

Minutes for the Parish Council Meeting held on Monday 13th September 2010 in the Village Hall at 8.30pm.

Present

Melanie Lee (ML), Rosie Weaver (RW), Graeme Goodsir (GG), Shirley Goodsir (SG), Paul Lee (PL) Marilyn Hamilton and 2 members of the public.

1. Apologies

Bob Kipling

Absent

Will Markham

2. Declaration of Interest

The Chair invited members to make declaration of personal and prejudicial interest in respect of items on the agenda of the meeting. The Chair and Paul Lee declared their interest in item 4 on the agenda.

3. Public Participation

Eaves Green Lane – 2010/694

The members of public confirmed that they wished to participate in relation to item 4 on the agenda. ML advised that the extraordinary meeting had been called to consider and determine the Parish Council's response to the Appeal lodged by the applicant against the refusal of planning permission for a gypsy site at Eaves Green Lane. The Parish Council confirmed at the meeting held on 24th May 2010 that if the matter went to appeal, it would consider whether it was necessary to take legal advice.

ML also advised that at the last parish meeting on 23rd August 2010, we discussed the advice received from Wright Hassal solicitors and Philip Lloyd Williams. Both advised that we should make representations. As there are to be representations by Solihull Council and RAID, we would be duplicating comments and it may be better to make a statement that is verbally delivered to the Inspectorate. This was how matters were left at the last meeting.

Marilyn Hamilton arrived

ML advised that WALC had been contacted to see if they had a consultant who may be able to assist us. We have been provided with contact details of consultants. WALC are unable to recommend a professional. The Clerk has contacted a Planning Consultant.

The Clerk confirmed that she had not spoken to the contact provided by WALC but had contacted another planning consultant. He had advised that we should make representations. He felt that the Parish Council should still submit a statement and provided a quote of £1275 plus VAT.

We have now received three opinions that all advise that we should make some representation.

Resident 1 requested that our planning consultant should speak to RAID's appointed consultant so that he is dealing with points that add value and not simply duplicating work.

Resident 2 stated that the key issue is to protect the Green Belt. The Council will be defending the Green Belt and he feels that it is incumbent upon the Parish Council to also defend the Green Belt.

Resident 1 advised that the Planning Inspectorate has provided a provisional date of 30 November for the Public Inquiry. All the parties are not happy with this date and would like it to be put back.

Resident 2 asked if a member of the Parish Council would give evidence in relation to the parish plan.

He was advised that it was difficult to see what evidence could be given.

Resident stated that the Parish Council had no right to be heard at a public inquiry.

Clerk advised that this was not correct. Clerk advised that Parish Councils are entitled to appear as they have a statutory right. Article 7(1) of the Inquiries Procedures rules 1974 No.419 and in Article 9 (1) of the Inquiries Procedures rules 1974 No. 420. This gives them precedence to be heard over people who do not have a right to be heard.

Resident 2 confirmed that all parties are seeking to defend the decision not to develop the Green Belt and all parties are essentially on the same side.

ML advised that the Parish Council will act in the manner that it is legally entitled to do so. We have submitted our letter of objection and are confident with the points raised. The residents were advised that the points made had been taken on board by the Parish Council.

Resident 1 asked if Parish Council could also request for the date to be put back.

ML advised that we have not been notified and so until we are notified, we cannot proceed with this request.

Actions agreed to be taken:-

1. Agree to pursue the route of instructing a planning consultant;
2. Obtain further quotes if required;
3. Delegate the decision as to best value planning consultant to Clerk;
4. When selected, planning consultant may liaise with Solihull Council and RAID should they feel it necessary;
5. Obtain advice from WALC regarding procedures;
6. Chase Inspectorate/David Wigfield as to proposed date for the Public Inquiry.

5. Planning Matters

5.1 2010/584 – Marlbrook Hall Farm, Harvest Hill Lane, Meriden – Locate Menage away from telegraph pole and high voltage cable

Comments: Local knowledge has anecdotal evidence that this is a business. We refer to Condition (3) of the Planning consent dated 25 June 2010. Condition (3) states:-

“The menage shall not be used for any purpose other than the exercising of horses owned by the applicant, or future owners of the site, and shall at no time be used for commercial purposes.”

Why did the applicant not know about the telegraph poles as they have carried out work on this site since 2001 and this is the tenth application relevant to the site?

5.2 2010/1394 – 53 Strawberry Fields, Meriden – First floor side extension to extend existing bedroom with new bathroom and en-suite

Comments: Object, Concerned about extensions in the Green Belt. May be more than 40% of floor space from original building. Impact on neighbours. Unreasonable loss of privacy and too close to neighbours. Detracts from the style and character in the area.

6. Date of Next Meeting

The next Parish Council Meeting is Monday 27th September 2010 at 7.30pm in the Village Hall.

There being no further business, the Chair thanked everyone for attending and declared the meeting closed at 9.32pm.

Chair: _____

Date: _____