

Studley Parish Council

Minutes of the Parish Council meeting held in the Council Chamber, Studley Village Hall on Tuesday, 2nd March 2010 at 7.30pm.

1. Chairman declared the meeting open

2. Present

Chairman Mrs S. Redman, Vice Chair C. Rickhards, M. Redman, E. Holder, W. McCarthy, P. Beaman, J. Vale, Mrs A. Wade, Mrs H. Wersocki, J. Bacon, Mrs M. Woodrow.

3. Apologies for Absence

Apologies of absence were received and noted from:

Cllr P. Tedd – work commitment

District Cllr M. Weddell – social commitment

District Cllr Mrs H. Wright

4. 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 8 March 2002 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.

Cllr Beaman – Item 8 min 368 prejudicial interest

5. Public Forum

None.

6. Phil Ward, WRCC Rural Housing Enabler re Affordable Housing

Thank you for the opportunity to speak about affordable housing for local people.

As an employee of WRCC will only work on invitation of a Parish Council.

Mr Ward gave a short presentation about affordable housing and a handout was given to all Councillors.

- SDC will require high standard of building and sustainability.
- Policy COM 1 sites being identified. It is a canvassing exercise, any scheme must be initiated by support of the local community. If the Parish Council does not support the site then the landowner would not be approached. So community led through the Parish Council.
- Various ways of identifying sites. Can have an open day event with a large scale map and ask residents to mark areas with green or red markers depending on where they want housing. Usually get a good consensus of opinion and can then draw up a short list for consideration

by the Parish Council. Then move forward with Planners, Highways and approach landowners. Some Parish Councils just walk around and identify sites.

- Studley has a vacant site since 2007 but because of costs no developers have come forward also Brownfield sites in the Village.
- Cost of land is an issue as public money is being used. Need to keep a lid on the price of land.
- Studley is very protective of its green belt and does not want to reduce the area between Redditch and Studley.
- Affordable housing is sometimes built on Greenfield sites. Has observed that building affordable housing schemes on Greenfield sites, villagers are often supportive if the houses are for local people. 106 Agreement protects the property in perpetuity.
- How permanent is shared ownership – does it continue?
- There is an issue. Because of the size of the Village no mechanism in place to control ‘staircasing’ of shared ownership. Section 106 money can prevent from increasing above 80% but this does not apply to Studley. More widespread issue is the lack of lenders prepared to give mortgages for shared ownership properties. Sometimes switch to rental scheme if mortgages cannot be obtained.
- Does the size of the Village mean that more houses should be built?
- Depends upon response rate.
- Age category is single, young couples with children and elderly who wish to remain in the community in more suitable accommodation.
- Mainly build two bedroomed houses.
- Need identified in the Parish Plan for 4 bedroomed homes.
- Can address local needs.
- Policy COM1 permits providing open market and affordable housing with local connections. Local criteria would be forever. Planning condition applies to the property not the person.

Thank you from the Chairman for coming to the meeting.
Item to be on next agenda for discussion.

7. Matters Arising (*for information only*)

None.

8. Items for Discussion

Min 368 Quote for G S Adams Ltd for additional CCTV Camera. Deferred until funding available from elsewhere. Clerk to bring to SIP meeting on Friday 5th March 2010.

Min 369 Cllr Beaman: Core Strategy Consultation. Copy of summary handed to all Councillors. Makes sense, goals for Studley are excellent, but problems as proposals in STUD.1 and the lack of taking up our proposals of alternative sites go against what we want. Should strongly

object to proposals in STUD.1, it is important to make views known. Would like to see how they will address the goals to reduce traffic measures in Studley, require retention of businesses, would like employment on Redditch Road site with businesses relocating there and then those sites used for houses. Elderly accommodation restricted to main centres but Studley not included.

Proposed Cllr Beaman to write using objections as before, seconded Cllr McCarthy. Voting unanimous.

Min 265 Cllr Beaman: Flagpole, date for unveiling to be Saturday, 17th April 2010 at 1.00pm. Invitations to be sent out.

Min 377 Changing Room repairs and refurbishment. Need to look at repainting and showers need repairing. Cllr Beaman to look at and advise at next meeting.

Min 378 Cllr Rickhards: Funding for netball/football tournament. Asking for a contribution to add to the funding emanating from 'Your Town, Your Choice' for Police project in April/May as part of anti social behaviour strategy. Must be allocated before 31st March 2010. Money needed towards trophies, medals etc. at a cost of approximately £1000.00 so asking Parish Council for contribution of £200.00.

Rest of funding going towards extra police hours, anti drug campaigns, sniffer dogs, speed devices.

Proposed Cllr Beaman that a grant of £200 be given towards the funding for a netball/football tournament, seconded Cllr Mrs Wade. Voting unanimous.

RESOLVED that, in pursuance of the power conferred by section 137 of the Local Government Act 1972 (as amended) and being of the opinion that the expenditure satisfies the requirements of that section, the Council approves the payment of the sum of £200.00 in respect of the netball/football tournament.

Min 379 Cllr Rickhards: SIP Severn Trent Flooding Report. Incident Verification form given out setting out the criteria. Stressed in order for Studley to be put on the register need residents to report incidents of flooding. Political pressure is important. Rob Weeks SDC to provide evidence of who claimed. Complaints to 0800 783 4444. Details to be published in next newsletter.

Min 380 Cllr Rickhards: SIP Environmental Improvements. Out of other pot of money £6000.00 given to SIP for Environmental Improvements. Dave Adams from Community Services Team attended SIP meeting on Tuesday 23rd February 2010. Will supply team of 8 young offenders at a cost of £125.00 per day for 9 or 10 days. A number of sites around the Village have been identified for improvement including Redditch Road/High Street footpath and Brickyard Lane. A definitive list will be available for the next meeting and open to any more suggestions

from Councillors. Rob Weeks, who was present at the meeting, will hopefully get some money from SDC for a segment of the work. Will report to SIP meeting on Friday, 5th March 2010. Other areas suggested are the hedge from The Grove to Node Hill and the play area off The Grove. Very positive step forward.

Cllr Holder: £4000.00 given to the Youth Club to be used for an Outreach Worker to discuss problems and organise activities with young people.

Min 234 Cllr Mrs Redman: Community Awards Presentation Evening. It was a very successful evening and £200.00 was raised for charity, with £100.00 going towards the Haiti Disaster Appeal and £100.00 for the Firefighters' Fund.

Vote of thanks given to the Chairman, the Clerk and Assistant Clerk for organising an excellent evening.

The food and entertainment were excellent and the SSSC a very good venue.

Thank you from the Chair to everyone who contributed raffle prizes for the evening.

9. Planning Applications for Consideration (Cllr Beaman refrained from voting)

- 10/00062/FUL Mr Allan Smith, 14 Marble Alley, Studley.
Change of use from shop (Class A1) to office (Class B1)
Support for the following planning reasons:
- 1. In line with the Parish Plan to support economic activity and new businesses.**
 - 2. COM2 Social & Economic: this development adds social & economic value to the community.**
 - 3.**

10. Planning Decisions Received

- 09/02611/FUL Mrs M Thomas, 39 St Judes Avenue, Studley.
Proposed porch to front elevation.
Permission with conditions 15th February 2010.

11. Correspondence SDC

- Min 381 Grass Cutting Warden Proposal: as a result of some concerns being raised regarding the standard of grass cutting carried out by their Contractors, SDC looking to set up a service to allow local parishes to help ensure that their areas are receiving the correct work under the contract. Proposing a trial to monitor the work by designated representatives who would attend a training session with SDC and

the Contractors to confirm the specification being worked to. Will be monitored throughout the year. Sessions will be arranged for early March for those interested. No Councillor volunteered so Clerk to ask residents.

Min 382 Notification of appeal planning application no.09/00749/FUL Jayne Denham, 38 Gunners Lane by written representation. Clerk to write and re-iterate objections.

Min 383 Planning application no.09/01555/FUL for proposed additional stables Clarkes Green Livery. SDC can advise number of horses in relation to land is in accordance with the British Horse Society.

Proposed Cllr McCarthy to write that original objections remain, seconded Cllr Holder. Voting 9 for, 2 abstentions.

WCC

Min 384 Temporary closure of A435 Alcester Road (Northbound), Watts Road, Holt Gardens, Holt Road and Orchard Way commencing 1st March – 29th March 2010. Alternative route will be signposted.

Min 385 Temporary closure of A448 Bromsgrove Road for approximately 100m. from junction with A435 Alcester Road on Sunday, 7th March & Sunday 14th March 2010.

Other

Min 386 SLCC Larger Councils' Conference Thursday 22nd & Friday 23rd April 2010 at Nottingham Belfry.

Min 387 Worcestershire County Council thank you for response to Waste Core Strategy.

Min 388 PiR Partnership Financial Health Check providing overview of their financial controls and procedures.

Correspondence for Circulation

Min 389 WCC New Road Safety Packs

Min 390 Studley Common Nature Reserve

Min 391 SDC Parish Election Procedures

12. Approve Accounts for Payment

Proposed Cllr Holder that the schedule of cheques for payment be approved, seconded Cllr Mrs Woodrow. Voting unanimous.

The next meeting of the Committee is scheduled for Tuesday, 16th March 2010

Meeting closed 9.10pm

Signed: Chairman