

# TIDBURY GREEN PARISH COUNCIL

## Minutes of the Ordinary Meeting of the Parish Council held on Wednesday 28<sup>th</sup> July 2021, 7.00pm, held at Tidbury Green Village Hall

Clerk: Mrs C L Kirby  
 Tidbury Green Parish Council  
 Tidbury Green Village Hall  
 Dickens Heath Road  
 (On Tidbury Green School Site)  
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Due to the large quantity of matters to be discussed and the anticipated time for a number of key agenda items, as agreed prior to the meeting, some agenda items below, were delayed until the next Parish Council Meeting. The agenda items that are highlighted in grey are those that were delayed.

### 1. Record of members present

1.1 **Tidbury Green Parish Councillors:** Cllr.M.Reohorn (Chairman), Cllr.G.Thomas (Vice Chair), Cllr.C.Farr, Cllr.L.Waites, Cllr.A.Higgins and Cllr.D.Edwards.

**Clerk:** Mrs C. L. Kirby

**Borough Councillor:** Ken Hawkins

**CPRE:** Jean Walters

**Parishioners:** 7

**Representatives from Summix FHS Developments LLP:** 3

### 2. Apologies and reasons for Absence

2.1 Apologies were received and accepted from Cllr.A.Hussain.

### 3. Declarations of Interest and Dispensations

3.1 The Chair stated that any Declarations of Interest would be addressed at the appropriate agenda item.

3.2 There were no written requests for Dispensations for Disclosable Pecuniary Interests.

#### 4. Open Forum

- 4.1 The Chairman welcomed the 7 Parishioners, Jean Walters, Ken Hawkins and the representatives from Summix FHS Developments LLP to the meeting. The Parish Councillors and the Clerk introduced themselves, for the benefit of all those non-Parish Council members who had joined the meeting.

The Chair asked if any parishioners would like to speak. The first Parishioner explained that as a fairly new parishioner to Tidbury Green that he was not satisfied with a number of matters, particularly on Fulford Hall Lane. These included: -

- Overgrown/overhanging hedgerows, which block the pathway and road signage.
- Poor condition of Fulford Hall Road on the Bellway development side, with numerous potholes which encourage drivers to drive centrally in the road rather than to the left.
- Speeding and lack of traffic calming measures.
- Insufficient street lighting.
- The Parishioner felt that the Parish Council website could be improved and stated that some information included was out of date.
- General poor village housekeeping, encompassing a number of points.

The Parishioner advised that he found the services provided by Wythall Parish Council to be of a superior quality. He stated that their lengthsmen would carry out regular maintenance work, vegetation cuts etc. The Parish Council explained that Tidbury Green compared to Wythall Parish Council is significantly different. Due to the number of homes in Wythall, their Parish Council receives a much greater amount of precept (tax paid by households, included in Council tax, which goes direct to local Parish Council). This allows them to employ lengthsmen. Also Wythall have much more councillors and staff compared to Tidbury Green. Wythall is under Bromsgrove District Council, whereas Tidbury Green falls under Solihull MBC. Works such as street cleaning, vegetation cutting, all roads repairs, pavements, street lighting etc., on Tidbury Green roads, which are adopted by Solihull MBC are maintained by Solihull MBC, not the Parish Council.

Borough Councillor Ken Hawkins advised that due to COVID and staff shortages that programmed works including general maintenance had been delayed. However, over the coming months Solihull MBC hope to catch up on some of the works that have been delayed.

The Parishioner advised that he had pruned back hedgerow growth on signage, so that it could at least be seen from both directions. Cllr.Reohorn advised that he would make contact with the Parishioner outside the meeting to discuss how behaviours can be changed and how people can be encouraged to contribute to improving Tidbury Green, as Cllr Reohorn believed that the more people who demonstrated the same pride and care in the area the better. However, it was emphasised that no Parishioner should carry out works, if there are health and safety risks involved.

- 4.2 Other Parishioner's had attended to meeting to discuss flooding issues and concerns. The parishioners were relatively new to Tidbury Green, however, they described some of the issues that they had encountered since moving to the area, including water coming up drains, water coming in through garages etc. The Parish Council heard that one Parishioner had been advised (in writing) of a land collapse on Bellway land. Parishioners advised that they believed that Bellway were responsible for many of the issues that were arising. It was reported that the ditches that run alongside Tidbury Heights which are supposed to take some of the excess water away from Tidbury Heights, are blocked with debris and silt from the site. Bellway have advised Parishioners that the ditches will be cleared, however this has not yet happened.

4.3 Jean Walter of CPRE advised that flooding was what she was very concerned about. She has undertaken a lot of work and research on the matter and has plans to raise the matter further with Solihull MBC and the Environment Agency. Jean explained that flooding always has and always will be a problem in the area, due to bolder clay soil, which does not drain water. Jean said that this should have been considered further by developers, when considering proposals to develop both Regency Fields and Tidbury Heights. Jean explained that both Solihull MBC and Tidbury Green Parish Council did all they could to fight against the 2 developments and the issue of drainage was raised on numerous occasions. Jean advised Parishioners to maintain a record of any flooding incident, include photographs and send these to Ed Bradford at Solihull MBC. Every Local Authority has to submit flood maps to the Environment Agency. Jean advised that one key issue is that flooding maps that the Environment Agency have for Tidbury Green and the surrounding area, which are used for modelling and decision making purposes, are out of date and inaccurate. Accurate up to date information needs to be submitted to the Environment Agency, as such Jean and Chairman Mark Reohorn agreed to secure a meeting with Ed Bradford, Ken Hawkins and other relevant SMBC attendees, to discuss this matter further. Cllr.M.Reohorn thanked the Parishioner for attending and raising the matters discussed. He requested contact details for all attendees. These were provided, and will be used by the Parish Council to keep the Parishioners up to date with any relevant information, particularly following discussions with Solihull MBC.

4.4 The Chairman welcomed the 3 representatives from Summix. They explained that they are representing Summix FHS Developments LLP regarding its emerging vision for a new sustainable zero-carbon community in Solihull. They advised that over the course of Solihull MBC's Local Plan process, Summix has been promoting land for development to the South of Tidbury Green, referring to it as "Fulford Green: A new zero carbon community for Solihull."

The representative advised that they had purchased land on Fulford Hall Road, back in 2016. They currently own 133 Acres and have a Promotion agreement to purchase a further 63 Acres at the site. The plan is to develop approx. 1800 homes, a high street, with shops and cafes and potentially a zero carbon school. They explained that the site was included in the submissions, when Solihull MBC carried out their Call for Sites, (for development) work. The site at the time was not selected for inclusion in the Draft Solihull Local plan.

The 3 representatives advised that Fulford Green will provide a new blueprint for sustainable place-making, helping Solihull and the wider West Midlands conurbation achieve its ambitious net zero targets, while at the same time critically delivering the homes the region needs. Connectivity and local amenity will be key. They believe that Fulford Green's proximity to Earlswood railway station will greatly reduce reliance on private vehicle use. They also plan to design the proposed site, to encourage walking and cycling. There was several references and comparisons made to Nansledon development in Cornwall.

At the meeting Councillors and others in attendance expressed their concerns which included:-

- Damage to Greenbelt.
- Environmental damage
- Insufficient infrastructure to support more development.
- Unfair allocation of development sites in Tidbury Green compared to other areas across the Borough. The feeling is that Tidbury Green has had their fair share.
- Impact on flooding in Tidbury Green. This is already a massive issues, which would be amplified by further development.

The representatives thanked the Parish Council for attending and the Chairman Mark Rehorn thanked them for their attendance and for providing the information.

The 3 representatives from Summix and Parishioners left the meeting.

## 5. To Approve the Minutes

5.1 The minutes of the meeting of 26<sup>th</sup> May 2021 having previously been distributed, it was confirmed that Parish Councillors had reviewed the minutes. It was proposed by Cllr.A.Higgins, seconded by Cllr.M.Rehorn that they be signed as a true record of that meeting. **This motion was carried by 5 in favour, with 1 abstentions, due to the Councillor not been present at the May 2021 meeting.**

## 6. To review and consider progress against actions as detailed on the Action Tracker (Previously Distributed) and if necessary consider any matters arising from minutes.

6.1 Due to time constraints it was agreed that this agenda item will be deferred until the next meeting. If there are any urgent updates these will be completed via email.

## 7. New National Code of Conduct.

7.1 WALC have advised that the revised Local Government Association Model Councillor Code of Conduct 2020 has not yet been adopted by Solihull MBC. They advise that Parish Council should await adoption by Solihull MBC, before they proceed with adoption. This matter will be re considered at the September 2021 meeting.

## 8. To consider the following planning matters

### New Planning Applications

- 8.1 PL/2021/01463/TPO – Trees and Hedges Lowbrook Lane - **No Response Submitted**  
 8.2 PL/2021/01450/MINFHO – 56 Fulford Hall Road. - **No Representation -via delegated authority**

### Planning Decisions by Solihull Borough Council

- 8.3 PL/2021/00962/MINFOT – Earlswood Lakes Craft Centre – Wood Lane - **No Representation -via delegated authority - Approved**  
 8.4 PL/2021/00967/ADV – Earlswood Lakes Craft Centre – Wood Lane - **No Representation - via delegated authority**, providing that the applicant provides the information requested by Solihull MBC and Solihull MBC are satisfied that statutory requirements are met, along with any other requirements – **Approved**  
 8.5 Appeal Ref APP/Q4625/W/20/3251921 – Land rear of Cleobury Barn, Cleobury Lane. Appeal against PL/2019/01663/PPF - **No Representation -via delegated authority – Dismissed.**  
 8.6 PL/2021/00268/PNCUDW – Bowyer Farm, Lady Lane – Response submitted **Via Delegated Authority - Prior Approval Required and Granted**  
 8.7 Appeal Ref APP/04625/W/21/3268215 - **Rumbush Farm, Rumbush Lane – Appeal against PL/2020/02390/PPFL – Objection submitted via delegated authority – Allowed. Action:** Clerk to check if the Parish Council were provided an opportunity to contribute to the Appeal.

### Ongoing matters

- 8.8 PL/2021/01164/MINFHO – 259 Rumbush Lane - **No Representation -via delegated authority**  
 8.9 PL/2021/01480/MINFHO– 117 Dewberry Road - **No Representation -via delegated authority**

- 8.10 PL/2021/00046/PPTREE – Open Space off Cherry Tree Drive - **Objection submitted via delegated authority. Objection due to the absence of any evidence of damage/disease to tree.**
- 8.11 **Fulford Hall Road (Prohibition of Left Turn) 2020 – No Response Submitted**
- 8.12 PL/2021/00332/PPFL – 5 Houndsfield Lane – **No Response Submitted**
- 8.14 PL/2020/02149/TPO – 25 Lowbrook Lane - **No Representation, provided that the tree works are carried out in a way that causes no long term damage. Submitted via delegated authority.**

## 9 Regency Fields Development

- 9.1 There were no additional relevant updates to report.

## 10 Tidbury Heights Development

- 10.1 Cllr.D.Edwards suggested that he and Cllr.L.Waites should arrange a meeting with Bromford Housing, to initiate revised communication and engagement with them. Following this meetings will be scheduled throughout the year, to enable the parish Council to share intelligence and raise any issues or concerns. Cllr.LWaites agreed that she would find contact details for Bromford, so that the first meeting can be arranged.

## 11 Solihull Local Plan Review

- 11.1 The Draft Solihull Local Plan was submitted for independent examination at the start of May. Two Inspectors have now been appointed to carry out the Examination in Public (EIP), which commences on 27 September and runs through until 9 December 2021. It was proposed by Cllr.M.Reohorn, seconded by Cllr. G.Thomas and **agreed unanimously** that they would like Jean Walters to represent Tidbury Parish Council at the EIP. Jean kindly agreed.

## 12 Fulford Green: A new zero carbon community for Solihull

- 12.1 This Agenda item was covered during the Open Forum. Please refer to minute 4.4, above.

## 13 Anti-Social & Criminal Behaviour

- To discuss concerns relating to reports of Anti-Social and Criminal Behaviour in Tidbury Green.
- To receive relevant updates on previously reported incidents of Anti-Social and Criminal Behaviour in Tidbury Green.
- New Laws to protect our community & punish offenders

## 14 Wood Lane / Lady Lane Parking Issues

- 14.1 There were no updates provided.

## 15 Village Hall

- 15.1 The Village Hall 2020/21 Accounts, which had been circulated in advance of the meeting were discussed. It was proposed by Cllr.L.Waites and seconded by Cllr.M.Reohorn that the accounts should be approved. This was **agreed unanimously**. Cllr.L.Waites signed the accounts. **Action:** Clerk to file
- 15.2 The Risk Assessment Programme will be considered at the September 2021 meeting.
- 15.3 Cllr.L.Waites advised that the Village Hall Fire Alarm has been checked and serviced.
- 15.4 Cllr.Waites advised that a new intruder alarm is required. It was proposed by Cllr.G.Thomas, seconded by Cllr.C.Farr and **agreed unanimously**, that the alarm should be procured for the value of approx. £1k, from the Village Hall funds.

## 16 Financial Matters

### Invoices Received

- 16.1 Payment of the items listed in the July 2021 Agenda Appendix 1 were discussed, including pay for hours worked by the Clerk. Extra hours for May & June were worked due to various matters including, work required on the external Audit, the filling of two Councillor Vacancies, the Annual Parish Council Meeting and the Annual Parish Meeting. The Clerk advised that Inv.No. INV-21565, should read £36.00 and not £60.00 it was proposed by Cllr.G.Thomas, seconded by Cllr.C.Farr and **agreed unanimously** that payment of the items should be made.

### Payments Received

- 16.2 None.
- Income and Expenditure Budget Year to 30 April, May & June 2021.**
- 16.3 Due to time constraints, these Income and Expenditure reports will be considered at the September 2021 meeting.
- HSBC online Safeguard checks.**
- 16.4 Cllr.C.Farr had updated the HSBC online Safeguard data. The Clerk has so far not received any further correspondence from the bank, so therefore the Parish Council consider the matter closed.

## 17 External Audit 2020/21

- 17.4 The public inspection period ran from the 7th June 2021, ending on the 16<sup>th</sup> July 2021. No Parishioner contacted the Clerk requesting that they could inspect the accounting documents.
- 17.5 The Parish Council currently awaits a response from the External Auditors.

## 18 Calendar of Actions

### Review of documents for Chairman's Black Box

#### Update Calendar of Actions

- 18.1 It was agreed that this item will be deferred until the September 2021 meeting
- Carry out independent review of bank reconciliations**
- 18.2 This has been completed.
- Reconfirm Clerk's payments under Standing Order arrangements**
- 18.3 It was agreed that this item will be deferred until the September 2021 meeting
- Review Internal Controls, Risk Assessment documents and Asset Register**
- 18.4 It was agreed that this item will be deferred until the September 2021 meeting
- Review Clerk's pay**
- Review document retention policy**
- 18.5 It was agreed that this item will be deferred until the September 2021 meeting.

**Review “Actions taken against Objectives” for the previous year**

- 18.6 It was agreed that this item will be deferred until the September 2021 meeting  
**Publish the year’s Council meeting dates on website, notice boards and next newsletter.**
- 18.7 Meeting dates have been added to the website and the latest Parish Council Newsletter.  
**Review work undertaken by Internal Auditor**
- 18.8 It was agreed that this item will be deferred until the September 2021 meeting  
**Appoint Internal Auditor**
- 18.9 It was agreed that this item will be deferred until the September 2021 meeting  
**Consider venues / plans for over 60’s lunch**
- 18.10 It was agreed that this item will be deferred until the September 2021 meeting  
**Confirm policy for periodic tree survey on Wood Lane Allotments**
- 18.11 It was agreed that this item will be deferred until the September 2021 meeting.  
**Receive Annual Accounts of Tidbury Green Village Hall**
- 18.12 It was agreed that this item will be deferred until the September 2021 meeting.  
**Review arrangements for Christmas trees/ lighting**
- 18.14 It was agreed that this item will be deferred until the September 2021 meeting

**19 Community Infrastructure Levy (CIL) Funding**

- 19.1 It was agreed that this item will be deferred until the September 2021 meeting

**20 Website Accessibility for Town & Parish Council Websites**

- 20.1 It was proposed by Cllr.C.Farr, seconded by Cllr L.Waites and **agreed unanimously** that a value of £1,000 should be made available to complete the Parish Council website work that is required to comply with W3C’s Web Content Accessibility Guidelines (WCAG). It was also agreed **unanimously** that R L Business Solutions should undertake the work, as they developed the website, provide the support contract and also carried out the evaluation and requirements work to comply with W3C’s Web Content Accessibility Guidelines (WCAG). **Action:** Cllr M.Reohorn to agree works including costs with R L Business Solutions.

**21 Work Allocations**

- Consider task distribution/ task owner
- Consider allocation of meetings/ Meeting Owners
- Agree delegated authority for Meeting Owners
- Consider process for managing meetings and feeding back to full Council

- 21.1 It was agreed that this item will be deferred until the September 2021 meeting

**22 Parish Council Newsletter**

- 22.1 The draft newsletter was completed and circulated to Councillors, for comments. Once all updates have been included and the final version of the newsletter has been approved, via email, the newsletter will be sent to the printers.

**23 Monthly meetings with Solihull MBC (Pilot)**

- 23.1 To receive and discuss any relevant information.

**24 Flooding**

24.1 This Agenda item was covered during the Open Forum. Please refer to minute 4.2 and 4.3, above.

**25 Litter & Dog Waste Bins – Needed in Tidbury Green**

25.1 It was agreed that this item will be deferred until the September 2021 meeting

**26 Litter Picking in Tidbury Green**

26.1 It was agreed that this item will be deferred until the September 2021 meeting

**27 Crimes in Tidbury Green**

27.1 It was agreed that this item will be deferred until the September 2021 meeting

**28 Neighbourhood Watch / Street Watch**

28.1 It was agreed that this item will be deferred until the September 2021 meeting

**29 Update from Parish Clerk**

29.1 There were no further updates to report.

**30 Correspondence**

30.1 There was nothing further to report.

**There being no further business the Chairman closed the meeting at 21:38**

**Date of the next meeting: Wednesday 15<sup>th</sup> September 2021**

Councillors are reminded of their legal duty to consider all aspects of equal opportunities, crime prevention, unlawful discrimination and other best practices when making decisions at the meeting.

**THE PUBLIC AND PRESS ARE WELCOME TO ATTEND**

# TIDBURY GREEN PARISH COUNCIL

## July 2021 Agenda Appendix 1

### Invoices Received

### Invoice & Cheque No.

- |   |  |
|---|--|
| <p>1. Clerk's Pay – May (C Kirby) - £810.64<br/>Standard Contracted Hours<br/>(Excluding SO) - £648.80<br/>Additional hours worked/pay May 2021- £161.84<br/><b>(Paid in advance of meeting)</b></p>  | <p>Invoice No: 2021/92<br/>Cheque No: 100576</p>   |
| <p>2. Clerk's costs (C Kirby) £41.32<br/>Phone, Zoom &amp; Mileage</p>  | <p>Invoice No: 2021/92<br/>Cheque No: 100580</p>   |
| <p>3. Clerk's Pay – June (C Kirby) - £756.48<br/>Standard Contracted Hours<br/>(Excluding SO) - £648.80<br/>Additional hours worked/pay May 2021- £107.68<br/><b>(Paid in advance of meeting)</b></p> | <p>Invoice No: 2021/93<br/>Cheque No: 100582</p>   |
| <p>4. Clerk's costs (C Kirby) £135.50<br/>Phone, Zoom &amp; Stationary</p>  | <p>Invoice No: 2021/93<br/>Cheque No: 100584</p>   |
| <p>5. Councillor A.Hussain £50.00<br/>Refund for M&amp;S Voucher<br/>Purchased for the winner of the TG neighbour with most votes for making a positive contribution.</p>                             | <p>Invoice No: N/A<br/>Cheque No:100578</p>        |
| <p>6. WALC - £60.00<br/>Chairmanship Skills – Mark Reohorn<br/><b>(Paid in advance of meeting as a result of due date)</b></p>  | <p>Invoice No: INV-21507<br/>Cheque No: 100579</p> |
| <p>7. Eleanor Choudry (Parish Council Internal Auditor<br/>2020/21 Internal Audit and Expenses £348.60<br/><b>(Paid in advance of meeting as a result of due date)</b></p>                            | <p>Invoice No: #012<br/>Cheque No: 100575</p>      |
| <p>8. HMRC - £1,027.39 (£655.01- Employee Tax &amp; NI -<br/>Deducted from Clerk's pay -£372.38 Employers NI<br/><b>(Paid in advance of meeting as a result of due date)</b></p>                      | <p>Invoice No: Quarter 1<br/>Cheque No: 100583</p> |
| <p>9. WALC - £36.00<br/>Finance for Councillors</p>   | <p>Invoice No: INV-21565<br/>Cheque No: 100585</p> |

**Cheque 100577 & 100581 Cancelled, due to errors**

**Payments received**

**Cheque & Bank Credit No.**

1. None

Cheque No:  
Payment Ref:

**July 2021 Appendix 1 invoices and payments approved as correct:-**

**Signed..... Date.....**

**Chairman**