

Studley Parish Council

Minutes of the Parish Council meeting held in the Council Chamber, Studley Village Hall on Tuesday, 24th May 2011 at 7.30pm.

1. Chairman declared the meeting open

2. Present

Chairman P. Beaman, Vice Chair Mrs S. Redman, M. Redman, E. Holder, N. Green, C. Rickhards, J. Bacon, A. Smith, J. King, Mrs M. Woodrow.
District Councillor Mrs H. Wright.
Liz Wood, Library Service.
48 members of the public.

3. Apologies for Absence

Apologies for absence were received and noted from:
Cllr Mrs A. Wade – personal 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.

Cllr Beaman Item 16, Accounts – personal interest

5. Public Forum

Cllr Beaman: Bill McCarthy has been a long serving Councillor. He was appointed to the Parish Council in 1992 and was Chairman three times. He was also Chairman of Stratford District Council. The Parish Council feel it is important to celebrate the work he has done for Studley and to mark this with the presentation of a gift. Thank you to Mr McCarthy.

Mr McCarthy: has enjoyed a lot of his time on the Parish Council and is thankful that he has been able to do something for the Village. At 82 years old he feels it is time to leave. Thank you to the Council for his gift.

Colin Andrews, Crendon Close re Planning Application No.11/01006/FUL

- All of the residents are worried about the environmental impact of bringing delivery vehicles into an enclosed road and the community safety issue. Seeking support from the Parish Council.
- There is a party wall to the car park and a danger that a vehicle may overshoot the car park and end up in the back garden of the adjacent property.

- Could be a flooding issue as there will be a hard standing area with only one soakaway and inadequate drainage.
- Security gates are not in keeping with the area.
- If the car park is full could be an overspill issue with cars parking in the road. Ambulance access is already difficult due to residents' cars and other people from the High Street parking. Road is not suitable for commercial vehicles.
- This is a residential area where children play out as it is a cul de sac.
- There are no times stated for deliveries on the planning application. Access could be 24 hours a day.
- The plans are incorrect.
- Fencing could be overbearing.
- Query as to why the Co-op car park could not be used, but this is due to costs involved.
- Disabled access is already a problem as people have to park on the road due to the steep incline of drives.
- The whole of Crendon Close object to this planning application it is detrimental to the street.

The planning application will be discussed by the Parish Council but there need to be valid planning reasons to support or object. Conditions can be put in place if supported.

The road is not gritted in bad weather, residents request a grit bin.

Orchard Way, Planning Application No.11/00932/FUL

This is the third planning application. It is garden grabbing and the character of the house is not in keeping with the street. Existing house has a lot of cars parked which may move onto an unsuitable road. It is a very small area to build a house as most are on a decent sized plot. Residents feel the streetscene will be affected. There will be loss of amenity for the neighbouring property as it will be overshadowed. The road is single track and unadopted and there is already a problem of traffic using it as a cut through.

**6. Co-option of Adrian Smith and John King onto the Parish Council
Proposed Cllr Beaman that Adrian Smith and John King be co-opted onto the Parish Council, seconded Cllr Holder. Voting unanimous.**

The Declaration of Acceptance of Office forms were signed.

The Chairman welcomed Cllrs Smith and King onto the Parish Council.

It was proposed by Cllr Rickhards to bring forward the Planning Applications for consideration as the next item to be discussed, seconded Cllr Green. All agreed.

7. Planning Applications for Consideration
(Cllrs Beaman and Holder refrained from voting)

- 11/00932/FUL Mr Andrew Hewitt, Land Adjacent To, 6 Orchard Way, Studley.
Construction of two storey detached dwelling.
Objection for the following planning reasons:
- 1. Proposal will affect the visual quality and character of the road.**
 - 2. Close proximity to neighbouring property and overbearing.**
 - 3. Loss of amenity to neighbouring properties.**
 - 4. Displacement of cars from existing property could exacerbate parking problems on this very narrow road.**
- 11/01006/FUL Ellis Heating and Plumbing, 3B High Street, Studley.
Change of use of vacant land to car parking to include new footpath crossing and access steps to existing yard, offices and retail area.
Objection for the following planning reasons:
- 1. Detrimental effect to the amenity of the area changing a quiet cul-de-sac into a thoroughfare.**
 - 2. Loss of amenity to neighbouring property.**
 - 3. A community and highway safety issue with cars accessing and leaving the car park as well as possible deliveries by HGV's.**
 - 4. Plans alleged to be inaccurate as levels not considered.**
 - 5. Proposed fencing overbearing.**
 - 6. Proposed soakaway not sufficient for this amount of hard standing especially during periods of heavy rain.**
- 11/00945/FUL Ms J Edwards, Priory Square, Barley Mow Island, Studley,
Sculpture, made of mild steel, 3.5m x 1m sq base.
Support for the following planning reason:
Policy Dev.11 Enhancement of the environment.
- 11/01097/TPO Mr David Smith, 4 Riverside, Studley.
- T1 oak: remove deadwood and thin canopy by 15 – 25%.
No representation.

11/00544/FUL

Allelys Holding Ltd, The Slough, Studley.
Demolition of existing workshop and erection of storage warehouse (B8 Use Class)

Objection for the following planning reasons:

- 1. Public footpath that runs through the middle of Allelys under dispute and not clarified. This footpath needs to be protected.**
- 2. Inappropriate development in the greenbelt.**
- 3. Close to residential properties – overbearing.**

8. To Pass the Minutes of the Last Meeting

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

9. Matters Arising (*for information only*)

Min 29 Details received for workshop for Parish Councils on planning considerations on Monday, 13th June 2011. Cllr Holder to attend.

Min 35 Thank you from Arthur Daniels to the Parish Council for agreeing to house the local history collection if the library closes.

Min 50 Reply received from Studley Youth Theatre following grant request. Equipment will be 'under our care' and returned to the Parish Council should the circumstances arise.

10. Items for Discussion

Min 52 Future provision of public conveniences within Stratford-on-Avon District Council. Included in the Council's budget is a reduction in expenditure on public conveniences. SDC clarifying the arrangements for a review that is shortly to take place and would like the Parish Council to consider the following questions:

1. Would your Council be prepared to participate in this review?
2. Would your Council wish to consider taking over the Public Conveniences in your Parish depending on whether suitable terms can be agreed?
3. Is your Council aware of any other organisations or businesses in your parish that could be approached to operate a Public Convenience service e.g. Community Centres, Village Halls, local Pubs etc?
4. Are there any other facilities that currently exist in your area that could replace or be developed to replace the current Public Conveniences?

SDC is looking at all available options and feedback would be appreciated, so that services can be maintained while providing better value for money for local taxpayers.

RESOLVED following discussion for Clerk to write that Studley Parish Council is not willing to take part in the review. This is the only facility

on a strategic route between Birmingham City Centre and Stratford and has a lay-by large enough to park HGV's. Feel that the District Council should continue to provide this service

Min 376 Studley Library.

Cllr Beaman: fairly obvious from the outset that the library is not feasible in its current form. There were two potential venues the High School and the Youth Club. The Youth Club has withdrawn and the Village Hall is now interested.

Cllr Rickhards: pursuing the High School option. Must stress that the Head Teacher is not in competition but just wants what is best for the community. Would need to have a wide corridor and a screen next to the door access. Cost will be £18,000. There will be £6,500 start up fund so will still need to find £11,500.

Cllr Beaman: Village Hall – library could be housed in the old Police Office and the Charlton Room, also possibility of a One Stop Shop. Issues are loss of income from both rooms which would need to get back. Neither do we want to see the library building boarded up and carrying considerable costs. If the Library were to come to the Village Hall will need the support of the Parish Council. Under the present format the Village Hall Management Committee, due to depleted numbers, do not have the ability to take on the extra work.

Would like to see the Parish Council take over the Village Hall and the running of it coming under the Parish Council and the Clerk.

Cllr Mrs Redman: concerned that the library debate has now turned into a discussion to run the Village Hall. Need to keep the two items separate.

Cllr Redman: if the Parish Council take over the Village Hall it should not come under the responsibility of the Clerk.

- WCC have guaranteed that we would have the use of the existing stock and be able to use the stock rotation system.
- If the High School is used the day to day costs will be absorbed into their costs. They would not be looking for any rent. It might also encourage the youngsters to use the library and it would be a good idea for pupils to use as work experience and to interact with all age groups.
- Would still have to find the £11,500.
- Concerns that anyone could enter the school campus.
- Comments received that Library Service and some residents especially the elderly are not keen to use the school.

Liz Wood, Library Service: last week's meeting was well attended and comments taken back. It is not a done deal, looking at ways to offer a service without building costs. Everything will be offered, books, library system, support and training for volunteers. Business

case needs to be put together. Any proposals will be taken to the Cabinet meeting.

Cllr Mrs Wright: Figures show that older people use the library, query as to whether they have been asked which building they would prefer.

Liz Wood: This is why there is a public consultation. It is for the people who use the library.

Cllr Green: concerned that if the business plan has to be in place before decisions are made, would we be signing our 'death warrant'?

Liz Wood: the Consultation is about cuts, 10 point plan proposed which will achieve £2 million savings.

Support from the Parish Council for both the Village Hall and the High School to put in a bid.

Item for next agenda. Meeting to be arranged in July to discuss the management of the Village Hall.

Communities Libraries Workshop at Rugby College on Thursday, 2nd June 2011. Cllrs Rickhards and Mrs Wade to attend.

Min 65 Neighbourhood Plan:

Deferred until next meeting. Rob Weeks, SDC will attend next meeting to provide more information.

Min 66 Housing Needs Survey:

Deferred until next meeting.

Min 67 Date for Annual Parish Meeting agreed Tuesday, 7th June 2011

6.30pm – 7.30pm. Spencer Colquitt, CAB (Citizen's Advice Bureau to be invited.

Min 68 Date for Annual Village Inspection agreed Tuesday, 14th June 2011

6.00pm.

11. Planning Decisions Received

None.

12. District and County Council Reports

District Council Report given by Cllr Mrs Wright

Copy circulated to all Councillors

Annual Meeting Wednesday, 19th May 2011

New Chairman in place and Committee places agreed.

Cabinet Meeting 23rd May 2011

Items of Interest to Studley

Item 5

Response to Warwickshire County Council – Library & Youth Service

A positive response to be forwarded to WCC. The formal response is on the Stratford District Council web site.

Item 7

New Homes Bonus Payment

Stratford District Council was allocated £217,738

Currently there are no proposals on how this money will be spent.

The appendices to this item contain a Locality Profile for Henley and Studley Community Forum. Cllr Hazel Wright requested that the information should be provided separately specifically for Studley as combining Studley and Henley was distorting the Studley indices.

Item 9

Stratford District Local Development Framework

Local Development Scheme

Planning Authorities are required to prepare and maintain a 3 year project, referred to as the Local Development Scheme.

An amendment is required to pay attention to the Gypsy and Traveller Guidance notes.

Thus requires the adding of a detail.

A summary table can be found on the Stratford District Council website.

Clerk to write to Paul Lankester re Item 7.

No County Council Report Available.

13. Correspondence

SDC

Min 69 Rural Housing Enabling Event: 4th July 2011 Ettington Community Centre 4.00pm. Looking for representatives from the Parish Council and other agencies to attend to provide an opportunity to share information and experiences, and to enhance their understanding and discuss issues with all stakeholders. Particularly interested in hearing from representatives from Parish Councils who are finding it difficult to progress affordable housing schemes.
Cllr Holder to attend.

Min 70 Consultation re future ownership of parcels of District Council land. The Council's Cabinet has decided to dispose of a number of parcels of non operational land, owned by the Council. Certain sites will be offered in the first instance to the relevant parish council subject to final approval by the Cabinet. The Council will consider a very long lease or a freehold sale at a value to be agreed. The District Council's reasonable professional fees will have to be paid and all maintenance, outgoings and liabilities for the land will transfer with the lease or sale. Areas to be considered in Studley are Foster Avenue, Railway Close, Redditch Road and Albert Close.

RESOLVED Clerk to write that the Parish Council would be interested in

principle in acquiring the piece of land on Redditch Road either by taking on a lease or acquiring the land.

- Min 71 Stratford-on-Avon District Local Development Framework – invitation to additional Core Strategy Consultation workshop on Monday, 6th June 2011 6.30pm – 8.30pm Elizabeth house. Limited to two representatives per Parish Council. Cllrs Beaman and Holder to attend.

WCC

- Min 72 At a recent Henley/Studley Community Forum meeting a resident raised two issues i) request for bollards on the grass verges of Toms Town Lane and ii) query as to what has happened to the pole on the kerb on Toms Town which disappeared a few weeks ago.

Clerk to respond whilst we agree that the grass verge is often driven over by buses and HGV's the Council feel that it would be inappropriate to put bollards along the narrow strip of grass at the junction, as these could be more dangerous, especially when the brewers trucks are delivering to the Little Lark. Large vehicles have to mount the grass verge to negotiate the narrow access turning into Towns Town Lane. If bollards were installed they would be demolished or damaged in a short space of time.

The Parish Council are not aware of what has happened to the pole and having asked Studley in Bloom are waiting for a reply.

- Min 73 Copy of the Partnership Landscapes Report to the County Council Consultation received. Views required by 27th May 2011.

Other

- Min 74 Request received from Mr Cale to arrange for an extra 30 minutes at next Parish Council meeting for an 'open discussion' for all plot holders with a mandate on Studley Allotment water supply and the use of hose pipes. Water supply to be looked at during annual village inspection on 14th June 2011.

- Min 75 NALC Policy Consultation: The Government's Plans to move England Waterways into a new charity in England and Wales. Copy circulated to all Councillors.

- Min 76 NALC Policy Consultation: Planning for Traveller Sites. Copy circulated to all Councillors.

Correspondence for Circulation

- Min 77 Warwickshire Police Community Newsletter May 2011

- Min 78 Clerks and Councils Direct

- Min 79 Studley Allotment Association minutes of meeting held on 28th February 2011

- Min 80 The Clerk

14. Committee Reports

Minutes of General Purposes Committee meeting on Tuesday, 19th April 2011 at 7.00pm

1. Present

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

2. Street Lighting

Verbal quote received from Warwickshire County Council for approximately £7,000.00.

Quote received from G S Adams £5382.00 + VAT

Very comprehensive list supplied.

299 lanterns – 294 in total as 5 have 2 lamps

20% each year are checked, serviced and repairs carried out so programme will be complete after 5 years.

Very few Councils have taken on Street Lighting.

Money allocated in this year's precept.

Cllr Beaman left the room whilst voting took place.

Proposed Cllr McCarthy to accept the of £5382.00 + VAT received from G S Adams, seconded Cllr Holder. Voting unanimous.

Rest of repairs will be phased in over next 12 to 18 months. Emergency repairs on columns in Eldorado Close and Grays Road will be done in the near future.

Copy circulated to all Councillors.

15. Delegates Reports

Cllr Holder: Youth Club is still going well. Copy of programme of summer events circulated to all Councillors.

16. Approve Accounts for Payment

Cllr Beaman left the room during this item.

Proposed Cllr King that the schedule of cheques for payment be approved, seconded Cllr Rickhards. Voting unanimous.

802 – Mrs D E Mitchell. 803 – Mrs S Perks.

804 Inland Revenue £745.88. 805 – G S Adams £1103.21.

806 Came & Co. £46.75.00. 807 - Studley in Boom Grant £500.00*.

808 – New Century Theatre Grant £500.00*. 809 – Petty Cash £60.00.
810 – BT Internet Services £107.96. 811 – Allotment Association £234.00.

***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 £500.00 in respect of Studley in Bloom and £500.00 in respect of the New Century Theatre.

The next meeting of the Committee is scheduled for Tuesday, 7th June 2011

Meeting closed 9.55pm

Signed: Chairman