

**Minutes of the Rowney Green Association meeting
on Tuesday 9th January 2024 at 7:30pm**



Attendees: John Cypher (Acting Chair), Michael Corfield, Andy Dunkers, Cllr Barry Thornton (Alvechurch PC), Maggie Moore, Pete Cain, Tim Edwards, Nigel Jealous, Brian Jones, Richard Woodward, Mark Baker, Deborah Sebestjanowicz, Peter Jeffs, Tom Webb, Martin Miller (Secretary).

Apologies: Marc Worrall, Dorothy Snaddon, Pauline Knight, Cllr Alan Bailes, Sandy Jenkinson

- 1. Approval of Minutes.** The minutes were approved as an accurate record of the meeting on November 7th 2023.
- 2. Matters Arising from the Meeting on Nov 7th 2023.** John Cypher commented that there was a very good attendance and representation at the Remembrance Day Memorial held on 11th November for the Canadian Airmen who died in Rowney Green on November 9th 1943. John Cypher thanked everyone for their help in making this an important event and hoped this will continue in future years.
- 3. Request for 20 mph speed limit in Rowney Green.** John Cypher indicated that Cllr Luckman was not currently communicating with the RGA despite three reminder emails recently sent to him. The next step was to contact Cllr Mike Rouse who holds the Worcs CC Highways and Transport brief.
- 4. Highways Issues.**
 - 4.1 Flooding by The Dell.** Work to rectify this is still outstanding. Michael Corfield thanked the efforts of the owner of The Dell who has helped to keep things clear so that flooding there in the recent rain was not such a problem. John Cypher indicated there is an interactive map on the Worcs CC webpages under "drainage and flooding on a highway" for reporting local issues and where previous reports are shown as live. Cllr Thornton highlighted the problems with flooding on the Redditch Road on the approach to the roundabout with the A441. Mark Baker indicated flooding problems on Storage Lane and John Cypher confirmed that this was within the area of interest for the RGA.
 - 4.2 HGVs in Storage Lane.** Four recent incidents of HGV lorries being stuck in Storage Lane were mentioned. The "Not suitable for HGVs" sign at the Lilley Green Road end of Storage Lane has still not been moved to a more prominent position on the junction (**Action**).
 - 4.3 Holloway Pinch Point.** Worcestershire County Council officers had agreed to improvements to the signage and trim the foliage but this work was outstanding. Tim Edwards mentioned that

two trees had been marked with TP tags. Richard Woodward suggested the tree Officer at Bromsgrove District Council should be contacted for more information (**Action**).

5. Planning issues.

5.1 Bordesley Hall. John Cypher indicate that Cllr Bailes has pursued things in respect of reinstating the Heritage Wall, ambient lighting, trees and highway implications with the developers, Wain Homes West Midlands. After some delays Wain Homes expect to start work in in the Spring of 2024. Discussion with the developer and the Council/Cllr Bailes is planned to resolve these issues. Referring to an RGA position paper, Michael Corfield indicated that the default position on street lighting should be that none is installed with a fall back being low-level footpath lighting with PIRs.

5.2 Arosa development. The current application is for conversion of the house to 6 apartments which is presented as a rerun of a previously accepted plan that was approved as a development of a rural isolated building. John Cypher, in referring to the RGA objection to this application, noted that this was no longer an isolated rural building in the light of the nearby and approved Bordesley Hall development of 49 proposed dwellings. County Highways have again stated the Arosa development is not a sustainable development and Alvechurch PC have stated that on housing design principles it's not acceptable. The application has been proposed for a debate at Planning Committee rather than by Officers' delegated decision. John Cypher indicated that the Planning Committee has recently taken a strong line relation to a Hopwood planning application on ensuring sustainability. With respect to the effect of traffic on the Holloway from proposed developments it was noted that Cllr Marc Worrall had previously wondered if the Holloway pinch point might be widened. It was agreed that the 60mph speed limit on parts of the Holloway was unrealistically high.

6. Repair to Bridleway/Footpath from RG Lane to Alvechurch Lodge Farm – path number AV-588. In the recent weather this path has defeated anyone in shoes or boots, with wellingtons required to negotiate the deep puddles. A Worcestershire CC officer and the local Footpath Warden have now inspected this path and agreed it needs attention with contractors being approached to see what can be done.

7. Crime Issues. Ruxley House had recently been burgled during an afternoon. Police had made enquiries at neighbouring properties for any information. The Police had recommended signing up to Neighbourhood Matters (<https://www.neighbourhoodmatters.co.uk/>) to learn more about local crime issues and Michael Corfield had signed up the RGA to this. Private individuals are also advised to sign up. Tim Edwards mentioned he had signed up and some of the emails from them were informative and helpful. Regarding an earlier RGA enquiry the results of trials of portable Automatic Number Plate Recognition cameras in several Shropshire parish areas are still awaited. It appears most Councils are more interested in cameras with respect to speeding than crime. Cllr Thornton said that the possible benefit to Alvechurch Parish Council from more Vehicle Activated Speed signs was being looked into.

8. Treasurers report. The RGA held £ 2,298.58 in the bank, £ 364.51 as cash, totalling £ 2663.09. There are 132 houses that are members out of a total of 193 (68%). Planned future payments were for £75 for annual membership of the Council for Protection of Rural England (now called The Campaign to Protect Rural England). This year there is the probability of paying the maintenance charge for the village defibrillator. Last year there was no expense for a proposed Interpretation Board for Newbourne wood but 1000 daffodil bulbs had been bought and distributed in the village.

9. Any Other Business.

9.1 In response to a resident's concern John Cypher indicated that there were currently 3 pending planning applications in relation to Storage Lane. Notably At Oak Tree Farm the grace period of an enforcement notice warning letter dealing with breaches of planning control would expire at the end of the month. The owners have now applied for planning permission for a dwelling to house temporary rural workers, an agricultural building and other yard aspects for a proposed rural business for alpaca breeding, chickens and hay making farm. In discussion mention was made of how any enforcement action might go ahead through the Courts, while more immediately it was pointed out that work at the Farm had involved hedge destruction and fencing around about 5 acres of ground. John Cypher indicated that public consultation on their planning proposal was running until 28 January and residents need to make any objections to Bromsgrove planning dept by the end date.

9.2 Richard Woodward pointed out that several road drains on Rowney Green Lane were blocked as well as the ditch by the road below The Oaks. He said he would look at trying to clear the ditch.

9.3 Michael Corfield indicated that Severn Trent had sent notice of Rowney Green Lane closures opposite Springfield from Jan 16th and from 12 February on the Lane for 320 meters from its junction with Radford Road.

The meeting was closed at 8:26 pm.

The next meeting will be on Tuesday March 5th 2024 at 7:30pm.