

**Minutes of the Rowney Green Association meeting
on Tuesday January 3rd 2023 at 7:30pm**



Attendees: James McManus (Retiring Chairman), Andy Dunkers (Vice-Chair and Acting Chairman), Michael Corfield (Treasurer), John Cypher, Maggie Moore, Pete Cain, Tony Wallis, Pat Taylor, Brian Jones, Tim Edwards, Rob Brush, Andy Ballard, Liz Ballard, Kim Copeland, Sheila Pellowes, Margaret Rollason, Owain Lewis, Martin Miller (Secretary).

1. Apologies: Dorothy Snaddon

2. Approval of Minutes

Andy Dunkers welcomed everyone and indicated as the Chairman role was vacant it would rotate for the present between members of the Committee. The minutes of the meeting held on November 1st 2022 were approved.

3. Matters Arising from the Meeting on November 1st 2022

3.1 There was still no reply from Worcestershire Highways about the highway flooding problem at The Dell. Andy Dunkers will follow up on this up **(Action)**.

3.2 The RGA's reference to the Bordesley Hall Section 106 Section 106 agreement that alluded to establishing a connection between the development and Weights Lane had been ignored. This connection remains implausible. Andy Dunkers will contact Bromsgrove District Council again about this **(Action)**.

4. Update on the sale of The Gravel Pit

The sale was proceeding and there was no new information available about its progress.

5. Planning Issues

5.1. Bordesley Hall Development

John Cypher reported that 119 objections had been made with regard to the proposed development. A date for the BDC planning Committee to meet to discuss this had not yet been set. The objections included that it was an incursion into the Green Belt and the development did not meet sustainability criteria. Worcestershire Highways had raised that it was an unsustainable location for such a development. Alvechurch Council had stated that the proposed new dwellings should be of a higher standard in keeping with a Welcome

Prestige Site. Andy Dunkers pointed out that the Council had indicated that number of dwellings on the development was not open to review. Tim Edwards pointed out that the original plan for the development had been for a smaller footprint. Tony Wallis as a parish councillor expressed disappointment that the Alvechurch Parish Council had not raised any objection. Andy Ballard indicated that large lorries had come through RG during the closure of the Holloway and this would increase with this development to the detriment of the local road through RG and its residents. Tim Edwards also pointed out that contractors could ignore any recommendations or stipulations regarding the development as the relevant Councils would not police the execution of the plans. Owain Lewis suggested the RGA should seek specialist advice over the proposed plans to ensure the RGA made the best case over its concerns. Owain would advise Andy Dunkers about where to obtain such advice **(Action)**.

5.2 Newbourne Hill garages site for new dwelling

Tony Wallis indicated that the original application was approved by BDC to build a bungalow on the site of the garages which Bromsgrove District Housing Trust owned and no longer wanted to lease out. As no action was taken to proceed with this, after 3 years a new application has to be made. In the meantime, BDHT had sold the site to developers who now proposed building a two-storey dormer bungalow which would be rendered in white and so not be in keeping with the surrounding brick built dwellings. Worcestershire Regulatory Services have required a site survey to see if the site previously used for vehicle garages and parking is suitable for a dwelling and the potential new electricity substation in the area may need to be relocated. It was uncertain where the cars currently using the garages and site could safely park. An RGA objection to the current proposal will be drafted and sent to BDC **(Action)**.

5.3 Other RG Applications.

John Cypher stated there were a few other applications for minor alterations to properties that did not impinge on Rowney Green residents.

6. Severn Trent (ST) water supply for Rowney Green

John Cypher had complained to ST about at least 18 incidents in 2022 leading to interruption of water supply to RG. Severn Trent (ST) in reply said that a booster had burst or failed on over 12 occasions. Although the booster needs replacing this was not scheduled

to be done any time soon. ST indicated that the recent upstream improvements to the water supply may help avoid surges. Tim Edwards stated that ST engineers had indicated that the pipework from the road to the booster pump was cast iron and the cast iron outlet from the booster needed replacing in the short term. Also, a local generator was needed to protect the booster from power outages. Michael Corfield quoted that ST would give once/annum compensation of £30 if pressure dropped for more than an hour twice in a month or if supply was interrupted for more than 12 hours, with additional £30 for every 12 hours without water. RGA will press ST for a timescale for work to replace the booster pump that fails and its surrounding assemblies.

7. Membership update and membership fees.

Michael Corfield indicated 134 properties were members of the RGA, representing 69% of the village. Accounts stood at £2550.24 at the end of December 2022.

8. Any Other Business

8.1 John Cypher suggested it would be good for the RGA to consider having a 15-minute talk at each of its meeting on topics of interest to RG residents. These might be about the history of RG (or perhaps more about how the Severn Trent booster system actually operates!). A contribution from the Wildlife Trust was proposed and they will be contacted (Action). The suggestion for the talks was widely welcomed.

8.2 James McManus indicated he was standing down as Chairman due to other extensive commitments. He thanked the Committee for their support and stated that he felt that compared to 15 months ago the RGA now had a strong purpose and made an important difference to matters concerning RG.

The meeting was closed at 8:10 pm.

The next meeting will be on Tuesday March 7th 2023 at 7:30pm.