Village Meeting Notes

3 October at 6:30pm - Fentham Hall's Arden Suite

In attendance	Chairman to the Parish Council Cllr Beresford
	Vice Chair to the Parish Council Cllr Cook
	Chairman to the Planning Committee Cllr Cuthbert
	Cllrs, Green, Eccleston, Reid, Sandells and Blanch
	Ward Cllr Alison Rolf
	Mr. S Bhatti MP
	Approximately 90 Residents

The Chairman welcomed residents to the meeting and thanked them for their attendance noting that whilst the meeting would focus on the proposed development on Old Station Road it would highlight a number of important planning issues facing the Parish.

Call for Sites

- Approximately 20 sites in Hampton-in-Arden and 30 sites in Catherine-de-Barnes have been put forward for potential development.
- Solihull Council will now review and consider these sites further.
- Discussion took place around the concept of 'grey belt' and explanation of what that means.

Old Station Road Development Responses

- Residents were reminded that any responses submitted before the planning application was formally validated must be resubmitted, as previous submissions would not count.

Saqib Bhatti MP Address

- Clarified that the call for sites does not mean all will be developed.
- A watching brief is being maintained to monitor viability and soundness of sites.
- During unofficial developer consultation periods, he will not engage but will respond once a formal planning application is submitted and validated by Solihull Council.
- Consequences of grey belt mean that most green belt in Solihull now qualifies as grey belt, but a clear definition remains difficult.

- Site selection formula is based largely on availability.
- Urged residents to continue objecting and reminded them that objections are essential to ensuring applications go before the planning committee.
- Referred residents to his petition on grey belt. Clerk to circulate.

Councillor Updates

Cllr Cuthbert

- A list of objections will be published on Monday via our Website to guide residents on objections – a number of those objections were then discussed with residents.
- Policies believed to be contravened: P7, P14, P15.
- Noted that the Parish Council had received indications that the earliest date that the Local Plan would be finalised would be early 2027.

Cllr Rolf

- Emphasised the need to finalise the Local Plan quickly; Cabinet Members are imposing deadlines and Solihull Council are working towards those deadlines.
- Stressed that infrastructure funding from approved applications is spent borough-wide, not necessarily locally.
- Confirmed she has ***called in*** the Old Station Road application, ensuring it goes before the planning committee.
- Noted that the Committee only meets once a month and has a full agenda.

Ashtree Grove

- Discussion was held regarding 00975 – Ashtree Grove. Residents wished to know whether the Parish Council would be responding to this application and addressed concerns over the removal of a public footpath should the proposal be approved. A discussion was held generally about the application and whilst it was noted that there was less scope to object, it was noted that the Planning Committee were meeting on Wednesday of next week and this application would be discussed in more detail then. Residents were reminded that any responses submitted appear on our Parish Council website under planning.

Neighbourhood Plan (NP) Update from Cllr Green

- Current NP (2017) is being updated legally, it must align with Solihull's Local Plan and the National Planning Framework.
- Parish Council has produced around 30 draft versions due to landscape changes but is now close to resubmission.

Residents' Concerns

- Access & road safety: narrowing of roads, increased traffic, parking pressure (Old Station Road often reduced to one lane).
- Infrastructure pressures: schools, GP surgeries, hospital access.

- Loss of village character: residents move for quiet, rural environment but now face overdevelopment.
- Highways input with a query raised as to whether Highways have responded. Clerk to follow up.
- Urban Design team: strongly objected to Old Station Road application, stating layout is not suitable.
- Concerns raised over possible appeal if the application is rejected.

Next Steps & Actions

- Parish Council website to host a list of objection points and relevant policies (available by Monday).
- Clerk to circulate website link via WhatsApp group and social media.
- Residents encouraged to resubmit objections after reviewing updated objection guidance.
- Clerk to confirm Highways' response with the planning officer.
- Council's Planning Committee to investigate the PROW that will be lost as a result of the second phase of Ashtree Grove.
- Council to consider parking issues faced by residents of Old Station Road due to double yellow lines and raise this with Highways at their upcoming meeting with them.
- Council's Planning Committee to consider and prepare their response on the proposed development on Old Station Road; and
- Council's Planning Committee to consider submitting a response in relation to Ashtree Grove.