

## Studley Parish Council

Minutes of the Parish Council meeting held in the Council Chamber, Studley Village Hall on Tuesday 15<sup>th</sup> December 2009 at 7.30pm.

### 1. Chairman declared the meeting open

### 2. Present

Chairman Mrs S. Redman, P. Beaman, E. Holder, J. Bacon, M. Redman, Mrs A. Wade, Mrs H. Wersocki, J. Vale, W. McCarthy, P. Tedd.  
District Councillor Mrs H. Wright (apologies for late arrival due to attendance at Firemen Union meeting)  
Colin Staves SDC, Stewart Anderson Retirement Housing Consultancy Ltd.  
5 Members of the public.

### 3. Apologies for Absence

Vice Chair C. Rickhards – social commitment  
Cllr Mrs M. Woodrow – social commitment  
District Councillor M. Weddell – political commitment

### 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.*

Cllrs Beaman, Holder, Mrs Wade – Item 9 min 277 – non prejudicial

### 5. Public Forum

Robert Clark speaking on behalf of residents of Highfield Road: concerned about planning application no.09/02397/FUL. Feel it is total over development of the site, squeezing two properties onto a small site and not in keeping with present properties. Big concerns as area is prone to flooding from an old chamber which was raised by Severn Trent but has not worked. Combined storm/sewer system and main concern that sewerage is a health hazard. When the rain stops water does not disappear but lies on the land. There will be a hard standing area for cars so less land for water to disappear. This is also a bus route and could potentially be six cars parked on the road making driving difficult. Planning application to be discussed under item 10.

### 6. Land at Redditch Road, Studley

Colin Staves, Planning Policy, Stratford District Council: trying to get greater involvement with Ward Members and Parish Councils in pre-application

discussions so that local issues are raised and there is opportunity for them to be addressed. Hopefully will be seeing more of this before applications are submitted. Thank you for accommodating the meeting this evening.

Question asked if this is a special feature?

It will happen with more significant/major proposals. There are no foregone conclusions.

Stewart Anderson, Director, Retirement Housing Consultancy Ltd: as a Company put together retirement housing schemes. Have a 40 unit retirement village in Redditch. Looking at bigger schemes to provide facilities and a care service at a modest level. Scheme for Studley is in infancy stage and if a planning application is submitted would like support from the Parish Council, District Council and Warwickshire County Council. Have had some discussion with SDC. Would need to get a grant from WCC. Lot of money involved in getting reports and transport/ecological assessments and would like to know if being spent successfully.

- It will be a two acre site with access from the Redditch Road.
- 100 – 150 residential apartments and a further ten with communicable lounges and kitchen facilities.
- Envisage access and exit onto Redditch Road. Not sure of volume of traffic but less than 100% car ownership.
- A previous planning application for housing on this site was dismissed on appeal. Specified as for industrial use only.
- Due to level of land would be single storey fronting onto Redditch Road with four storey level facing Birmingham Road.
- Even 100 apartments with less than 100% car ownership could still be 78 - 80 vehicles.
- Comment on industrial use – would generate a lot of employment such as care, cleaning, kitchen and landscaping staff.
- Road is liable to flooding, would need road improvements.
- This would be part of the scheme and would be talking to WCC.
- Concerns that there are empty properties in retirement development in the Village.
- Good marketing strategy can offer financial arrangements. More successful than other Companies.
- Maybe some bungalows – in compliance with 106 agreement would work with housing associations. Cannot rent properties but can arrange social mortgages.
- Expensive service charges would preclude people. Would like Studley residents to be catered for.
- Every opportunity would be given to residents irrespective of financial situation.
- Cllr Beaman has great concerns about the over capacity of both the Redditch Road and Birmingham Road. It is important that the site be kept for employment.

- Once houses are put there would be complaints of noise of the pressings from the Ricor site. It is not the best place to develop, does not fit well for the Village and the roads.
- It is not a good area for elderly people. Residents in bungalows have a lot of problems from the Nags Head.

Purpose of meeting is to hear the views of Councillors and to appraise and hopefully come back with a scheme. Would need support with a grant from WCC otherwise there will be no scheme.

Thanks from the Chairman to Colin Staves and Steward Anderson for attending the meeting.

## 7. To Pass the Minutes of the Last Meeting

Accepted as a true record of the last meeting. The minutes were signed by the Chairman.

## 8. Matters Arising (*for information only*)

The work on the Station Road allotment site has now been completed. To be maintained by the Allotment Association. Has been a problem with compost heaps which are now accessible and can be moved. Jon Vale will monitor the situation and area may need to be trimmed in the spring.

## 9. Items for Discussion

Min 218 Scout Hut Fencing: suggestion to have wooden fencing such as that around the ATC hut which does not incur vandalism. Maybe have a prickly hedge such as hawthorn although there could be a problem with growing time. Fence needed so that young people are not intimidated or frightened.

**RESOLVED:** Clerk to get a quote for a wooden fence to match the ATC fencing. Item for agenda for next meeting.

Min 277 Anna Stowe, Youth Club – quote for marking access road and for goal posts: details received as requested by the Parish Council at last meeting.

Full size goal posts:

The Football Association does not recommend full size goal posts for this age group. Suggest best use could be made of current pen to use as an all year round football pitch and it has floodlights. Youths do not use the recreation ground as the pitch is too wet.

**RESOLVED:** write to suggest that Youth Club look at alternative options such as the pen and mention to look at the Football Association website. All agreed Parish Council will not fund full size goal posts.

Marking for access road:

There is no point in spending money on marking a road that cannot be legally enforced.

**RESOLVED:** all agreed to write that the Parish Council is unable to fund the road marking.

Following the recent closure of the Youth Club until January, concerns that the after-school club which was doing so well has lost out.

Clerk to write to Head of Youth Services and ask for copy of report of Youth Club. Thanks to Cllr Holder for bringing problems of the Club to the attention of the Parish Council.

Pending receipt of report, item for agenda for next meeting. Youth Services are poorly funded – item for next Community Forum meeting on 11<sup>th</sup> February 2010.

Min 278 Cllr Mrs Wersocki: should try and establish legal position and get advice as there are a lot of overhanging trees.

**RESOLVED:** Clerk to check with WALC.

Min 279 Path at Burial Ground: needs attention as has sunk and is very muddy.

**RESOLVED:** Clerk to arrange to get the work done.

Min 280 Cllr Holder: feedback from the Youth Club. Youth Club has failed Health & Safety check which is why it has been closed.

**RESOLVED:** Clerk to write that Parish Council are concerned and puzzled and would like a copy of their full report and to know what is happening in the future.

#### **10. Planning Applications for Consideration (Cllr Beaman refrained from voting)**

09/02397/FUL

Mr A Frampton, 4 Highfield Road, Studley.  
Erection of 2 additional dwellings and associated works.

**Objection for the following planning reasons:**

- 1. Over development of the site.**
- 2. Not in keeping with the streetscene.**
- 3. Flooding regularly occurs in this area and in particular there are sewerage problems which have not been dealt with.**
- 4. A reminder that when the development at No.1 Highfield Road took place (planning application no.04/02931/FUL) the building work was halted to install a tank.**

#### **11. Planning Decisions Received**

None.

#### **12. District and County Council Reports**

**Report given by Cllr Beaman:**

Copy of the refuse and recycling arrangements for the Christmas period handed to all Councillors.

Last week attended a SIP (Studley Improvement Partnership) meeting. List of defects in the Village reported to SDC and WCC (copy handed to all Councillors) needs to be acted on. Suggestion that Parish Council do this.

Cllr Bacon: a group of residents come up with list of issues which need attending to. List should be made available to the public. Too long for notice board but could be kept in folder in Parish Council office so that residents are aware. Feels that if Officers around the table cannot get results will be more difficult for Parish Council staff.

List to be kept on file and could go on website. Item about Birmingham Road flooding to be added to list. Could take 6 issues at a time and report in Parish magazine and ask residents to comment.

Cllr Beaman: there is a lot of good work going on in the Village and list shows what is being done. To be updated as work is done.

**No County Council Report available.**

**District Councillor Mrs Wright re Fire Service closures:** handed petition with 2,500 signatories to Fire Service. Richard Hobbs said need to listen and will analyse all letters received. Report will not go to Cabinet or Full Council meeting so will miss the budget. Quite worrying as just delaying. Cannot allow issue to fall out of public minds need to campaign to reassure will be kept at top of the agenda. There will be a new poster campaign which must be different. To be included on agenda for meeting on 19<sup>th</sup> January 2010.

**13. Correspondence**

**SDC**

- Min 281 Poster received advising of the improvements to the recycling service. Can now recycle plastic food trays, yoghurt pots, margarine tubs and clean foil. Notice already on website and notice board. Details also of changes to refuse and recycling collections over the Christmas and New Year period.
- Min 282 Parish Plan Grant Scheme 2009/2010. Council's Cabinet has agreed to make available up to £25,000 to support the production of Parish Plans. Clerk to write and express interest.

**WCC**

None.

**Other**

- Min 283 Letter received from Ministry of Justice concerning the maintenance, repair and protection of War Memorials. Damage to War Memorials through neglect or vandalism is upsetting for local communities and occurring regularly throughout the UK. Local authorities have a key role to ensure that Memorials are maintained to a good standard. Penalties issued can be severe and the maximum sentence for criminal damage

can be up to 14 years imprisonment. Suggest that Parish Councils may wish to erect notices with digest of penalties near memorials to deter unpremeditated incidents.

- Min 284 E mail received from John King, Chairman of the Allotment Association following a request for a meeting with Sarah Higgins. Association sees little reason to meet and discuss the matter further. Also there are no plots available at the present time. Clerk to write with formal request for Mr King or a representative of the Association to meet with Mrs Higgins in the presence of two Parish Councillors to resolve this issue.

#### **Correspondence for Circulation**

Min 285 Warwickshire Climate Change Community newsletter

Min 286 Warwickshire County Council Free Computers

Min 287 Henley/Studley Community Forum minutes of meeting 11<sup>th</sup> November 2009 plus notes 'You Said We Did'

Min 288 Warwickshire County Council Funding Newsflash

Min 289 Warwickshire Rural Housing Association – Annual Report

Min 290 LCR Winter 2009 The Voice of Local Councils

Min 291 SLCC Branch Newsletter

Min 292 Warwickshire County Council Local Transport Plan newsletter

Min 293 MAC news – the magazine for Macmillan supporters

#### **14. Committee Reports**

Copy of the minutes of the Finance Committee meeting held on Tuesday, 17<sup>th</sup> November 2009 handed to all Councillors.

Summary:

A copy of last year's precept was passed to all Councillors.

Need to draw up a 'wish list' to be included in this year's precept for consideration by the full committee.

- Scout Hut fencing needs replacing due to vandalism
- Area for ball games on Crooks Lane Recreation Ground for use by younger children
- Idea of employing a lengthsman came from SIP meetings. To be looked at over the next 12 months.
- Damp proofing of SSSC bungalow etc.

Action: Clerk to get relevant quotes. Also allowance to be made for increased salary/administrative costs incurred for employing a locum in Clerk's absence.

#### **15. Delegates Reports**

**Report given by Cllr Mrs Wade on Christmas Celebration Evening held on Friday, 11<sup>th</sup> December 2009**

The evening was a huge success and thanks to everyone who helped. At least

18 groups from the Village took part. Would like to record special thanks to Damian Sollis for all his help. He was absolutely brilliant.

**Report from Action Studley given by Cllr McCarthy**

Planted three trees at Burial Ground, two small sorbus by path and a birch on the boundary. A child from the High School gardening club attended and learnt how to plant trees.

**16. Approve Accounts for Payment**

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

**The next meeting of the Committee is scheduled for Tuesday, 5<sup>th</sup> January 2010**

**Meeting closed 9.45pm**

