

MINUTES

of

10th GENERAL MEETING

Date of meeting: Monday 9 January 2017
Start time: 6:00pm
Venue: Baden Powell Suite, YMCA, Whetstone Lane

Members present: Philip Barton (Honorary Chair) **[PB]**; Cllr Pat Cleary **[PC]**; Jane Clough; Terence Ezra **[TE]**; Gavin Fallow; Richard Fassam **[RF]**; Margaret Grundy; Hilda Kiernan **[HK]**; Vicky Martin **[VM]**; Maureen More; Jane Rivington; Greg Vogiatzis (Honorary Secretary) **[GV]**

Non-members present:

Apologies: Tom Allport; Jim Cadwallader **[JC]**; Stephen Hayes; David Liggins

No.	Item	Notes	Action	Target date
1	Welcome and apologies	PB opened the meeting at 6:00pm and confirmed that it was quorate. The number of people eligible to vote was 12 .	Item discharged	
2	Minutes of 9 th general meeting (accuracy)	It was agreed unanimously that the minutes are an accurate record of the meeting.	Item discharged	
3	Matters arising (not already on the agenda)	None notified to the chair.	Item discharged	
4	Membership update	PB stated that there had been 1 resignation and that 4 new members had joined since the last meeting. The total number of members is now 46 .	Item discharged	
5	Financial update	PB explained that <i>Groundwork UK</i> had required the Forum to return all of the grant monies against which the full value of purchase orders had not been redeemed.	Item discharged	

No.	Item	Notes	Action	Target date
5	Financial update <i>[continued]</i>	<p>From now on purchase orders cannot be used to evidence grant spend, which leaves the Forum with zero operating capital between grant awards.</p> <p>Neighbourhood Planning Grant ref: NPG-02732 has been awarded to pay for room hire and data analysis of our community consultation questionnaire responses.</p> <p><u>Expenditure since 26 September 2016:</u></p> <ul style="list-style-type: none"> • £139.81 paid to <i>YMCA Wirral</i> for room hire; • £3640.30 repaid to <i>Groundwork UK</i>. <p><u>Income:</u></p> <ul style="list-style-type: none"> • £1230.00 (NPG-02732); • £56.39 for <i>Retake The Lauries</i> campaign; • £100.00 personal donation. <p><u>Balance as of 9 January 2016:</u></p> <p>£1343.88</p> <p>Donations to the Forum may be made by electronic bank transfer to:</p> <p>Name of Bank: <i>Yorkshire Bank</i> Account number: 44233053 Sort Code: 05-02-45</p>		
6	History & Heritage Workgroup update (workgroup 1)	<p>JC had sent his apologies. RF confirmed that there was nothing to report with regard to the Clifton Park Conservation Area.</p>	Item discharged	

No.	Item	Notes	Action	Target date
7	Planning Applications Workgroup update (workgroup 2)	<p>PB informed members that workgroup 2 had submitted 6 consultation responses:</p> <p><i>7.1 APP16/01187</i> <i>Installation of a new type B secure store within the existing store service yard.</i> 8 Tranmere Court, Church Road, Tranmere</p> <p>The Forum made NO OBJECTION to the proposal.</p> <p>Planning permission was GRANTED.</p> <p><i>7.2 APP/16/01239</i> <i>To rebuild a former semi-detached dwelling-house (which has been demolished) on the same footprint as the original house and to a similar appearance. The rebuilt property will contain two self-contained flats.</i> Unused land, 32 Harland Road, Tranmere. CH42 0LU</p> <p>The Forum SUPPORTED the proposal.</p> <p>Planning permission was GRANTED.</p> <p><i>7.3 APP/16/01314</i> <i>Proposed temporary car park.</i> Land at Whitfield Street, Tranmere.</p> <p>The Forum OBJECTED to the proposal.</p> <p>Planning permission was GRANTED but for fewer parking spaces than applied for and with a condition requiring the land to be restored to its former state by no later than 1 December 2019. The site may be used for parking only between 08:00 and 18:30, Mondays to Fridays.</p>	Item discharged	

No.	Item	Notes	Action	Target date
7	Planning Applications Workgroup update (workgroup 2) <i>[continued]</i>	<p><u>7.4 APP/16/01341</u> <i>Change of use from former ground floor (front) retail unit to be incorporated into the rest of the dwelling, forming one single dwelling (C2 dwellinghouses) and external alterations.</i></p> <p>75 Greenway Road [the Home Brew Centre]</p> <p>The Forum made NO OBJECTION to the proposal.</p> <p>Planning permission was GRANTED but with a condition requiring the colour of the rendered panels to be agreed by the Council, which addressed a concern raised by the Forum.</p> <p><u>7.5 APP/16/01492 and ADV/16/01493</u> <i>Change of use of first floor to classroom and offices/adverts.</i></p> <p>371-375 Borough Road, Birkenhead. CH42 0HA</p> <p>The Forum SUPPORTED the proposal.</p> <p>A decision is due by 16 January 2017.</p> <p><u>7.6 APP/16/01476</u> <i>Conversion of a former Presbyterian church and attached church hall (D1) into 11 no. residential apartments (C3) and gymnasium.</i></p> <p>Hillside Christian Fellowship Church, 61 Willmer Road, Tranmere. CH42 OJB</p> <p>The Forum OBJECTED to the proposal.</p> <p>A decision is due by 9 March 2017.</p>		

No.	Item	Notes	Action	Target date
7	Planning Applications Workgroup update (workgroup 2) [continued]	<p>Other applications decided since the last meeting were:</p> <p><u>7.7 APP/16/00685</u> <i>Erection of 18 new-build apartments in a single block.</i> Corner of Holt Road and Old Chester Road</p> <p>The Forum OBJECTED to this proposal.</p> <p>Planning permission was GRANTED.</p> <p><u>7.8 APP/16/00840</u> <i>The conversion of a former Presbyterian church and attached church hall (D1) into 13 residential apartments (C3) comprising of 9 two-bedroom apartments, 2 three-bedroom apartments and 2 one-bedroom apartments.</i> Church Hall, Hillside Christian Fellowship Church, 61 Willmer Road. CH42 0JB</p> <p>The Forum OBJECTED to this proposal.</p> <p>The proposal was WITHDRAWN.</p> <p><u>7.9 APP/16/00964</u> <i>Retrospective application to demolish and rebuild wall/landscaping and to erect a new-build garage.</i> 2 Poplar Road. CH42 0JP</p> <p>The Forum OBJECTED to this development.</p> <p>Planning permission was REFUSED retrospectively on 5 October 2016.</p> <p>The Applicant has appealed to the Secretary of State.</p>		

No.	Item	Notes	Action	Target date
7	Planning Applications Workgroup update (workgroup 2) <i>[continued]</i>	<p><i>7.10 APP/16/01013</i> <i>Two 38m squared bungalows.</i> Land to the rear of 20 Hampden Road.</p> <p>The Forum OBJECTED to this proposal.</p> <p>Planning permission was REFUSED.</p>		
8	Community Issues Workgroup update (workgroup 3)	<p>GV gave an update of the activity of workgroup 3:</p> <p><i>8.1 Raffles Road site</i> The management committee was recommending to members that the Forum goes ahead with the purchase of the site with the aim of establishing community allotments. VM raised concerns about who would be responsible for the site, including moral responsibility (as well as legal responsibility) if the site were to be fly-tipped again. HK, VM and PC wanted to know more about how the project would be financed and managed. PB explained that the Forum would work closely with the Church Road allotment holders, who have been successfully running their allotment site for many years. Sources of funding, including the possibility of obtaining an interest-free loan or mortgage from the Council, secured against the market value of the land, are being investigated. TE asked what value the land might have if we were to sell it in the future. PB explained that it had been valued at £30,000 but that residential development was unlikely due to vehicle access issues and the cost of connecting to mains utilities. A commercial use for storage (Use Class B8) might be feasible, but, the owner has made it a condition of the sale that the land is used for community benefit for</p>	<p>GV</p> <p>Management committee</p>	<p>Ongoing</p> <p>Ongoing</p>

No.	Item	Notes	Action	Target date
8	Community Issues Workgroup update (workgroup 3) <i>[continued]</i>	<p>the remainder of her lifetime. PC asked how we know that the land would be suitable for cultivation. PB stated that there is no known history of toxic chemicals being used on the site but VM insisted that we have no way of knowing what we are going to find until the site is being cleared.</p> <p><u>8.2 Community-led Housing Early Stages Support Fund</u> GV explained that we are still waiting to hear whether we will receive the assistance we have asked for. GV advised that we expect to hear about this by the end of January. Members wishing to be directly involved should contact GV.</p> <p><u>8.3 Retake The Lauries</u> This campaign has raised a small amount of money through a Crowdfunding website but our main efforts have been concentrated on assembling clear proof of company mismanagement by reference to the lease between the Council and <i>The Lauries Limited</i>, the articles of association of <i>The Lauries Limited</i> and other evidence of the action taken by former directors to dismiss the vast majority of members of the company. An article was published by the <i>Liverpool Echo</i> that did not accurately reflect the content of our complaint. Even so, the Council must consider the complaint on the basis of the evidence we have submitted, not on the basis of its own spin on the story to the Press. If the Council decides to drag the complaints procedure out as long as possible, it could take up to four years before we are in a position to take the matter out of the hands of the Council and pass it on to the Local Authority Ombudsman.</p>	<p>GV</p> <p>PB</p>	<p>Ongoing</p> <p>Ongoing</p>

No.	Item	Notes	Action	Target date
8	Community Issues Workgroup update (workgroup 3) <i>[continued]</i>	<p><i>8.4 Wirral Deen Centre</i></p> <p>A new Islamic cultural centre is being established in Borough Road (see Item 7.5 above). PB, Bob McGhie and GV attended an open morning there on Sunday 8 January 2017. The atmosphere was very positive. It is unclear if the Centre is affiliated to the mosque on Whetstone Lane or is a separate organisation. The management committee of <i>Wirral Deen Centre</i> is clearly very keen to reach out into the surrounding community and it is to be hoped that the Forum will be able to quickly develop a positive working relationship with them. A number of community consultation questionnaires were left at the centre and this will help to make our consultation more complete and relevant because we are yet to receive any responses from people who identify themselves as being from an Islamic background. The community meeting rooms that will be created on the ground floor have been offered for the Forum's use (not exclusively, of course) without charge.</p>	GV	Ongoing
9	Hamilton Square Conservation Area	<p>Progress is being made by the <i>Friends of Hamilton Square Conservation Area</i> in identifying and resolving breaches of planning control within the conservation area. Council enforcement officers have been very diligent in pursuing breaches, where they have been identified. The Friends are also working with Council officer Eileen Willshaw on a bid for Heritage Action Zone funding and with <i>Conservation Areas Wirral</i>, which is trying to arrange a seminar to discuss the plight of Hamilton Square.</p>	PB, JC, RF	Ongoing

No.	Item	Notes	Action	Target date
10	VOTE	<p>PC tabled an unscheduled resolution, which was admitted by the chair.</p> <p>Resolution: <i>That a vote on the resolution to purchase the Raffles Road site be postponed subject to an assessment of the site's suitability for cultivation.</i></p> <p>PB made it clear to members that the owner wishes to dispose of the site as quickly as possible and adopting this resolution would mean that the opportunity to purchase the site may well be lost.</p> <p>GV stated that, whereas purchase of the site would be useful in terms of giving the management committee experience of purchasing and managing property and dealing with tenancy agreements, it is not a necessary step in our community-led housing project.</p> <p>SUPPORT: 8 REJECT: 2</p> <p>ABSTAIN: 2</p> <p>Resolution adopted by a majority.</p> <p>The scheduled vote was therefore postponed until 27 March 2017.</p>	PB, GV, PC	15 Mar 2017
11	VOTE	<p>Resolution: <i>That the following new clause should be added to the Forum's constitution: "6 g) Take all reasonable precautions to ensure that no conflict of interest arises between their private, personal, political and financial interests and their duties as a member of the management committee. If an actual or potential conflict of interest does arise, the matter must be notified to the honorary chair in writing as soon as possible.</i></p>	PB	13 Jan 2017

No.	Item	Notes	Action	Target date
11	VOTE <i>[continued]</i>	<p><i>Upon receipt of such notification the honorary chair shall convene a meeting of the management committee as soon as possible, during which the conflict or potential conflict shall be discussed and a resolution agreed. For the avoidance of doubt, 'private' and 'personal' interests include those of a member's immediate family, as well as those arising through membership of or association with clubs, societies and other organisations."</i></p> <p>SUPPORT: 11 REJECT: 0</p> <p>ABSTAIN: 1</p> <p>Resolution adopted by a majority.</p>		
12	Community consultation update	<p>PB advised that an additional 20 responses had been received since the last meeting. Furthermore, it is hoped that the <i>Wirral Deen Centre</i> (see Item 8.4 above) will distribute questionnaires to its members.</p> <p>Although the consultation will close formally at 5pm on Tuesday 31 January 2017, the consultant who will be analysing the responses does not return from holiday until 13 February 2017. So, any consultation responses received late, up to 5pm on Friday 10 February 2017 may be included in the analysis.</p>	Management Committee	31 Jan 2017
13	Housing Needs Assessment Technical Support Package (TSP)	<p>PC asked what progress was being made with this TSP.</p> <p>Although the Wirral Strategic Housing Market Assessment (SHMA), prepared by <i>Nathaniel Lichfield & Partners</i>, was published in May 2016, PB is still awaiting confirmation that it has been formally adopted by the Council</p>	PB	ASAP

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13	<p>Housing Needs Assessment Technical Support Package (TSP) [continued]</p>	<p>and accepted by the <i>Department for Communities and Local Government</i>.</p> <p>According to Council Officer Andrew Fraser, the SHMA has to be approved not only by <i>Wirral Council's Cabinet</i> but by the <i>Liverpool City Region Chief Executives</i> as well, in order to ensure it is aligned with a sub-regional housing strategy.</p> <p>Once the SHMA has been fully adopted, then the management committee can ask our consultant, <i>AECOM</i>, to start work on the TSP.</p> <p>PB opined that this delay has been useful because the TSP research and our community-led housing project are likely to inform each other.</p>		
14	Any other business	None notified to the chair.	Item discharged	
15	Dates of next meetings	<p>The 2nd Annual General Meeting of the <i>Birkenhead & Tranmere Neighbourhood Planning Forum</i> will take place in the Baden Powell Suite, YMCA, Whetstone Lane from 6:30pm on Wednesday 1 March 2017.</p> <p>The 11th General Meeting of the <i>Birkenhead & Tranmere Neighbourhood Planning Forum</i> will take place in the Baden Powell Suite, YMCA, Whetstone Lane from 6:30pm on Monday 27 March 2017.</p> <p>Proceedings were closed at 7:45pm.</p>	<p>All members</p> <p>All members</p>	<p>1 Mar 2017</p> <p>27 Mar 2017</p>

END