **Chair** **Dated**

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Chair requested Members formal approval be recorded.

IT WAS RESOLVED: Members approved the indicative precept budget including a 3% increase. Cllr Weaver proposed acceptance and this was seconded by Cllr Barber.

Chair advised that all Parish and Town Councils were increasing their precept between 2 and 15%. The recommendation for Meriden to increase by 3% is justified by increased staff costs and inflation, longer term commitments to joint projects such as Meriden Pool, Neighbourhood Plan and household survey, Meriden in Bloom.

Chair further advised that the budget setting process was underway and the Finance sub-committee will be meeting in February for the purpose of finalising 2017-18 budget. The Finance sub-committee will make recommendations to Members for approval at full Council meeting 20th February 2017.

Action: Finance Committee to arrange meeting for February to review draft budget and justifications. Clerk/RFO to initiate process and conclude bank reconciliations.

5.3 Grant Thornton Audit/Annual Return 2015-16

Chair advised Members had received the first copy of Counsel Opinion regarding lawfulness of transfer of endowment gift of £1.375M to Meriden Sport & Recreation Trust from Meriden Parish Council investment fund. SMBC Solicitor and Parish Council Advisor has taken queries from Members and Trustees to Counsel for clarification and further Opinion; we therefore await outcome and final copy of Counsel Opinion. However under the General Power of Competence (GPC) adopted by Meriden Parish Council at the Annual Meeting of the Parish Council on 18th May 2015 the following statutory instruments confirm the lawfulness of Parish Council actions:-

- *“General Power of Competence, in accordance with the procedure set out by section 8(2) of the Localism Act 2011 and the Parish Councils (General Power of Competence) (Prescribed Conditions) Order 2012. The result is that MPC was, and continues to be, an “eligible parish council” and therefore entitled to use the General Power of Competence in section 1(1) of the Localism Act 2011.*
 - *Section 19(3) of the Local Government (Miscellaneous Provisions) Act 1976.*
 - *Section 44 Local Government (Miscellaneous Provisions) Act 1976*
- *Conclusion of Counsel (from Opinion dated 6th January 2017)*

As all of the conditions for use of the General Power of Competence were satisfied, I conclude that MPC lawfully used that power to make the gift of the Endowment Sum to MSRT. I do advise that a clear written agreement is drawn up – if one has not been already along the lines suggested in my instructions. This is because an agreement in these terms would more clearly evidence that the gift was a contribution by way of grant, within the meaning of section 19(3). The agreement should attach clear conditions to the use of the Endowment Sum, limiting it in such a way that it could only be applied for purposes authorised by section 19(3).”

Signed Chair **Dated**



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Members recorded their thanks to the Chair and Clerk for their diligence in working with SMBC's Solicitor and MPC Advisor to draw this matter to a satisfactory conclusion. Chair acknowledged and advised further meetings are scheduled with the Solicitor, Parish Council and Trustees for the purpose of drafting an Agreement as per Counsel Opinion and recommendation.

Action: Clerk to arrange with Andrew Kinsey and Trustees.

Chair revisited the endowment being restricted as capital receipt funding and therefore only to be used for capital projects and not revenue costs. A freeze on capital receipt funds remaining in bank account exacerbated cash flow difficulties in November. An interest free loan of £30,000 to meet sports park operational costs was secured from SMBC with the condition that it be re-paid by 01 March 2017, the guarantor being Parish Council precept for 2017-18. An agreement has been reached with Trustees that Meriden Parish Council will gift £30,000 of capital receipt funds to Meriden Sport & Recreation Trust on the basis that a £30,000 emergency grant be awarded to Meriden Sports Park for the purpose of repaying SMBC loan.

Action: Chair and Clerk to formally write to Trustees requesting emergency grant.

Chair advised that Red Kite Consultancy has been working with Sports Park Directors and Trustees to finalise a 5 year business plan and meetings are to be arranged with both parties.

Further issues raised in Grant Thornton's audit report refers to the anomalies on the Edge system, which to date remain outstanding. Two letters have been written to Edge without a formal response except for email acknowledgements. No quarterly support for the Clerk/RFO has been provided. The Clerk has been exploring options with other finance software providers one of whom is RBS (Rialtas) Systems who are suggesting an "Alpha Software" package which works on a receipt and payment basis. Members are asked to consider the benefit of an alternative finance management system.

IT WAS RESOLVED (i)Members approved a letter be drafted to Edge outlining the Parish Council's intention to give notice; (ii)Members approved Rialtas as an alternative finance management system provider; proposed by Cllr Haque and seconded by Cllr Nunn.

Action: The Clerk to draft letter to Edge. The Clerk to arrange for demonstration of Rialtas Alpha Software.

Chair advised that the Clerk had written a letter of complaint to Wright Hassall challenging the invoice description and cost of the work they had undertaken after initial meetings regarding Grant Thornton's issues surrounding governance and lawfulness. SMBC Solicitor had provided advice on this challenge and the content of their breakdown and associated cost.

Signed Chair **Dated**

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The invoice remains unpaid and in query for the sum of £6,900. Acknowledgements have been received from Rachel Gwynne, Solicitor advising that the matter is being looked into, however credit control continues to chase payment.

Action: Clerk to monitor Wright Hassall non-action.

5.4 Freehold transfer of Sports Park and VAT

Chair reported that there is no VAT liability to the Parish Council. This has been resolved by SMBC and confirmed by Grant Thornton, SMBC's VAT advisors. The Parish Council has requested a formal letter from SMBC to this effect. Chair reiterated no freehold transfer will be accepted until the matter of technical issues is concluded with SMBC.

Action: Clerk and Chair to continue working with SMBC Solicitor, Andrew Kinsey, to conclude the matter. Andrew Kinsey to write to Meriden Parish Council confirming no VAT liability in sale of Maxstoke Lane Playing Field.

5.5 New Financial Regulations/Audit/Transparency/Policies

A volunteer is assisting finance committee with amendments to finance regulations and standing orders. It is anticipated that both will be completed and presented to Members at March meeting for approval and adoption.

Action: Finance committee continues to conclude review process.

5.6 1st Meriden Scout Group

A letter requesting their annual donation for flag raising duties has been received. Members considered the request and unanimously agreed a donation of £400.00.

IT WAS RESOLVED The Parish Council approved a donation of £400 for flag raising duties for financial year 2016-17. Proposed by Cllr P Lee and seconded by Cllr J Barber.

6. Progress Reports

6.1 Village Hall Management Committee

Cllr Lynch Smith reported the Big Picture Show is going well with the next film schedules "Bridget Jones Baby".

6.2 War Memorials

Nothing to report.

6.3 Meriden Pool

Chair advised that Red Kite Consultants appointed by SMBC as part of the joint working group is being finalised; Red Kite is waiting for the costings for dredging the Pool. Chris Barr is leading on behalf of SMBC and this be presented to Cabinet to agree expenditure. The joint working group will be applying to SITA's Environmental Trust for the purpose of securing funding for Pool improvements. It is noted that residents raise concerns regarding the drop in Pool levels and this will be actioned

Signed Chair **Dated**

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with SMBC Ed Bradford to ensure the plate has not been removed. There is also a requirement to check the lake in Meriden Hall park as this is known to run under the road and top up the Pool.

Action: The Clerk to contact Ed Bradford regarding Pool levels and lake feed from Meriden Hall grounds.

6.4 Allotments

There has been no further action from Taylor Wimpey regarding the car park and storage land being part of Meriden Parish Council transfer of land. Maintenance of hedge boundary is not being maintained. The request for signage and hand rails leading from steps onto Leys Lane has not been actioned by either Taylor Wimpey or Highways. Residents have commented no checks are made of new replacement hedge. The Parish Council continue their commitment to maintaining the allotment frontage.

Action: The Clerk to contact Taylor Wimpey and Lawrence Osborne regarding adoption of Public Open Space.

6.5 Footpaths/Forum

Cllr Lynch-Smith reported that the Tree Warden is enthusiastic and also a “keen walker”. She has agreed to walk the footpaths to expand the tree survey undertaken in 2015. All data collected will be added to the existing list of TPOs. She is attending the monthly Tree Warden’s meeting. She would like a map of footpaths copied to A3.

Action: Cllr Haque advised she could photocopy an A3 footpath map.

6.6 Quarries Liaison Group

There have been many complaints received regarding mud/debris on highways, HGVs on Hampton Lane, lack of sweeping/highway cleansing by operators, increased HGVs using the village road networks causing damage to verges.

Cllr Haque reported the sweeper using the wrong side of the road and meeting on-coming traffic head on which is hazardous and an accident waiting to happen. Mud continues to be dropped onto highway particularly on slip road joining A45 at Birmingham Road junction.

Chair responded that all items are noted and will be raised at the next Quarry Liaison meeting in March.

Action: The clerk to continue monitoring and fielding complaints to operators.

6.7 Solihull Area Committee

Chair reported the last meeting was held on 12th January 2017 at Kingshurst. Jim Harte, SMBC’s Neighbourhoods Team Lead was the guest speaker who presented “How SMBC can improve engagement with Parish and Town Councils?” Meriden came out well in terms of how well the Parish Council work with SMBC Officers and Councillors.

Signed Chair **Dated**

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6.8 Tree Wardens & TPO List

Nothing to report, please refer to agenda item 6.5.

6.9 Community Surgeries

Nothing to report.

6.10 Community Speed Watch

Cllr Barber reported that Speed Watch was undertaken on 21st January 2017 between 12.00 and 13.00 hours on Hampton Lane. 558 cars were monitored with 20 cars driving above the specified speed limit. Registrations were recorded and these will be submitted to West Midlands Police who will be issuing letters to the offending drivers. The next Speed Watch is arranged for February 2017 and it is envisaged that there will be 2/3 Speed Watch initiatives exercised monthly to reduce speeding traffic through Meriden.

6.11 HS2

Nothing to report.

6.12 Meriden Sports Park (quarterly summary only)

Chair reported User's and Director's meetings had been held. All park users are happy with the facility and hire arrangements. The Sports Park has been overwhelmed with requests for hire during the winter months and we are full to capacity. We have a new Parent and Toddler Group on a Wednesday and Friday morning. Feedback is positive and the organiser has requested extending provision to school holidays for 5-11 year olds which will include multi-sports activities. Volunteer hours and user feedback is being recorded.

6.13 Meriden Sport & Recreation Trust Update

Cllr Lynch-Smith provided an update and read the attached report, provided by Chair of Trustees, referred to as Addendum A Item 6.13 Inclusion to Meriden Parish Council Meeting Monday 23rd January 2017.

7. Clerk's Report

The clerk advised due to ill health no clerk's report is available but all actions are reflected in the agenda.

8. District and Ward Councillor Reports

Cllr Bell advised that HS2 continues with Hampton-in-Arden unhappy by the suggested re-siting of the Bickenhill HWRC to the Diddington Lane/A45 location.

Cllr Allsopp reported that work has started on the building of the "glass box" by Pertemps. Concerns were raised regarding Pertemps receiving both planning permissions (the other being for the underground car park), and advised that this is

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now obsolete as per Planning Inspectorate. The Parish Council stated no official notification had been received from planning.

Action: Clerk to follow up with Lawrence Osborne and request formal notification.

9. Correspondence & Communication

- Letter received from Rt Hon Dame Caroline Spelman MP regarding a resident complaint on the servicing of bus shelters between Millisons Wood and Meriden Green.

Action: Clerk to investigate duplication of cleansing by Bus Companies of Meriden shelters. Review of street furniture to be undertaken with Parish Council contractor.

- WALC invitation to receive nominations to attend Royal Garden Party.

Action: Cllr Lynch-Smith advised she would like to be considered and the Clerk to email details.

10. Meriden Village Matters

10.1 Library Update

Nothing to report.

10.2 Village Commemoration WW1

Cllr M Lee advised that the next meeting is to be arranged for February with a view to discussing taking charge of the Poppy Memorial site, putting together a funding application and concluding the Heritage grant monitoring.

Action: Cllr M Lee to arrange February meeting.

10.3 Meriden Gate

The Clerk reported that complaints continue from residents regarding street cleansing largely due to the site not yet adopted by SMBC. It is impossible to speak with anyone from Barret David Wilson Homes. The public open space has not been planted with wildflower meadow. Cllrs Allsopp and Bell stated that SMBC still hold the bond and this should be used for site completion if BDWH are not meeting their contractual obligation.

Action: Cllrs Allsopp and Bell to liaise with Lawrence Osborne and provide update.

10.4 Taylor Wimpey (Transfer of Allotments/freehold land)

Nothing to report.

10.5 Highways

Nothing to report.

10.6 Land Registry & Ownership

Cllr M Lee advised that a list of priority sites is required for the next Neighbourhood Planning meeting when Avon Planning Consultant will be in attendance.

Signed **Chair** **Dated**

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Action: Clerk to advise.

10.7 Solihull Neighbourhoods in Bloom 2017

The clerk advised planning for 2017 Bloom will commence in the New Year. Volunteers are needed.

Action: The clerk to arrange meeting.

10.8 Litter

Chair reported that the land at the front of telephone exchange needs clearing and litter collected. There is rubbish in and along the hedge.

Action: The Clerk to speak to Highways to establish land ownership.

The Clerk advised that SMBC is promoting the "Great British Spring Clean" and have offered a Community Clean Up for Meriden.

Action: The Clerk to liaise with Sarah Jones, Environmental Projects Officer.

10.9 Mobile Mast Update

The Clerk advised requests from residents for better mobile signals in Meriden.

Action: The Clerk to speak to Manor Hotel and service providers.

10.10 Local Council Award Scheme

Nothing to report but will be discussed at Council Development Day on 28th January.

10.11(i) 82 Bus Route & Failure of Service

Cllr Nunn reported he continues to pursue the operator for improvements to service. Chair requested this item now be removed from forthcoming agendas.

Action: This item to be removed from February's agenda.

10.11ii89 Replacement Service for Taxi-Bus

Cllr Nunn advised that the consultation closes on 10th February. Surveys have been delivered to users of the taxi-bus and also there are copies in the Library. Residents have formed an action group who are providing assistance to The Firs in the completion of questionnaires and ensuring all affected residents have completed the survey. Updates are on the website and the action group will be visiting both Meriden Hall and Eaves Green Park Homes to ensure questionnaires are completed.

Action: Cllr Nunn to liaise with Transport for West Midlands and Meriden resident's action group. A formal letter from the Parish Council to be written to SMBC and Transport for West Midlands.

10.12 Street Association Project

Cllr Barber advised that a Christmas Party was held in the Pavilion with good attendance from Alspath Road residents. The Parish Council continue to support this Neighbourhoods Programme.

Signed Chair **Dated**

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11. Solihull Partnership Forum

Nothing to report.

12. Planning Matters

12.1 Neighbourhood Planning Update

Cllr M Lee reported that the steering group met on 12th January 2017 with 4 attendees. The group is progressing the Business Survey and the content identified. An application for Locality funding is to be made for the balance of funds not applied for previously circa 3.5k to cover the cost of the business survey printing, analysis and reporting.

The Household Survey Prize Draw has taken place with Simon Purfield, Stratford District Council, analysing the results and randomly selecting 1-20 prize draw winners. Residents have been contacted and prizes distributed.

12.2(i) Neighbourhoods Community Action Plan

Cllr M Lee reported that the new sign on Berkswell Road, displaying Meriden, Historic Centre of England, is too large and “historic” should be removed; the clerk to speak to Neighbourhoods Team as this has been funded from the Ward Action Plan budget for Meriden. Winspear Close sign needs replacing as it is broken. All gateway signage to be checked.

Action: Clerk to liaise with Neighbourhood Co-ordinator.

The evidence base work required for Highways in relation to traffic management, parking, speeding and restrictions requires a working group to take forward. Photographic evidence is needed along with a review of Visual Design Statement, Parish Plan and latest Neighbourhood Planning Surveys. All this information is required for the evidence to be presented to Cabinet for decision making process in March.

Action: Chair, Cllr Nunn and Clerk. Cllr Nunn to gather photographic evidence.

12.2 Solihull Local Plan Review & Meriden Sites

The Local Plan consultation has been extended to 17th February 2017. The Council Development Day on 28th January is dedicated to drafting responses to the 23 questions requested. A formal Parish Council response will be submitted however individual responses may also written. There are 60 documents to read through some of which are very detailed and technical.

There have been two public drop in sessions facilitated by the Parish Council in December and January. There were some good comments from attendees and these will also be factored into the response together with comments from the Neighbourhood Plan questionnaires.

Action: ALL

Signed Chair **Dated**

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12.3 Planning Application Status Updates

PLANNING JANUARY 2017

Planning Application	Address	Planning Request	Decision
Ref. No: PL/2017/00007/MINF HO Received: Tue 03 Jan 2017 Validated: Tue 03 Jan 2017	6 Thebes Close Millisons Wood Solihull CV5 9QW	<u>Side and rear single storey extension.</u>	Status: Awaiting decision
Ref. No: PL/2017/00032/MINF HO Received: Sat 07 Jan 2017 Validated: Sat 07 Jan 2017	13 Albert Road Millisons Wood Solihull CV5 9AS	<u>First floor rear extension.</u>	Status: Awaiting decision
Ref. No: PL/2017/00121/MINF HO Received: Wed 18 Jan 2017 Validated: Wed 18 Jan 2017	32 Grace Road Meriden Solihull CV5 9AT	<u>Single storey kitchen extension to side and rear.</u>	Status: Awaiting decision
Applications decided in January 2017			
Ref. No: PL/2016/02971/MINF HO Received: Fri 25 Nov 2016 Validated: Fri 25 Nov 2016	The Woodlands Lodge Green Lane Meriden Solihull CV7 7JG	<u>2 storey extension to side of property with balcony over garage.</u>	Status: WITHDRAWN 11 th Jan 2017
Ref. No: PL/2016/02634/MINF HO Received: Mon 17 Oct 2016 Validated: Mon 17 Oct 2016	Field Cottage 4 Hollyberry End Farm Harvest Hill Lane Meriden Solihull CV7 7HW	<u>Field Cottage is a converted barn within a small complex of a farmhouse and converted farm buildings. The proposed extension to the rear of the property will provide separate bedroom accommodation, and is designed with high quality detailing and materials to reflect the character of the existing building and allow the maximum penetration of natural daylight.</u>	Status: Approved Tue 17 th Jan 2017
Ref. No: PL/2016/02622/MINF OT Received: Fri 14 Oct 2016 Validated: Thu 10 Nov 2016	Meriden Hall Park Homes Main Road Meriden Solihull CV7 7LA	<u>Provision of one additional mobile home on the existing car park and to form an additional parking area on land at an existing residential mobile home park.</u>	Status: Full Refusal 5 th Jan 2017

The Clerk reported that a request from Harvest Hill Lane residents for a one way system to be introduced due to the HGVs accessing Fordson Farm. The lane is too narrow and there is limited pull-ins to pass. Cllr Allsopp commented that Dean Biddle, Enforcement Officer, was looking into enforcement orders as SMBC Highways land has been used to widen access points into the Farm. The Farm is being used as a skip/haulage yard. There is also retrospective planning application for agricultural buildings without evidence of agricultural use. Bruce Brant is dealing with the highways element and SMBC have written to the owners advising they want their land back.

Signed Chair **Dated**

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Action: SMBC Highways and Enforcement Officers, Ward Councillors.

Member's raised concerns regarding the erection of buildings on land immediately behind sports park, the following email was received from David Wigfield, Enforcement and Conservation Manager as follows:-

Further to the below query, I can confirm that I have since established the facts of the matter.

There are 2 separate parcels of land in close proximity, both of which have been leased to private individuals by the land owner, Packington Estates, for the grazing of horses. In both cases, incidental buildings have been erected in the form of stables and feed store etc. The owners/occupiers are of the view that the buildings in question have been designed and built to be moveable (the stables are on 'skids'), and thus do not fall within the definition of operational development, and so don't fall within planning control.

Having regard to the tests of size, degree of permanence, and physical attachment, whilst it is an arguable point, I'm not wholly persuaded that all of these structures can reasonably be regarded as mobile items, in which case, strictly, they should have been the subject of a planning application. Whilst disagreeing with this, the land owner has referred the matter to their tenants for any further response. Whether or not this leads to any retrospective application however, I do not consider that it would be expedient to pursue formal action in this case – there is no doubt that the stables are what they claim to be, and are of typical and appropriate design and materials for stables and incidental structures in a rural location. Such facilities are not inappropriate development in the Green Belt.

In these circumstances I do not anticipate pursuing the matter, but please feel free to let me know if you have any further queries or concerns regarding this matter.

Action: Members request a retrospective planning application be submitted by the tenants and referred back to the land owner. Clerk to contact Mr Wigfield.

12.4 Community Asset/Right to Bid

A list of the next ten priority sites is requested for Avon Planning.

Action: Clerk to organise.

12.5 Enforcement Notice Register

Notification has been received from SMBC Enforcement Manager relating to the appeal by The Wainhouse to the Planning Inspectorate regarding the breach of planning control as alleged in the notice is without planning permission the erection of a 1.8 metre high wire mesh fence in the curtilage of Meriden Hall a grade II listed building. The requirements are to take up and remove fencing and fence posts, and removal of materials from the property.

Signed **Chair** **Dated**

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The appeal was dismissed and the enforcement notice upheld with a compliance period of 2 months.

13. Parish Council Development Day

The next Development Day is arranged for Saturday 28th January 2017.

14. New Website

Cllr M Lee updated on the status of website; she advised her disappointment that no migration of old content to new site had taken place. All photos and pen portraits had been sent on 8th November 2016 but not received. Emails have been sent to Real Point without acknowledgement.

Action: Cllr M Lee and Real Point to liaise and finish website.

15. Councillor’s reports and items for future agenda

Nothing to report.

16. Date of Next Meeting

The next Meeting of Meriden Parish Council is to be held on Monday 20th February 2017 at 7.30 pm venue Pavilion, Meriden Sports Park.

The Chair closed the meeting at 21.27 hours.

Signed Chair Dated

Clerk: Barbara Bland
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