

## Studley Parish Council

Minutes of the Parish Council meeting held in the Council Chamber, Studley Village Hall on Tuesday, 19<sup>th</sup> April 2011 at 7.30pm.

### 1. Chairman declared the meeting open

### 2. Present

Vice Chair J. Vale, E. Holder, P. Beaman, W. McCarthy, Mrs S. Redman, M. Redman, Mrs H. Wersocki, J. Bacon.  
District Councillor Mrs H. Wright.  
Mr P. Ward.

Cllr Vale welcomed Mr Ward to the meeting.

### 3. Apologies for Absence

Apologies for absence were received and noted from:

Cllr Mrs A. Wade – work commitment  
Cllr Mrs M. Woodrow – family commitment  
Cllr C. Rickhards – work commitment  
District Cllr M. Weddell

### 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 17 Accounts – Personal Interest

Cllr Vale Item 10 Planning Application No. 11/00706/VARY – Personal Interest

### 5. Public Forum

Cllr McCarthy: not standing again but wishes everyone well for the future. Has been on the Council for 20 years

Cllr Vale: Cllr McCarthy will be really missed.

Cllr Vale and Mrs Wersocki are also standing down.

### 6. Mr P. Ward, Housing Needs Survey Presentation & Questions

Will make the key points, then the options to move forward.

- Survey issued in February this year with a 16% response. This may be disappointing but it is reasonable. The larger the population the response does drop.
- 66% support small housing scheme for local people. 20% opposed and 14% did not answer or did not know.
- 29 survey respondents expressed a need for alternative housing: 21 rented homes, 4 shared ownership and 4 owner occupier with local connection criteria.
- Housing need is significantly lower than the last available Housing Register data (October 2008) which indicated 141 households with a local connection seeking accommodation in the Village.
- New homes may come through a number of routes:

Sites allocated as defined by the SDC Local Plan – one site west of Birmingham Road for approximately 26 affordable homes – no certainty that will be confirmed in Core Strategy.

Sites proposed for allocation for housing development, as per the emerging Local Development Framework Core Strategy.

'Local Choice' Initiative expected to be carried forward through to the Core Strategy (COM1). Gives communities the opportunity to address local needs by suggesting schemes. Can include affordable homes and owner occupier. Occupancy would be restricted to parishioners. Green Belt land can be used if no other land available.

- Parish Council needs to decide whether to meet the housing need in this Survey (Alcester Road development site 5 homes) or wait for the Core Strategy (land west of Birmingham Road 26 homes) or follow the Local Choice Initiative which would mean identifying suitable piece or pieces of land.
- Whilst making decision need to look at last SDC housing need which registered 141 Studley people looking for homes
- Plan passed to all Councillors showing examples to explain Studley to the east and west has a strong boundary edge. Land next to a building could be looked at but any site investigated may be rejected by Planners, Highways, it could be on the flood zone or the landowner might not sell.
- Number of ways to investigate – public consultation but may not be suitable for a village the size of Studley, Parish Council could produce a list, a joint exercise with Mr Ward and two Councillors or Mr Ward with a colleague.
- Before any scheme goes ahead there will be full liaison with the Parish Council before approaching land owners and a full public consultation before submitting any planning applications.

Cllr Bacon: should not be looking at green belt whilst there are brownfield sites available (such as the Co-op site).

Cllr Beaman: in various meetings with SDC any development on the A435 will be discounted as the road is at capacity. Three sites were identified in the Village and put into the last Core Strategy. STUD1 needs to be kept for employment, already lost about 500 jobs. There are factories that could be moved and their land could then be used for housing.

Ethos of WRCC is to work in agreement with the Parish Council. Would be better for the Parish Council with their expertise to come back with a short list of suitable sites to be carried forward. Problem with brownfield sites within village boundary is the price the landowner would expect. Housing Association can only pay a maximum of £10,000.00 per unit plot then price can come down because of costs for demolition or decontamination.

Cllr Mrs Wersocki: empty shops could be turned back to houses.

Mr Ward: The Housing Association has difficulty with this as they rely on government funding and houses need to be of a certain standard. Older houses would cost more to bring up to standard. Carol Roberts, SDC could be contacted to discuss this further.

Cllr Beaman: The planning application for the Co-op site has lapsed. Could they be persuaded to let the land go for less money?

Mr Ward: The Housing Association would need to evaluate the site for suitability.

Cllr Beaman: This area is subject to air quality management but there is no money available.

Cllr M. Redman: Problem with new sites is that the drainage/sewage system is overloaded.

Cllr Mrs Wright: Orbit have more than one initiative at present. Looking to knock down garages to put in homes. This was asked for by residents.

Mr Ward: The number of homes does not have to be 29. At present would look at about 10 in any location which is under the threshold for contribution to make it viable. The houses would remain affordable in perpetuity

Agreed to pass a list of sites to Mr Ward for further discussion.

Cllr Beaman: It is important to make plans and decide where to go. Item on next agenda.

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

The minutes were received, approved and signed by the Chairman.

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

None.

## 9. Items for Discussion

Min 376 Studley Library

Cllr Mrs Wersocki: reading group have completed forms to say when they will be available to man the petition on Election Day.

Cllr Mrs Wright: it is important that any letters are sent to the Portfolio Holder, WCC not to the MP.

Feel that it is an asset stripping exercise to close the library rather than based on usage.

Agreed to invite the Portfolio Holder to Parish Council meeting before the public meeting on Thursday, 19<sup>th</sup> May 2011.

Min 28 Cllr Bacon volunteered to meet with the secretary to inspect allotment plots.

Min 14 Warwickshire Waste Core Strategy Consultation:

Document read and replies prepared by Cllr McCarthy. Generally agree with the document, should go for the options that suit Studley and protect the environment.

Thanks to Cllr McCarthy for all his hard work.

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

11/00547/FUL

Mr A Burton, 6 Lansdowne Road, Studley.  
Proposed two storey rear extension.

**No representation.**

11/00706/VARY

Mr J Gibson, The Livery, Clarkes Green.  
Removal of condition 2 of previous planning permission 09/01555/FUL concerning localised widening.

**Objection for the following planning reason:  
Due to road safety aspect, wish the condition to remain.**

11/00794/FUL

Mr M Kelly, 90B Alcester Road, Studley.  
Erection of new one bedroom dwelling.

**Objection for the following planning reasons:**

- 1. Insufficient amenity space.**
- 2. Dwelling is cramped and contrived.**
- 3. Overdevelopment of the site.**
- 4. View on to the busy A435 will be restricted if development goes ahead causing a road safety visibility problem.**

## 11. Planning Decisions Received

11/00272/FUL

Mr G Booker, 36 High Street, Studley.  
Proposed new double entrance doors to shop  
front and ramp.

***Planning permission granted 1<sup>st</sup> April 2011***

## 12. District and County Council Reports

**No District Council Report available.**

### **County Council Report given by Cllr Rickhards**

Copy circulated to all Councillors

#### **YOUTH SERVICE**

Eric Holder and I attended the youth service 'briefing' in Stratford last week.

It was confirmed that Studley was being considered along with Tyler House in Stratford as the 'centre of excellence' for the District.

Studley was held to have the twin advantages of being an area of 'disadvantage' and having a big local population of young people.

However Tyler House was cited as a centre that had already acted as a location where various outreach and other developments had been established.

On Thursday I shall attend a meeting which has been developed since the last Henley-Studley Community Forum. It will explore further the future possibilities (with no holds barred) of the youth and library services in the community forum area. One other person could attend with me. Any offers-contact me.

#### **LIBRARY**

Since I last reported I have had a sort of reply from the Portfolio holder on the question of various costs concerning this site. Property Services are now 'working' on this and hopefully will give me some details soon. From the comments made at the Youth Service meeting 'peppercorn' rents may be on the agenda after all.

I am trying to get together a small group of people who think there is some value in exploring the possibilities of a community run library.

I have to report that since my plea at the last meeting no-one has offered to help with petitioning on the streets.

#### **CHILDREN AND YOUNG PEOPLE**

This directorate is soon to join with Adult Care to become 'PEOPLE' (not even THE people).

In 2011/12 the directorate must achieve savings of £13.670 million – 16% of the budget excluding schools.

## KEY APPROACHES

The 3 key approaches of the council over the medium term are

### 1-COMMISSIONING

Business led commissioning rather than PROVIDER led-this is a change in the role of local government.

### 2-LOCALISATION

'Geographic' ways of working they claim. Better make sure Studley is on the map.

### 3-ONE FRONT DOOR

Services under one roof. Could get crowded.

Cllr Holder: Now 89% sure that Studley will be keeping the Youth Club.

## 13. Correspondence

### SDC

Min 29 Invitation to all Councillors to a workshop on Planning Considerations on Monday, 13<sup>th</sup> June 2011 in the Council Chamber 11.00am – 1.00pm. Cllr Holder to attend.

Min 30 Costcutter Ltd 38a – 38b High Street, Studley. Representation from the Parish Council was received out of time and cannot be considered by the Licensing Officer in the determination of this application. However should the licensable activities at the premises be conducted in such a way that they do not promote the licensing objectives then we have a right to call for a review at any time.

Min 31 Following complaints from residents concerning rubbish at the back of 17 Alcester Road, letter received from Lech Kocon that an initial investigation will take place to establish whether or not there has been a breach of planning control. If necessary a site inspection will be carried out. Will be informed if any action to take place.

### WCC

None.

### Other

Min 32 Confirmation received of Data Protection for 2011/2012.

Min 33 WALC: reminder that 'Facing the Challenge' details can be accessed on: [www.warwickshire.gov.uk/facingthechallenge](http://www.warwickshire.gov.uk/facingthechallenge)

Min 34 The Grieg, Alcester – Consultation

Letter received from the Vice Chairman of the Trustees that the Consultation is important to the future of The Greig's facilities and enclosing a copy of the Spring Newsletter 'The Only Way Forward'. Website created covering the scope of the proposals can be viewed on: [www.thenewgreig.com](http://www.thenewgreig.com) Clerk has already replied min 9, 5th April 2011.

- Min 35 Letter received from Arthur Daniels concerned that if the library closes there will be no where to store the collection of local history references. The Studley Local History Group, who meet regularly, produce a thrice yearly magazine of readers' contributions that runs to 500 copies per issue with an out of town and international readership. The Library's Collection is important locally and deserves to find a home in the Village. Asking if storage space can be found in the Village Hall where there will be an opportunity to consult the Collection on a reference-only basis, and could the small cost of such an exercise be borne by the Parish Council. Clerk to write that there will be no problem housing the Collection in the Village Hall.
- Min 36 NALC: Legal Briefing – The Code of Conduct recommended practice on Local Authority Publicity (England). Noted.
- Min 37 Thank you from Studley NHW for the Millennium Shield Award and hospitality on the night of the Award. Will continue work to inform Studley residents of what has happened in the Village and to suggest ways of ensuring residents are kept safe.

#### **14. Correspondence for Circulation**

- Min 38 WCC Bus Service Provision List
- Min 39 Statement of Persons nominated – Election of Parish Councillors
- Min 40 Statement of Persons nominated – Election of District Councillor
- Min 41 Minutes of SLCC meeting on 10<sup>th</sup> February 2011
- Min 42 SIP & Studley in Bloom Notes – meeting 29<sup>th</sup> March 2011
- Min 43 Parish Plans Newsletter No.21
- Min 44 Home Woodchipping Service
- Min 45 SLCC Branch Newsletter
- Min 46 Warwickshire Police Community Newsletter April 2011

#### **15. Committee Reports**

##### **Minutes of General Purposes Committee meeting on Tuesday, 5th April 2011 at 6.30pm**

##### **1. Present**

Cllrs Rickhards, J. Vale, M. Redman, E. Holder, P. Beaman, W. McCarthy, J. Bacon.

##### **2. Queen Elizabeth 11 Fields Challenge:**

Information received from WALC concerning the proposals from Fields in Trust. NALC Solicitors are looking at the deed. The Committee has decided to await further advice before looking further into the proposals.

### 3. Golf Alchemy Ltd

- The Committee has grave concerns about leasing off recreation land to a private company as may no longer be able to be used by the public. Any vandalism could move on to the nature reserve.
- Brickyard Lane Recreation Ground is the only open space area that can be used for football.
- Still a problem with dogs on the recreation ground and access. Cllr Vale thought is may be a good idea to put in two kissing or radar gate from St Chads.
- May need to look at providing some more fencing.
- Proposals by Golf Alchemy Ltd seem to be very ambitious and at this time the Parish Council would prefer not to relinquish the recreation ground and lose a recreational facility for the village.
- Feel that dogs should not be allowed on the recreation ground but very difficult to police.
- On annual village inspection in June need to look at the fencing around the Railway Inn car park.

### 4. Street Lighting Report

- Flood lights to be turned off on Crooks Lane Recreation Ground.
- One column in Pool Road also to be switched off as no longer needed.
- Light between Station Road and Warwick Close to be repaired.
- Columns in Eldorado Close, Grays Road need to be replaced. One column on Redditch Road is also in poor condition and needs replaced.
- Quote required for 9 sleeves on concrete columns, this will be done on a rolling programme.
- When lighting is changed any replacements could be switched off at midnight.
- Full report on all lights will be available for the next meeting.
- Quote from G.S. Adams for annual maintenance of £18.00 per light which for 299 points will cost £5,382.00.
- Proposed Cllr McCarthy that a quote be obtained from WCC to compare.
- Parish Council is willing for G.S. Adams to continue until a further quote is received.

Copy circulated to all Councillors

### 16. Delegates Reports

#### Report given by Cllr Holder

The Youth Club is going well and Rob McCluskey is doing a good job. Hopefully the Youth Club will be saved. Trying to bring the Job Centre in 2 days per week



as part of the business plan. The Library could also be housed there and the Silver Surfers.

**17. Approve Accounts for Payment**

Cllr Beaman left the room during this item.

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

787 Cancelled. 788 – Mrs D E Mitchell. 789 – Mrs S Perks.

790 – Inland Revenue £767.54. 791 – G S Adams £670.00.

792 – n power £4543.14. 793 – SDC £350.00.

794 – Lyreco £26.76. 795 – Studley Village Hall £3780.00.

Thank you from Cllr Vale to all retiring members. Their hard work is much appreciated.

**The next meeting of the Committee is scheduled for Tuesday, 10<sup>th</sup> May 2011**

**Meeting closed 9.10pm**

*Signed: Chairman .....*