



**MINUTES OF THE 109th MEETING OF
MAPPLEBOROUGH GREEN PARISH COUNCIL
HELD ON Monday April 11th 2022
at 7:00pm, at Ankcorn House, Birmingham Road**

PRESENT Cllrs Berry, Chadwick and Badwal
County Cllr Kerridge
Becky Howes Clerk

1. Vice Chair Cllr Berry declared the meeting open at 7:00pm, in the absence of Chair Cllr Coley

2. Acceptance of apologies for absence – District Cllr Peter Hencher-Serafin and Cllr Coley. Cllr Lyon not present. Apologies were also received from NHP working party chair, Ann Bicknell.

3. Declarations of Interest – Cllr Berry declared a personal interest regards Highways proposed changes to the highway outside High House Farm Care Home.

4. Public Forum –

2 members of the public and 2 speakers were present.

Speaker Khurram Shah, Architect for Toll House Farm planned development, addressed the Parish Council regards the planning proposal for the site and thanked them for the opportunity to discuss the amended plans. He stated that following the application withdrawal earlier this year due to various objections from public members, the case officer and Parish Council, which were mainly objected on design, he wanted the opportunity to gain feedback on how the design can be improved for the next application submission. The discussion ensued regards the previous objections and Khurram suggested that the site, although is in green open spaces now, will possibly be next to the proposed Morris Homes 236 development if that is granted. Cllr Berry interjected adding that the Parish Council is currently battling against this development. Khurram stated that he had taken prior objections into account and had revised the plans accordingly, which the Clerk distributed copies of. He stated that the height had been reduced, as had the size of the buildings and he had created more open spaces. There was a communal vegetable garden, biodiversity pond to the rear, garages had been removed, reducing the number of buildings and garden sizes increased, with parking outside. On questioning Khurram confirmed that the dwellings could have electric vehicle power points within and that the garden sizes exceeded the NPPF guidelines and that he hoped the improvements were welcomed. The discussion then developed regards the number of dwellings on the site and the suggestion to reduce from three to two dwellings might be more appropriate, and that one of the properties proposed is under an ancient oak tree, which the Parish Council were hesitant about permission for development that close. The discussion also included raised concerns regards the road splay and Khurram confirmed that following a Highways survey, the gate had been moved further back and the area leading onto the main road increased. Cllr Berry concluded that the Parish Council could not comment further until the official planning application had been received and thanked Khurram for his presentation.

Speaker Justin de Vries, Planning Consultant for application at Washford Farm introduced himself and addressed the Parish Council regards the site, explaining what is on the site currently in terms of buildings and that it is a haven as it is for antisocial behaviour as well as fly tipping. The Clerk distributed site plans of the outline application. Justin went on to explain the outline proposal for 9 dwellings, replacing the buildings

currently on site with new builds. He could not state the type of dwellings at this concept stage. He also gave a brief history of the site regards the bypass proposals from the 1980-90's which did not go ahead and resulted in the collapse of a compulsory purchase of the site, which resulted in it being left in the state it is now. An in-depth discussion escalated regards the flooding in the area. Justin confirmed that a Flood Engineer has been instructed and who is making suggestions regards the layout of the proposal in order to address the watercourse, which also considers the reduction of concrete and hard surfacing to allow flood mitigation measures. On questioning Justin confirmed that the site is 1.25 acres.

Resident Mr McLeod stated that the area is considered a high risk by the Environmental Department and gave examples of how serious the flooding in the area is, confirming that the water comes off the farming field, flows down the highway across the road and into the site, and can be up to 4ft deep. He also raised his concerns regards access to the site, stating that there is a high concentration of HGV's using the surrounding roads (A435 and Icknield Street) and although this does not include Amazon lorries, who have to abide by a HGV routing plan, there are approximately 35 HGV's per hour using that junction from elsewhere. Mr McLeod suggested that a similar routing plan be implemented to prevent any HGV's if the site becomes residential. He also added that contact should be made with the sports club who have also had to implement measures to alleviate flooding of the pitches. County Cllr Kerridge added that the area is raised perennially for a pedestrian crossing as the junction as is, is dangerous and used regularly by pedestrians walking to and from work in the area. He added that in time the area will be improved, to include cycle and pedestrian crossings and possibly a traffic light. He suggested that this could be something to raise with the case officer in terms of the developers contributing to such improvements.

Cllr Berry thanked Justin for his presentation and concluded that in principal improvements to the site would be welcomed if the correct measures are in place to rectify the flooding issues.

5.To Approve the Minutes of the 108th meeting of the Parish Council held on Monday March 7th 2022
Cllr Chadwick asked for an amendment be made to the minutes in the public forum to confirm that the motorbikes not picked up by speed cameras due to their number plates being at the rear. The Clerk to make the change, minutes to be signed at the next Full Council meeting.

6. District & County Councillors Reports:

District Cllr Hencher-Serafin sent the following report (read by the Clerk): not much to report. I did send in my objections to WCC Highways about the extending kerb in middle of the Road by the new care home. Also been to see people at Gorcott Hill next to a planning application having been told by applicant that he has a right of way across their garden, I've reassured them after words with case Officer, that this is not so. Continuing to maintain contact with planner Louise Koleman about Mappleborough Woods. Received email from her dated 7/4/22 : I have had a meeting with the applicants today and in essence this is what is occurring:

- Revised plans are going to be submitted to accommodate the concerns from the drainage authorities and highways.
- A meeting is going to be held to discuss the way forward with respect to the approach taken with both authorities and biodiversity off-setting.
- Comments have been received from Redditch's urban designer and tree officer. I have asked for a copy of these to be forwarded to me.
- Once additional details/plans are received full re-consultation will occur

Report from County Cllr Kerridge :

County Cllr Kerridge stated that he had been liaising with a resident of the Parish and the Clerk and had been requested to draft a letter requesting a speed camera for Mappleborough Green. He stated he had spoke with Officers regards speed date and added that speed is ultimately a Police issue not County Council matter. However with approval from the Parish Council and District Councillor he will draft a letter for their approval to be sent to the Police requesting a camera for the Parish. Cllr Kerridge will forward the draft to the Council via the Clerk. Cllr Kerridge also confirmed that he was meeting with Officers who deal with traffic data and will request up-to-date statistics as currently the data he has is from 2019, he will also request updated information following the speed limit change on Gorcott Hill, to identify any differences since that change. He

added that the County Councils assumption has been that the A435 will be busier around school times and therefore makes it naturally impossible to speed. Cllr Chadwick added that second-hand cameras could be made available shortly following the imminent changes to the speed camera system in Studley. County Cllr Kerridge confirmed that the entrance to the care home continues to be looked at. He added there was no update regards the strategic road network improvements, however this should be available shortly and he will ensure the care home entrance development be take into consideration regards future improvements. Cllr Kerridge stated no updates were available regards the trumpet junction, however a discussion regards the layout, cycle safety and hedgerow overhanging the signage took place. Cllr Kerridge added that generally the County Councils budget for transport is the smallest. However, the most important thing they do is for children and families, which he stated is going really well, this includes SEN, 0–25-year-old youth justice, help for families and children who are in trouble and after a recent Ofsted of all areas the Council had drastically improved compared to 5 years ago. Cllr Kerridge also added that the Child Friendly Warwickshire Scheme is continually looking for foster parent help and to spread the word.

7. Matters Arising from previous meeting(s), not otherwise dealt with (including):

- Update regards Neighbourhood Plan
 - Details of Mappleborough Green businesses who pay business rates to SDC, as received from District Cllr Hencher-Serafin had been forwarded to the NHP group via the Clerk.

- Update from Cllr Berry following Planning training
 - Cllr Berry gave an overview of the training and had requested the Clerk forward slides and recordings to the Parish Councillors, after discussion it was agreed that with the permission of WALC the information would also be forwarded to members of the NHP group, Clerk to action. Cllr Berry highlighted the fact that County and District Councils are not obligated to employ Enforcement Officers. Cllr Berry had been informed that even though conditions are included in planning permissions they are not, in most cases, enforceable due to lack of enforcement support. Cllr Berry added that the Parish Council should refer to the NPPF considering planning applications where applicable, the Clerk confirmed that the Parish Council hold a hardcopy of the document for reference. She also added that infrastructure for developments was not considered, and only statutory consultees have a bearing on outcomes. Cllr Berry stated that it was highlighted in the training that Parish Councils must be notified of any suggestions of planning developments within their parishes at the first instance and not withheld from any discussions prior to planning application submissions, together with discussions of reserved matters. Parish Councils and residents should be consulted on reserved matters eg. building materials, colours, eco-friendly fixtures etc.. and that the process should be more transparent than it is. A discussion ensued regards reserved matters and changes to applications. Cllr Berry reiterated the need to resubmit, amend or refer to original comments when changes occur, however slight, to maintain continuity. Cllr Berry stated that Neighbourhood Plans must be done alongside and in line with Local Plans, as deviations could jeopardise the process. Cllr Berry also added that in other NHP's student populations were considered as part of the Housing Needs Survey, which could potentially affect figures due to universities and colleges in and around Birmingham.

- Update from Cllr Badwal (Clerk) following Code of Conduct training
 - Cllr Badwal was unable to attend and will join a future session. The Clerk gave a brief overview.... Code of Conduct training by external trainer and lawyer, Bethan Evans. Considered the importance of the role and that as councillors you can be held accountable and must all adopt the behaviours and responsibilities associated with the role. Your conduct as an individual councillor affects the reputation of all councillors and the Council. It is your responsibility to ensure all declarations of

interest for self and partner are declared and kept up to date and must acknowledge the need to act appropriately as a councillor regardless of situation, including social media activity.

- Update regards the Redditch Gateway and related issues
 - Clerk confirmed she had reported an Amazon Prime articulated lorry travelling from Warwick Highway onto A435 Mappleborough Green towards the Gateway which appeared to be in breach of the HGV routing plan, however the Amazon contact required a number plate to investigate further. Clerk also confirmed there has been no response received from the Redditch ANPR dedicated email regards the reports due and that she continues to chase. District Cllr Kerridge agreed to chase them too. The discussion continued regards vehicles parking in nearby laybys and Cllr Berry stated that the Parish Council had been assured this would and should not happen due to hauliers having time slot allocations which would prevent arriving early and avoid waiting in laybys and surrounding residential areas.

- Update regards 'Mappleborough Woods' proposed development
 - Discussed earlier in the meeting

- Update regards inadequate cycle provision along the A435 Gorcott Hill
 - Clerk read received email from Shirley Reynolds, Transport and Highways Project Manager dated 8/3/22 (following the Parish Councils last meeting) :
.....I must offer my most sincere apologies that after we spoke yesterday (7/3/22) I did not follow up with the promised information in time for your Parish Council meeting last night. I have copied in your Clerk in case it is appropriate to include this update with the minutes and also my colleague Kande and my Section Manager Debbie to make them aware of my update to you.
As I mentioned on the telephone, there is a process of independent safety review of highway schemes – the Road Safety Audit process. Since the changes were made to the Trumpet junction we have had a RSA carried out and we have carried out a 7 day video survey which has allowed us to view driver behaviour and use by cyclists (acknowledging that numbers cycling in the winter is likely to be lower than those who may choose to cycle in the summer). The next step in the RSA process is to discuss with the scheme designer about the results of the survey and reach an agreement about what measures or changes may be appropriate – if any. What we need to be careful about is not suggesting changes that would in themselves bring safety issues.
I am sorry that I cannot yet give you a definite answer about what will or will not be done whilst we proceed through the required RSA process. I will update you and Cllr Kerridge when I can.
In the meantime, please can you ask the Cycling Club members to confirm how often they would cycle on the A435 southbound from Gorcott Hill towards Studley in a typical week and how often they observe other cyclists making that journey.

A discussion continued regards the suggested alternative cycle route which would avoid Gorcott Hill. District Cllr Kerridge agreed to chase a response and update and would report back at the next meeting.

- Update from Cllr Berry regards school quotation of woodland trail and expenditure of Community Infrastructure Levy and wheelbarrow competition, and to consider/agree donation
 - Cllr Berry stated the wheelbarrow competition is on hold until further notice.
 - Clerk confirmed receipt of quote from school for the track and trail to be considered as part of the CiL payment. Cllr Berry added that the school had requested assistance from local businesses/workers in the area to spare the use of a digger and manpower to remove the old trail and concrete remnants.

- Update regards all Highways issues, including changes to layout Warwick Highway (frontage of new care home), agree reporting actions and response from Locality Officer

Clerk confirmed comments submitted : *please accept this email as a formal objection to the proposed changes to the highway outside the exit/entrance to Haywood Lodge Care Home. The application submitted is significantly different to that originally agreed at planning and as such the Parish Council are extremely concerned that the changes are too restrictive in terms of access to the care home and properties adjacent to it, with little room to manoeuvre, especially for larger vehicles. The Parish Council understand that reference was made by Senior Highways Engineer, Chris Round, after concerns of larger vehicles accessing the site by reversing into the grounds was raised. Mr Round argued that on completion only cars/vans would be accessing the site and weekly refuse vehicles. The Parish Council request that consideration is given to these larger vehicles in terms of the proposed layout and that easier access must be a requirement for emergency vehicles to gain quick access to a care home, which the original plan layout would allow and the proposed does not.*

The Parish Council trust that these concerns are considered aptly.

- The Parish Council received Site Notice of Warwick Highway improvements to commence, Clerk emailed Richard Elbourne, Road Closures Technician for confirmation of 'what improvements to be made' – no response received at the time of this meeting

Cllr Berry emailed Dan Richardson, Assistant Development Management Engineer, WCC dated 7/4/22:

Further to previous correspondence regarding the above proposal on the A4189, this proposal will cause the following issues :- 1. Harm and restriction of amenities of our property as our access will be restricted to left in and left out, we have lived in the property for the past 43 years and the volume of traffic on the A4189 has reached untenable proportions and this proposal will mean that we will be forced to join a blocked road to journey to an island turn at the island to retrace our journey back up the again blocked road surely there has to be a better solution to the proposal up for discussion at this moment. Could there be a drop down to allow our access angled so the care home cannot breach?

2. As mentioned to Chris Round we have long wheeled based vehicles using our entrance both at least 24' in length at present we enter from the right giving a larger turning space and obviously better visibility of the on coming traffic around the Dog Island, again these proposals would restrict this amenity.

3. I would also request the opportunity to consult, discuss this proposal as the contractors informed me that it has already been agreed and this raised island down the middle of the A4189 will be carried out commencing at the beginning of May!

4. Further to the documentation already submitted to yourselves could I ask that you listen to the planning committee's teams meeting recording appertaining to the care home's application 2020 which enforces the previous applications that Highways have NO OBJECTIONS so long as the condition of the raised triangle is constructed within their access. The developers also agreed to this condition (documentation already sent to yourselves). This condition was also included in the granted applications in 2016 and 2018. The application was granted in 2020 (with the access condition included)even though the county councillor district councillor and the parish councillor all objected regarding the access onto the island but Highways not objecting allowed the granting of this application.

Response received dated 7/4/22 :

As previously discussed, the objections to the Traffic Regulation Order need to be progressed to the Portfolio Holder for Transport & Planning for a decision on how to proceed.

The report containing the objections, that were received during the consultation period, has already been submitted for checking and for sign off by the relevant senior WCC officers and managers.

I am therefore unable to add your latest comments to the report as it has already been submitted.

However, I notice that your latest email has been copied to Councillor Redford so I am sure he is already aware of your additional comments and that these will be considered.

The developer has provisionally booked the road space to carry out the highway works from 3rd May.

What they can and can't construct will be dependent on the Traffic Regulation Order outcome.

I will update you when I have confirmation of the date of the Portfolio Holder Decisions meeting so that you are aware.

- A discussion also ensued regards the Major Roads Network improvements and alterations to the junction at the care home and the changed plan that had previously been approved at planning. District Cllr Kerridge added that any major improvements will take time, he gave an example of 10 years, stating that minor works will be completed prior to any major works but that discussions are taking place with Worcestershire, for the future plan to divert all HGV traffic off the A435.

- To discuss and agree a speaker and set a date for the Parish Assembly meeting
Clerk confirmed she had emailed to invite Dylan White, Locality Officer, County Highways and Nicholas Dauncey, Transport and Highways, WCC.

Response received from Dylan White : Really sorry but unfortunately we don't offer these services anymore, I would be happy to meet with you individually to speak about any specific issues you have on behalf of the Parish, but we don't attend these meetings anymore. Also you mention a q&a, if there are any questions you and the Parish have about anything, I would be happy to send you a response over email for you to feedback? If at the next meeting you get some questions together, send them over to me on email and I'll provide you with a response.

No response received at time of the meeting from Nicholas Dauncey.

It was proposed by Cllr Berry, seconded by Cllr Chadwick to invite Sarah Brooke-Taylor, Housing Enabler, from WRCC Rural Housing to discuss and answer questions regards developing the Parish Neighbourhood Plan and Housing Needs Survey. The Clerk confirmed the date Monday May 16th to potentially hold both the Parish Assembly and General Annual Meetings, to be confirmed.

- Update regards speed awareness and actions
 - Discussed earlier in the meeting

8. All other items:

- To consider the purchase of traffic calming equipment, with regards to the forthcoming open event at the care home and possible future Parish events.

- The Clerk confirmed following responses from Highways and Police:

Response from Police :

I absolutely understand your concerns for safety and appreciate the forward thinking but unfortunately, we are unable to facilitate your request of traffic cones on the public highway for an event at the care home. This is a matter that should be directed towards The Highways department at Warwickshire County Council. If for whatever reason vehicles are parked on the highway and cause an obstruction for other road users, this would then be for the police to deal with accordingly. I will let the team know about the opening day and those that are on duty on 23rd April will be able to keep an eye on the location with patrols however we are unable to dedicate resources to the location for the duration of the event due to a lack of resources and policing demands elsewhere.

Response from Highways :

Really sorry but unfortunately that's not something we are able to provide, we have a bit of a shortage at the minute and we need all the cones we have for any emergencies that come in. If the Parish were to contact traffic or another traffic management company they may be able to assist or the Parish could purchase some of their own cones to place down. As the police said, now you've made them aware, they keep an eye on the situation and if it starts getting really busy they will be able to deal with it.

The Clerk had also obtained quotes for traffic calming cones and related equipment. After a brief discussion it was agreed not to continue with the purchases at this time.

9. To Consider Planning Applications and Enforcement Updates (incl.any other plans received after agenda distribution) and to note actions regards :

APPLICATIONS RECEIVED

21/03552/OUT Land at Gorcott Hill, Beoley : Outline application for two dwellings (all matters reserved)
Comments submitted : The Parish Council object to this application due to the location within the greenbelt

22/00562/OUT Washford Farm, Icknield Street Drive : Outline application for the construction of up to 9 dwellings with all matters reserved
After discussion it agreed to submit a No Objection response.

For information :

TPO/063/002 SDC 714 Jalna, Pratts Lane

TPO/063/003 SDC 715 White Oaks, Pratts Lane

Further update re ref 21/03991/VARY High House Farm, Birmingham Road regards the erection of a bat house :

Email response from the Planner 29/3/22 : further note prepared by the applicant. Please can I ask the Parish to formally look at this and then provide me with a response? As relayed previously I am broadly supportive of this scheme and if the Parish uphold an objection, it is likely that this application shall otherwise need to be heard at a planning committee. The Parish would be required to attend the committee to speak in objection to the scheme. I should also add that County Ecology have offered a consultation response offering no objection to the proposed works.

Parish Council responded 2/4/22 :

The Parish Council have no further objection to a retrospective application being submitted as the bat house is now complete. They would however point out that it resembles a storage shed with tarmac path up to a full-size door. It is a well-constructed outbuilding but the Parish Council fail to see how it will be used as a bat house, by bats.

NOTICES RECEIVED

22/00250/PIP Ash Mount Warwick Highway : Erection of 1 dwelling
Grant of Permission in Principle

21/03764/OUT Land Adjacent To Eureka, Haye Lane : Outline application for erection of 1no. dwelling and associated development (all matters reserved)
Outline Permission

21/03325/FUL Amazon, Unit A Redditch Eastern Gateway, Coventry Highway : Application for temporary planning permission for the erection of a canopy. Provision for a guard hut and speed bumps on a permanent basis.
Permission with Conditions

10.To note items of Correspondence (incl.any other items received after agenda distribution)

- Stratford District Council, South Warwickshire Local Plan Team Leader invite to attend local plan virtual briefing sessions – after a brief discussion it was agreed that the Clerk would forward the link to NHP group member Annette Leyland.

11.Approval of Accounts

- Approve statement - current statement proposed by Cllr Chadwick, seconded by Cllr Berry all agreed current account balance of £26,607.11
- To approve end of year accounts and documents in preparation for audit – Clerk confirmed that the Parish Council will be required to submit documents for an external audit, due exceeding the £25k threshold.

12.Any work around the Parish

- Clerk confirmed receipt of update from Highways re gullies, response received 10/3/22 : *When we did the jetting down here, the jetting report /couldn't identify a main line for the gullies, so we think that the main outfall for the gullies is into the ditches that go along here, which is most likely why they are slow running. This may be a site that will require a drainage scheme at some point in the next financial year, as it doesn't look like there will be any quick and easy fixes that we can do. I can arrange for the gullies outside of Four Winds to be rodded by hand, if there is a blockage of any kind then this may help improve the slow running slightly? I will ask for this to be done when we carry out the gully reset.*
- Litter Picking – group leader confirmed that she is stepping down and is seeking a replacement. Cllr Berry suggested contacting Amazon representative (details obtainable via the Clerk) regards Amazon employee help the community schemes.
- School sign has not been fixed – Clerk to chase
- Signs along A435 need cleaning – Clerk to report
- Illuminated speed sign entering the village from A435 is not working due to overhanging foliage
- 3 drainage manhole covers along Warwick Highway (situated in the grass verges) – request check and service
- Re-positioning of village sign – part of planning conditions for the care home, Clerk to chase

13.Items for Future Agenda

All items not dealt with and to confirm Parish Assembly and General Annual meetings.

14.To Note Date of Next Full Council Meeting, time and place: date and venue t.b.c

Meeting closed at 9.00pm

Date	Details	Payments	Receipts	Balance
4 MAR 22	Balance brought forward			27,501.65 *
14 MAR 22	Direct Debit (LLOYDS BANK PLC)	26.39		27,475.26 *
22 MAR 22	B/P to: WALC	45.00		
22 MAR 22	B/P to: Arden Marches Chu	20.00		27,410.26 *
25 MAR 22	Direct Debit (NEST)	76.17		
25 MAR 22	B/P to: R Howes	50.57		
25 MAR 22	B/P to: R Howes	631.61		26,651.91 *
30 MAR 22	B/P to: HMRC	26.80		26,625.11 *
31 MAR 22	Service Charge	18.00		26,607.11 *
	Balance carried forward			26,607.11 *

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You can ask us to send you details of our rates and how we work them out.
 Abbreviations: * credit balance DR overdrawn S Sub total (intermediate balance)

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