

Minutes of the Rowney Green Association meeting on Tuesday 4th November 2025 at 7:30pm



Attendees: John Cypher (Chair), Andy Dunkers (Vice-Chair), Cllr Marc Worrall, Pete Cain, Will Savage, James McManus, Tony Wallis, Hedley Brook-Carter, Martin Miller (Secretary).

1. Apologies: Apologies received from: Michael Corfield, Wendy Easter, Nigel Jealous, Wendy Jealous, Richard Woodward, Tim Edwards, Margaret Rollason, Cllr Alan Bailes, Dorothy Snaddon, Andy Ballard, Liz Ballard.

2. Approval of Minutes. The minutes for the Sept 2nd meeting were approved.

3. Matters Arising from the Meeting on Sept 2nd 2025.

3.1 County Cllr Bailes has been requested to explore the road signage in Rowney Green that could be moved for better effect and we await developments. There is a multi-agency review being undertaken by Worcestershire CC of speed limits and Cllr Bailes is on the working group.

3.2 No applicants have yet come forward for a vacancy as RG/Bordesley ward councillor to the Alvechurch Parish Council (APC).

3.3 At the last meeting Pete Garrett mentioned about the need for hedge trimming and some of this has now been done. John Cypher will arrange for a note in 'The Calling Oak' reminding residents about maintaining hedges. **(Action)**

3.4 The proposed reform of the local government arrangements in Worcestershire are as yet undecided. WCC favours a single unitary authority whereas most of the District Councils in Worcestershire favour separate North and South unitary Councils. Firm proposals need to be lodged with the Government by the end of November.

4. Highway Matters.

4.1 Concern about levels of noise from the pile driving on the Bordesley hall site had been raised on the RG WhatsApp Chat. No-one at the meeting expressed further concerns about aspects of the site construction works.

4.2 Severn Trent (ST) will close the Holloway towards the end of November for renewal of the water main. Wain Homes had not been aware of this and are in discussion with ST as to how they can maintain access to the Bordesley Hall site. Additional lorry traffic coming through RG will not be acceptable.

5. Planning Issues

5.1 John Cypher had written to BDC with the RGA's comments, drawn from the Association's September meeting, on the recent planning proposal for Bordesley Hall (BH) to be converted from 3 apartments to 3 houses and 4 apartments with demolition of the rear of the hall. These had been posted on the BDC website and no other public comment had yet been posted. John Cypher stated that the BDC conservation officer was not opposed to the planned part demolition. WCC required documentation of all changes to heritage items. WCC Highways Dept had only noted that 1 extra dwelling was proposed for the BH site overall but had failed to appreciate that the Hall development itself was up from 3 to 7 residences. BDC will need to work with WCC about ensuring there is appropriate parking set aside for the residents of the Hall and their visitors.

5.2 WCC has stated it will only look at the speed limits on the Holloway when the Bordesley Hall development is completed (2028?) even though they have previously registered concern as part of the earlier planning application process about the safety of pedestrians and cyclists on the Holloway. Tim Edwards had asked Martin Miller to state on his behalf that he and other Holloway residents had contacted Wain Homes about lorries still using Storage Lane, still arriving at the times of the school bus, and still travelling at excessive speed.

5.3 The 2021 agreement from the original planning approval for Section 106 monies was allocated to improvements in hospital, school and GP facilities (in Longbridge) with nothing allocated for RG for community impact benefits. The latest but limited proposal for new dwellings based on the Hall will not accrue significant

Section 106 monies. Therefore, a request has gone from the RGA to Wain Homes for a special donation to support projects proposed by both the Village Hall and the Hayward Trustees. John Cypher confirmed to Hedley Bro-Carter that the overall BH project probably would not be finished to around early late 2027/early 2028. He also noted BDC planning was apparently deciding on the revised application during this week. BDC had already stated to Wain Homes that the illegally demolished heritage wall must be reinstated. Tony Wallis asked when any Section 106 monies would be distributed as he had heard it can be up to 10 years post build. Cllr Worrall said it was usually disbursed when the build is complete and things have recently speeded up in this respect. John Cypher said that Parish Councils should send lists of potential community projects for funding to BDC as BDC was not sufficiently aware of a local community's needs. Cllr Worrall said historically Parish Councils had been remiss in requesting 106 monies and BDC did not volunteer disbursing these monies. He said it was incumbent on Parish Councils and bodies such as the RGA to flag up projects to meet the needs of the community in the light of the extra inhabitants from the major housing developments.

5.4 Cllr Worrall indicated that the APC response to the BDC proposed draft development strategy was to reduce the number of dwellings proposed for Alvechurch village from 500 to 250 with infrastructure to match. The APC Neighbourhood Plan of 2019 had recognised that Alvechurch should expect and welcome increased housing of types especially for young and elderly residents. He said the consensus of APC was to take a proactive approach with BDC and to state what residents wanted rather than just reject proposals. APC proposed that the 400 houses planned for ALV001 opposite the Alvechurch Football Ground should be reduced to around 185 comprised of town houses, apartments, bungalows and retirement living accommodation. A new road cutting through from the Redditch Rd to the railway station should be included and a new medical facility to include GP, dentistry and a pharmacy. On ALV002 APC proposes 65 (not 100) houses with land up to the motorway being set aside for a community football clubhouse and 4 football pitches for a variety of age groups to use. Tony Wallis asked if the proposed building on the Alvechurch football grounds was part of this and Cllr Worrall said they were separate. John Cypher commented to Cllr Worrall that the APC response was somewhat hidden away on the APC website as an 89-page document and that a synopsis should be developed and made more widely available for circulation so the community could understand what they proposed. Cllr Worrall agreed to explore this. **(Action)**

6. Adverse Weather Resilience.

6.1 In early October there had been another power outage for RG due to lines down along Storage Lane from a storm. John Cypher had obtained a review of the situation from our link person at the National Grid (NG), Mr Tom Palmer, who was on holiday at the time and caught up with events on his return. The RG Village Hall (RGVH) had been opened helpfully for villagers without power providing respite and phone charging facilities. Mr Palmer had noted that local tree surgeons working on behalf of residents have removed foliage in some areas and tree surgeons were making the necessary contact with NG if working near power lines. Tony Wallis is a keyholder for the RGVH and is listed as the RG contact who can activate the Parish Emergency Plan (PEP). There is a need to review the position of Parish- located community halls and their part in the Parish emergency plan. Cllr Worrall reported that John Cypher and Cllr Paul Edwards are now working on this along with Mark Easter as Chair of the RGVH Trustees.

6.2 In line with the aims of the proposed RG Community Assistance Network (CAN) Wendy Easter is preparing guidance notes for people to work from in the event of an emergency. Information leaflets are planned to be available in the RGVH. The RG Chat on WhatsApp works well as a lifeline for these events. Mark Easter has in recent cases rapidly opened the RGVH for such events. Tony Wallis noted that what constitutes an emergency to trigger opening the RGVH needs to be better defined so planned RGVH bookings are not inappropriately cancelled.

7. Canadian Aircrew Remembrance Ceremony Nov 9th.

This is set to take place from 09:45. John Cypher will do an introduction; Michael Corfield will read out a roll call

of the aircrew and Andy Dunkers will lay the RG wreath. Cllr Marc Worrall will also lay a wreath on behalf of APC and Parish residents.

8. RG Village Improvement Scheme – from community survey to improvement plan.

John Cypher said the Section 106 monies discussion had prompted the idea that we should carry out a community survey of what RG residents felt where the small scale projects to improve things for RG. Then the RGA could look to various and appropriate funding sources. As a cautionary note Cllr Worrall said that Section 106 monies must be linked to improvements that are needed solely because of the impact of the extra residents coming from any development. Work to develop a survey as proposed was approved. **(Action)**

9. Village representative for Campaign for Preservation of Rural England (CPRE).

John Cypher said there was nothing further to add on this at present. Cllr Worrall said the APC had signed up to CPRE with Cllr Ruth Clarke as lead. He said a CPRE member had made very good points on a webinar he had viewed and would send a link to John Cypher to share. **(Action)**.

10. Crime Issues.

Some tools had recently been stolen from a van at Bordesley Cottage. John Cypher said that in the local police team newsletter our local police would be visiting several car parks to provide free Faraday bags and Smart Water markings to help reduce car crime in the area. If interested visit the ARK car park, School Lane Alvechurch on 20 November during 6-7pm.

11. Treasurers report.

Finances as of Nov 4th were £2,164.27 in the bank, £324.51 in cash, making a total of £2488.78. £250 is reserved for the Newbourne Wood Information Board and £200 might be needed for new bin stickers.

12. Any Other Business.

Cllr Worrall made a plea again for an RG representative to be a councillor as there were 2 vacancies and Cllr Steve Hornsby was stepping back for a while from Cllr duties. Andy Dunkers suggested the RGA puts a note about this into 'The Calling Oak'. **(Action)**

The meeting was closed at 20:37 hrs.

Next meeting is on Jan 6th 2026, Mar 3rd, May 5th, July 7th, Sept 1st and Nov 3rd.