

Studley Parish Council

Minutes of the Parish Council meeting held in the Council Chamber, Studley Village Hall on 1st July at 7:30 pm.

1. Chairman declared the meeting open.

Present

Chairman Cllr J Ingram. Vice- Chair Cllr Mrs M Rickhards, Cllr E Holder, Cllr J Bacon, Cllr M Redman, Cllr Mrs M Woodrow, Cllr M Roskell, Cllr T O'Hanlon

In attendance

Assistant Clerk Mrs L Stanton, District Councillor Mrs H Wright & County Councillor C Rickhards

2. Apologies for Absence.

Cllr ASmith, Cllr Mrs S Crofts, Cllr P Beaman, Cllr Mrs S Redman & Clerk Mrs Lesley Gailey

3. Declarations of Interest

Members are asked to declare personal interests in any item on the agenda. Members are reminded that the Code of Conduct which took effect from 7 August 2012 provides that they should declare the existence and nature of their personal interest at the commencement of the relevant item (or as soon as the interest becomes apparent). If that interest is prejudicial they should withdraw from the room and not seek improperly to influence a decision about that matter.

There were none

4. Public Forum

- I. Cllr Mrs H Wright spoke against the proposed outline planning application for 30 dwellings at Sernal Ash, Bromsgrove Road.

5. Matters Arising (for information only)

There were none

6. Items for Discussion

Min: 39 Approval of quote for installation of projector

Proposed Cllr M Roskell, seconded Cllr E Holder, voting unanimous for Cllr T O'Hanlon to further research the 3 quotes. This will enable Councillors to make an informed choice before approval of the purchase and installation of the projector and screen at the next Council Meeting on the 15th July 2014.

Min: 52 Parish Councils "Willing To Fill The Gap". (Open discussion Monday 14th July 2014, 7pm at Dunchurch Village Hall)

Cllr M Redman has agreed to attend on behalf of the Parish Council.

Min: 53 Underground Drilling Access Consultation- (Response by 8th August 2014)

Proposed Cllr J Ingram, seconded Cllr M Redman, voting unanimous for the following response;

- **The Council does not condone and support drilling in the Parish Boundaries but we would like to be informed of any plans for drilling within our boundary and neighbouring boundaries.**

Min: 54 Rural Housing Policy Review- Questionnaire

Proposed Cllr J Bacon, seconded Cllr E Holder, voting unanimous to approve answers provided by Cllr P Beaman for the questionnaire.

Min: 55 Engaging a planning lawyer- Cllr J Ingram

Cllr J Ingram informed Studley Parish Council that under the Sustainable Communities Act 2007 the Parish Council can challenge any future proposed planning development in the Parish.

Proposed Cllr J Ingram, seconded Cllr M Redman, voting unanimous for Assistant Clerk to contact WALC for further guidance on the Act. Parish Council to only engage a lawyer when circumstances arise

7.Planning Applications for consideration

14/01247/OUT: Mrs K Adams, 47 Station Road, Studley, B80 7JU

Proposed demolition of existing garage and construction of a two storey dwelling, detached garage and access drive (Outline application with some matters reserved)

Proposed Cllr J Bacon, seconded Cllr Mrs M Woodrow, voting unanimous to object the proposed application based on the following;

- **Access restricted**
- **Highway issues**
- **Back land development**
- **Loss of amenities to the neighbours**

14/01473/FUL: Mr Stuart Gregory, 2 Holt Road, Studley, B80 7NX

Proposed single storey side Extension

Proposed Cllr J Bacon, seconded Cllr M Roskell, voting unanimous to have No representation.

14/00664/FUL: Ms Amanda Greaves, 48 Alcester Road, Studley, B80 7NL

Proposed change of use of annex to separate residential dwelling.
(Retrospective)

Proposed Cllr M Redman, seconded Cllr J Bacon, voting unanimous to object the proposed application based on the following;

- **Lack of amenities to neighbours**
- **Out of keeping with the character of the road (DEV 1)**

14/01554/FUL: Mr Tom Hands, 27 Corbizum Avenue, Studley, B80 7JW

Proposed single storey side and rear extension

Proposed Cllr E Holder, seconded Cllr J Bacon, voting for 6 and 2 abstentions to have No representation.

14/00576/OUT: Mr Ron Harris, Land At Sternal Ash, Bromsgrove Road, Studley.

Proposed erection of 30 no. dwellings (with all matters reserved), associated infrastructure, road improvements and landscaping

Proposed Cllr M Redman, seconded Cllr J Bacon, voting for 8 and 1 abstention to object the proposed application based on the following;

- The site is an open countryside location where the proposed dwellings do not constitute a sustainable form of development.
- No special circumstances have been demonstrated to justify new dwellings in this location contrary to the provisions of Paragraph 55 of the National Planning Policy Framework
- The development of the site to provide 30 dwellings would have significant impact on the openness of the Green Belt. The proposal is therefore harmful by definition and from other harm resulting from urbanising effect of developing this site.
- Encroachment of housing development into the countryside.
- Increased urban sprawl and closing of the gap between Studley and neighbouring settlements. For these reasons, the proposed housing is contrary to provisions of Paragraph 79, 80 and 87 of the National Planning Policy Framework, Paragraph 34 of the Planning Practise Guidance and Saved Policy PR.2 of Stratford upon Avon District Local Plan Review 1996 – 2011.
- The proposed dwellings would require parking areas, boundary treatments and would attract other domestic paraphernalia which would have a harmful visual impact on the visual amenity and openness of the open countryside and Green Belt.
- The site is largely undeveloped Greenfield site located outside the built-up area of Studley.
- The existing village infrastructure would not be able to support the proposed development.

14/01623/FUL: Aldi Stores Ltd, 2 Birmingham Road, Studley, B80 7BG

Extension to existing food retail store car park, incorporating the change of use of part of the rear gardens of no 4 & 6 Birmingham Road, Studley to car parking.

Proposed Cllr M Redman, seconded Cllr J Bacon, voting unanimous to have No representation.

8. Planning Decisions Received

There were none.

9. Notification of Planning Appeals & Planning Committee Meeting

There were none.

10. Correspondence

There were none.

For Circulation

Min: 56Alcester North Safer Neighbourhood Team, Community Newsletter- June 2014

Min: 57LCR Summer 2014- The Voice of Local Councils

Min: 58ICCM- Summer 2014- The Journal

11.Approved Accounts for payment

1 st July 2014				
	Studley Village Hall	¼ rent payment	501	£1750.00
	Jon Vale	Ground Contractor	502	£2259.00
	PA Janes	Litter pick, supply and install gully drain to pathway on Pool Road entrance & Installation of Bench	503	£970.00
	Ian W Geddes	Website update	504	£31.28
	Clarity	Photo copying	DD	£175.99

Proposed Cllr E Holder,seconded Cllr M Redman,voting unanimous thatschedule of cheques be approved and signed.

12.Date of the next Parish Council Meeting:15th July 2014

Meeting closed8:40pm