

Studley Parish Council

Minutes of the Parish Council meeting held in the Council Chamber, Studley Village Hall on 21st January at 7:30 pm.

1. Chairman declared the meeting open.

Present

Chairman Cllr Mrs S Redman, Vice-Chairman Cllr J Ingram, Cllr P Beaman, Cllr E Holder, Cllr J Bacon, Cllr M Redman, Cllr Mrs M Woodrow, Cllr Mrs S Crofts, & Cllr A Smith

In attendance

Parish Clerk, Mrs L Gailey, Assistant Clerk Mrs L Stanton, District Councillor Mrs H Wright
County Councillor C Rickhards & 8 member of public.

2. Apologies for Absence.

Cllr Mrs A Wade (personal) & Cllr Mrs M Rickhards (personal)

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.

Cllr P Beaman- item 7-iv Christmas lights, item 7- vi Signing of underlease for Parish Council offices & item 14 payment to employer.

4. Public Forum

- I. Mrs Katherine Walters spoke in support of outline planning application 13/03141/OUT. Mrs Walters informed Council that she has addressed the 5 points of concern raised by Highways.
- II. Cllr Mrs H Wright objected to the outline planning application 13/03141/OUT and handed her letter of objection to the Parish Council. Cllr Mrs H Wright urged the Parish Council to support the objection.
- III. County Councillor Mr C Rickhards would like the Parish Council to consider applying to Warwick County Council for a village Green Status for Studley. Cllr Mrs S Redman agreed that the issue would be on the agenda for a future Parish Council meeting.

5. To pass minutes of the last meeting.

Proposed Cllr P Beaman, seconded Cllr M Redman, voting unanimous that the minutes to be signed by Chairman as true record of the meetings as published.

6. Matters Arising (for information only)

Cllr Mrs S Redman informed Council item 6- Matters Arising would be changed to Chairman's business.

Min: 122 Code of Conduct Response.

Proposed Cllr J Bacon, seconded Cllr M Redman voting unanimous the Code of Code of Conduct letter to be signed and sent to the Chief Executive of Stratford District Council.

Min: 123 Clerk read out letter of resignation from Cllr Mrs A Wade. Cllr Mrs S Redman expressed her sadness at the resignation of Cllr Mrs A Wade.

Proposed Cllr Mrs S Redman, seconded Cllr J Bacon voting unanimous that the Parish Council formally write to Cllr Mrs A Wade thanking her for her years of service to Studley in the various organisations in the Community and to also express the deep sadness of her resignation as Parish Councillor.

Min: 124 Code of Conduct Investigation by Stratford District Council on Cllr P Beaman & Cllr Mrs A Wade; both Councillors have been exonerated, no evidence to support the breach of either the Parish Council or Stratford on Avon District Council Code of Conduct.

7. Items for Discussion

Min: 125 Water usage –Station Road & Dunstall Allotments

Proposed Cllr J Bacon, seconded Cllr P Beaman voting unanimous that letters of notification to be sent out to all plot holders re the increase in water usage which has risen dramatically compared to the previous year. The increased cost will be included in the 2015 allotment rental if plots holders do not address the issue. Notices will be posted on the allotment notice boards to advise that sprinklers are not permitted.

Min: 119 Update on concerns raised by Mrs Clarke, Eldorado Close

Cllr A Smith circulated his report to all Councillors and requested for the issue to be discussed at the next Council meeting after Councillors have read his report.

Min: 126 Street naming & numbering- Development off Birmingham Road.

Proposed name “Arrow View” by Masefield.

Proposed Cllr P Beaman , seconded Cllr E Holder, voting unanimous for Council to adopt name “Arrow View” suggested by Masefield Architects & Surveyors

Min: 127 WALC Local Council Charter Feedbacks from Councillors

Proposed Cllr J Bacon, seconded Cllr Mrs S Redman voting unanimous to support Solihull MBC example charter which has more flexibility in dealing with other Councils.

Min: 128 WALC- Nomination for attendance at a Royal Garden Party at Buckingham Palace on Wednesday 21st May 2014.

Proposed Cllr Mrs S Redman, seconded Cllr A Smith voting unanimous for Vice-Chairman, Cllr J Ingram and his Consort Mrs S Ingram to be nominated to attend the Royal Garden Party.

Min: 129 Christmas Lights 2014- Clerk read out letter from the newly formed Studley Christmas Lights Committee informing Council that they have formed a Committee to raise funds for Christmas lights in Studley.

Cllr C Rickhards informed the Christmas Lights committee that they will be able to apply for a grant in September. Cllr J Bacon informed the Committee that they can also apply for a grant from the Parish Council.

Cllr P Beaman has agreed that GS Adams and the Village Hall Management Committee will each donate £100.00 towards the lights. Cllr P Beaman reiterated that the Christmas Light Committee must set up a proper bank account for the raising of funds.

Cllr E Holder will provide a list of possibilities for the Committee to approach for donation. Studley Christmas Light Committee will invite a member of the Council to attend their meeting when they have fixed a date.

Min: 130 Precept Approval.

Proposed Cllr P Beaman, seconded Cllr J Bacon voting unanimous for the approval of the Precept.

Min: 131 Signing of under lease for Parish Council offices.

Proposed Cllr J Bacon, seconded Cllr Mrs M Woodrow voting for 8, 1 abstention for the lease to be signed.

Min: 132 WALC- Annual Briefing Day 1st March 2014

The following Councillors will be attending the Annual Briefing.

- Cllr E Holder, Cllr P Beaman, Cllr J Ingram, Cllr Mrs M Rickhards & Cllr J Bacon

Min: 133 Reminder- attendances of Mrs Ruth Bamford

(RBC) Re- Local Plan 4 Council Meeting 4th February 2014.

Cllr Mrs S Redman informed that there will be a Committee Meeting with all Councillors at 6:30pm on the 4th February to formulate questions to be asked of Mrs Ruth Bamford when she attends the Parish Council Meeting. Clerk to invite Mappleborough Green & Sambourne Parish Council to attend Studley Parish Council in case they have questions that they may like to ask Mrs Ruth Bamford.

8. Planning Applications for consideration

13/03141/OUT: Mrs Katherine Walters, Land off, Brickyard Lane, Studley

Proposed erection of 4 dwellings and associated works including new access drive and car parking (All matters reserved)

Proposed Cllr P Beaman, seconded Cllr J Bacon voting for 5, 3 abstentions. To object based on the following;

- Insufficient information has been submitted with the application to demonstrate the development would not have a harmful impact on highway safety. The proposal is contrary to Local Plan Policies. DEV.4 and IMP.1 of Stratford upon Avon District Local Plan Review (Saved Policies) and District Design Guide.
- Insufficient information has been submitted with the application to establish that the proposed development would not have adverse impact on protected species. The development is therefore contrary to the provisions of Policies EF.7 and IMP.1 of the Local Plan and paragraph 188 of the NPPF.
- The Parish Council have no evidence to suggest that the site has been used for Motor repairs in recent years and has no recollection of it being used for at least 30 years or possibly longer. No attempt has been made to market it as a commercial enterprise and therefore conversion to domestic use is unsustainable.
- The lack of public footpath along a single track road on which the national speed limit applies means that the introduction of pedestrians and additional traffic would introduce an unacceptable risk.
- It is open countryside outside the built up area of the Village as set in Policy STR1.
- It does not constitute a sustainable form of development, no special circumstances have demonstrated in keeping with paragraph 55 of NPPF.
- Paragraph 14 of the NPPF clearly states that any adverse impacts have to outweigh the benefits when addressed against policy.
- The re-use of Brownfield land for 4 dwellings would have a much greater impact than the existing use of the land.

- Harm to Street Scene.
- The proposed dwellings represent an urbanising effect on the rural character and appearance, gardens, garages; parking etc. associated with housing is harmful to the visual amenity.
- Strategic site that prevents coalescence with Redditch, separating out urban conurbation with a rural location green belt and open countryside creates identity.
- Studley Parish Plan clearly states that new development should remain within the village envelope to prevent Studley becoming a suburb or Redditch.
- Elected to protect the identity of the Village.
- SDC in its Draft Core Strategy is not making any provision for Redditch Borough Council housing.
- All reference Stratford District for RBC Housing is to be deleted from their plan.

Cllr P Beaman has agreed to speak on behalf of the Parish Council if application goes to the planning committee.

13/02728/FUL: Mrs Wayne Plant, Land Adjacent, 4 & 6 Watts Road, Studley, B80 7PT
Proposed demolition of garage and erection of 2 no. dwellings on land adjacent to 4 & 6 Watts Road, Studley.

No Representation

Proposed Cllr P Beaman, seconded Cllr J Bacon voting unanimous

13/03262/FUL: Ms Julie Mooney, 21 Manor Road, Studley, B80 7LN
Proposed two storey side extension.

No Representation

Proposed Cllr J Bacon, seconded Cllr Mrs S Redman voting unanimous

13/02978/FUL: Mrs Georgina Smith, 17 Manor Road, Studley, B80 7LN
Proposed single storey side/rear extension. Widening of existing vehicular access.

No Representation

Proposed Cllr J Bacon, seconded Cllr Mrs M Woodrow voting unanimous.

14/00015/FUL: Mr Pete Janes. 10 Teal Road, Studley, B80 7LF
Proposed 1st floor rear extension.

No Representation

Proposed Mrs S Redman, seconded Cllr J Bacon voting unanimous

13/03332/FUL: Runwood Homes Ltd, Four Acres, Archer Close, Studley, B80 7HX
Proposed demolition of existing care home. Construction of new care home together with associated car parking, servicing, landscaping and ancillary works.

Proposed Cllr P Beaman, seconded Cllr Mrs S Redman voting unanimous to support in principle the following condition; that the developer attend a meeting of Studley Parish Council to discuss concerns that the Parish Council have over social inclusion provision.

13/02759/FUL: Mr Vic Lingiah (AK & VPM Lingiah Properties)

Proposed replacement of existing pre fab bungalow with 2 no. dormer bungalow.

Amended plans received showing a slight repositioning of the units and revisions to the parking to achieve a total of three spaces for the 3 bed unit. Amended Design Statement also submitted.

Proposed Cllr P Beaman, seconded Cllr J Ingram voting unanimous to object until sufficient information is provided on the tenure and use of the property is in order to ascertain the disruption to other residents.

9. Planning Decisions Received

13/02530/FUL: Mrs Pamela Lee, 11 Station Road, Studley, B80 7HR

Proposed change of use of domestic garage to workshop and office.

Application withdrawn.

13/02707/FUL: A Dyer & Sons, 23 Alcester Road, Studley, B80 7AG

Temporary retention of existing Portakabin for storage
(replace lapsed approval reference 05/01872/FUL)

Permission Granted with Conditions

13/02945/VARY: Lloyds Homes, Land to the rear of 34 & 36, Node Hill, Studley

Variation of condition 13 of planning permission 12/02898/FUL

(Erection of 6 no. dwellings and associated works)

to "The development shall not be occupied until visibility splays have been provided to the vehicular access to site with an 'x' distance of 2 metres and 'y' distances of 33 metres to the near edge of the public highway carriageway. No structure, tree or shrub shall be erected, planted or retained within the splays exceeding, or likely to exceed at maturity, a height of 0.6 metres above the level of the public highway carriageway

Permission Granted with Conditions

10. Notification of Planning Appeals & Planning Committee Meeting

There were none.

11. District, County Council & Delegate Reports.

County Councillor C Rickhards reported the following;

- Budget Deliberations- Currently all the political parties are in the process of formulating their budget proposal. As previously reported all parties are forced to present deep cuts because of the government local government settlement. However there will be a difference in priorities. This year the process might be a little more complicated since no party has a majority to carry their proposals without support from others. It is impossible to predict the outcome other than the inevitability of cuts.
- NHS- Cllr C Rickhards has attended his first meeting of the South Warwickshire NHS Trust Governors. The sole topic was the development of a brand new hospital at Stratford on the site of the existing one. Cllr C Rickhards at this moment in time cannot reveal any great detail other than this basic information. Once certain matters have been decided and the information is in the public domain Cllr Rickhards will be able to provide more information.

- Coughton Flooding- Cllr C Rickhards will be attending a meeting with County officers later in the week and will be able to report on the actions taken by County.
- Mappleborough Green Housing- Cllr C Rickhards has proposed a motion at County Council requesting for clarification from Redditch on their statement re the 'arbitrary' nature of the County boundary and the lack of consultation with local residents. This motion was defeated.

District Councillor Mrs H Wright reported the following;

- The SDC Planning Committee suggested that either planning committee can make decisions on planning matters in the other area.
- The Draft Core Strategy has now been amended to 2031. More sites would be considered.

Proposed Cllr Mrs S Redman, seconded Cllr Mrs M Woodrow voting unanimous to write to SDC to express concerns over the terms of Draft Strategy. Cllr J Ingram has agreed to draft the letter.

Delegates Reports

Cllr E Holder reported on the following;
Dunstall Allotments.

- Newly installed drainage is working well.
- There are 4 plots remain in Dunstall, plots will only be rented out to Studley residents.
- Additional 2 plots will be available for lease in March.
- There will be no further lease of plot to non residents.

Cllr E Holder circulated copies of proposed operational changes to Studley Allotment Association to all Councillors.

12. Committee Reports

- 17th December 2013- General Purposes Committee Meeting.
- 14th January 2014- General Purposes Committee Meeting

Proposed Cllr P Beaman, seconded Cllr E Holder, voting unanimous, for Committee Meetings minutes be signed by the Chairman as a true record of the meeting.

13. Correspondence

There were none.

For Circulation

Min: 134 Clerk & Council Direct- January 2014

Min: 135 Alcester North Safer Neighbourhood Team- Community Newsletter- January 2014

14. Approved Accounts for payment

21 st Jan 2014				
	WALC	Council Explained	391	£55.99
	DAC Beachcroft Solicitors	Legal Payment	392	£5400.00
	HMRC	HMRC	395	£680.14
	Ridway Caterers	Deposit booking for Chairman's Awards Evening 2014	396	£100.00
	Cancelled	Cancelled	397	Cancelled
	Electrical & Heating Maintenance	Heating repairs	398	2538.29

	GS Adams	Installation of camera, supply hearing loop system, install internet network extender, replace hand dryer	399	£1024.20
	GS Adams	Replacement Lantern - Eldorado	400	£254.40
	Excel	Telephone Charges	401	£93.02
	Redditch Skip Hire	Skip Hire	402	£183.60
	DEC Philippines Typhoon Appeal	Donation from Chairman's Charity 2013/2014	403	£282.15

Proposed Cllr E Holder, seconded Cllr J Bacon, voting for 8, 1 abstention that schedule of cheques be approved and signed.

15) Date of the next Parish Council Meeting: 4th February 2014

Meeting closed 9:25 pm