



PUBLIC MEETING

MEETING MINUTES

5:30pm Thursday 6th February 2020 at Windmill Community Church

	ACTION
<p>FCCA:</p> <p>Chairman: Andrew Atkinson Secretary: Wendy Dalton Minutes Secretary: Barbara Cole Committee Member: Heather Rous</p> <p>Wolverhampton City Council Councillor: Jonathan Crofts</p> <p>Members of the Public: Carol Thomas Jan Vanstone Glywis Ward</p> <p>Windmill Community Church: Terry Wilkes</p>	
<p>1. <u>Welcome</u></p> <p>Andrew Atkinson welcomed everyone to the FCCA Public Meeting and thanked Terry Wilkes for the use of the Windmill Community Church. He apologised for any confusion that may have arisen about the date for the meeting.</p>	
<p>2. <u>Apologies</u></p> <p>Apologies were received from Howard Stride, Judith Tanswell, Cllr Wendy Thompson and Cllr Jane Stevenson</p>	
<p>3. <u>Minutes of Public Meeting 24th October 2019</u></p> <p>Andrew Atkinson asked if those who had read the minutes of the previous meeting had identified any changes to be made. As no changes were reported, the minutes were accepted by Andrew as an accurate record. This was seconded by Heather Rous</p>	
<p>4. <u>Matters Arising</u></p>	

	ACTION
<p>No matters arising were identified.</p>	
<p>5. <u>Smaller Topics</u></p> <p>5.1 Uplands School Minibus – Crowd Fund Wolves</p> <p>Andrew announced the good news that FCCA’s campaign for Wolverhampton City Council’s Crowd Fund Wolves to raise money for a new minibus for Uplands School had exceeded the target by more than £1000. There had been a lot of public donations and help from the school PTA. The minibus has been ordered but there is a four month lead time to delivery.</p> <p>5.2 Smart Device Yoga</p> <p>Andrew reported that the Smart Device Yoga computer classes at Bantock Park were continuing. A further application for Lottery funding for the fourth year has been submitted. There had been a certain amount of underspending due to staff illness, therefore the application was submitted slightly later than planned.</p> <p>5.3 Plans for Summer Events</p> <p>Andrew said that FCCA were talking to Wolverhampton City Council about plans for summer events at Bantock Park. These include showing of the film Bohemian Rhapsody at the end of August and the showing of an original silent movie in the autumn. Wolverhampton City Council are keen to talk to FCCA. A meeting is arranged for Andrew to talk to Cllr Wendy Thompson on Friday 14th February. Andrew added that the Micron Theatre also want to make a return visit.</p> <p>5.4 FCCA Noticeboards</p> <p>It was reported that the noticeboards are now available and will be erected by Jo Onions of Wolverhampton City Council in the near future.</p>	
<p>6. <u>Impact of housing in the WEC on the Smestow Valley Local Nature Reserve</u></p> <p>Andrew explained that a Tettenhall Regis / Wightwick PACT meeting had taken place on January 20th. At this meeting it has been reported that there had been a change in direction in the proposed housing development at the WEC site, from what had been agreed in the public consultation meetings. Andrew said that he had called the current FCCA meeting to try to find out what the current status is and that this was the main reason for the meeting this evening. He said that Cllr Jonathan Crofts had been invited in order to explain what was going on.</p> <p>An observation was made that the housing development cannot now be stopped but whilst having previously got the go ahead, it probably would have done so now.</p> <p>Cllr Crofts thanked FCCA for the invitation this evening. He said that he had spoken to Wolverhampton City Council planning and environment officers. If the application was being made now it may not have been passed. He said that Tettenhall Wightwick councillors had previously said no to the development and added that he did not like to see nibbling into the green belt taking place.</p> <p>Cllr Crofts said that Colin Noakes is in charge of planning for the WEC. He was previously involved with the timber mill that stood on the site and takes on board the issues. There is a desire to soften the impact and reduce the light that will be introduced into the Local Nature Reserve by the housing development.</p>	

	ACTION
<p>Cllr Crofts said that any conditions that are put into place on the development need to be reasonable.</p> <p>Heather Rous and Jan Vanstone spoke of the impact that domestic cats from the housing development could have on bird life in the area. Councillor Crofts said that there could not be a ban on cats.</p> <p>Jan Vanstone commented that fourteen luxury houses were going to be built at the WEC, they would not be affordable, they were to be sold at a luxury rate. There would be no rented houses.</p> <p>Heather said that FCCA had held four community engagement meetings in 2016 with Wolverhampton City Council about the proposed development at the WEC. Alison Fowler had written down everyone's opinions including that there would be no additional buildings or extensions. Heather said that everyone was assured that the footprint would stay the same. The meetings were assured that there would be some affordable housing. If this does not happen local consultation has not been listened to. The plans were passed round at the meetings and people agreed to the development based upon these reassurances.</p> <p>Last year the passive house plans were shown at an exhibition at Smestow School. Jan asked about whether there would be any affordable housing. She was told that there would not be any. There are only going to be fourteen houses therefore affordable housing does not have to be provided.</p> <p>Heather asked Cllr Crofts if he could ask the appropriate people whether conditions have been put into the planning application, for example no extensions to houses will be permitted. Wendy Dalton said that a codicil is required. It was agreed that the codicil should include that gardens cannot be covered over with tarmac. Cllr Crofts agreed to check with WCC Planning Department and WV Living that permitted development rights need to be removed.</p> <p>Carol Thomas spoke about the issue of parking when the proposed houses have been built. There will be parking for two or three cars at each house, three at the larger houses but what happens when the children grow up and have cars. There will be parking for twenty eight cars but what about visitors?</p> <p>It was agreed that the consultation meetings tried to be positive.</p> <p>The question of whether the houses would be freehold was asked. They will be leasehold but the leases will be 999 year leases.</p> <p>Wendy asked when work will start. Cllr Crofts said that the planning application needs to be approved first.</p> <p>Heather asked if someone could speak at the planning meeting about what conditions the community want building in. Cllr Crofts said that members of the community have the right to attend the planning meeting. Heather said that development must be prevented from spreading. Cllr Crofts said that conditions can be put on the planning permission.</p> <p>Jan said that she wants to know how much the land was sold for. She said that no one would tell her because they say it is confidential. She said that she wants to know how much the town is getting back from the sale of the land. Also how much did WCC get</p>	

	ACTION
<p>from the European ERDF money. No one will confirm how much but ERDF money was obtained. She said that there was a public meeting in the tractor shed at Bantock Park a few weeks ago but people were still not told how much money was obtained.</p> <p>Cllr Crofts said that he had been informed about how much money had been obtained and as the document telling him was not protectively marked, he could share the information. He said that he will now ask how the money will be spent.</p> <p>Cllr Crofts was told that two pieces of work had been carried out on the steps at Woodfield Heights but no one knew how much this had cost and in addition, the work was not carried out to proper standards.</p> <p>The question was asked, whether given that most of the site was going back into the Local Nature Reserve, this would be in lieu of money from the sale of the land for the housing development being spent on the Local Nature Reserve.</p> <p>Cllr Crofts gave a summary of the money that WCC had obtained in the area:</p> <p>£70,000 Section 106 money from the development at Teotta Drive, £205,000 Section 106 money from the sale of the WEC site to WV Living, giving a total of £275,000. This had been match funded by the ERDF giving a further £275,000, making a total of £550,000 available for work in the Local Nature Reserve site (meadow laying etc.).</p>	<p>JC</p>
<p>Cllr Crofts said that he would keep a check on how the money is spent. It must be spent in the local area.</p> <p>There was still a query over how much money would be obtained from the sale of the WEC site to the housing developer but it was agreed that WCC would be obliged to get independent valuers to value the land.</p>	<p>JC</p>
<p>Heather expressed the opinion that the use of Section 106 money is not a transparent system. She asked, where is the accountability about how much things cost?</p> <p>Wendy asked what is happening by the Castlecroft Bridge. Heather said that WREN (Wightwick and Regis Enterprise Network) are constructing a welcome platform.</p> <p>Wendy asked what is happening behind Bhyllsacre School. It is in South Staffordshire but are a lot of houses being built? Cllr Crofts suggested looking at the South Staffordshire Planning Portal. Wendy asked if Wolverhampton residents have a say about what is being developed. Cllr Crofts said that they could work with South Staffordshire residents. He said that he would try to find out what is going on. Wendy suggested that the councillors should get together and look at this.</p>	<p>JC</p>
<p>Cllr Crofts said that the Planning Meeting for the WEC is to take place on 17th March. He said that he would find out how the £550,000 was being spent. Heather thanked Cllr Crofts. Jan asked how the money can be ring fenced for the Local Nature Reserve and wondered whether it has already been spent.</p>	<p>JC</p>
<p>Jan asked what body can ensure that a codicil takes place? Could a covenant be put upon WV Living? Could it be the WCC legal department or the legal department of WV Living? Jan asked if FCCA could advise them of what is required? If WCC have not yet sold the land to WV Living could it be a condition of the sale? Or is it too late? If the land has not yet been sold then FCCA would like a meeting with WCC and WV Living to put forward ideas and reiterate what happened in the four consultation meetings, also to make sure that everything fits in with the Local Neighbourhood Plan. The question</p>	

	ACTION
<p>was asked whether it was too late to put something into the presale and the deeds. Cllr Crofts said that WV Living would have a free hand if nothing was put into the presale.</p> <p>Andrew asked what would be happening with the profit when the houses are built and sold? WV Living, as developers would get the profit? Jan said that someone was going to make a lot of money, how can the public find out what WV Living are going to do with the profit?</p>	
<p>7. <u>Any Other Business</u></p> <p>Barbara mentioned the Supplementary Management Plan for the Smestow Valley Local Nature Reserve that she had seen on the Wolverhampton Today Facebook page on the previous day (5th February). She agreed to send the link, which is shown here: https://consultation.wolverhampton.gov.uk/cwc/smestow-valley-nature-reserve/</p> <p>Consultation on the plan started on 30th January 2020 and ends on 20 February 2020.</p> <p>At this point, the meeting was brought to a close. Andrew thanked Cllr Crofts for attending the meeting and Terry Wilkes for the use of the Windmill Community Church.</p>	
<p>Date and Time of Next Meeting:</p> <p>The next FCCA meeting will be the Annual General Meeting. The date is to be arranged</p>	AA