

Studley Parish Council

Minutes of the Parish Council meeting held in the Council Chamber, Studley Village Hall on 1st May 2018

1. Chairman declared the meeting open.

Present

Chairman Cllrs P Beaman, Vice- Chair Mrs S Redman, Mrs J Beard, B Dixon, A Smith, C Summers & N Edden

In attendance

Assistant Clerk- Mrs L Stanton & 3 members of public .

2. To receive Apologies for Absence

Parish Cllrs Mrs S Redman, Mrs S Crofts, Mrs M Rickhard, E Holder, County Cllr C Rickhards & District Cllrs Mrs H Wright, J Kerridge, County Cllr C Rickhards & Clerk- Mrs L Gailey

3. To consider acceptance of Apologies

Proposed Cllrs P Beaman , seconded N Edden, voting unanimous to accept apology.

4. Declarations of Interest.

- **To receive declaration of interest from Councillors on items on the agenda**
There were none
- **To receive written request for dispensations for disclosable pecuniary interest (if any)**
- There were none
- **To consider any request for dispensations as appropriate.**
- There were none.

5. Public Forum

- Mrs Catherin Brehany- Due to work commitments she is not able to attend.
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- Cllr A Smith spoke regarding concern that he has received from a resident living in Riverside on the ownership of a piece of land adjacent to Priory Court. The resident noticed that a number of public have congregated on the land late in the night. Mr Ray Westwood a member of the residents association who was attending the public forum explained to Council that of late, residents in Riverside have noticed a lot of anti-social behaviour taking place on the said land. Council advised Mr Westwood to report the incidents to 101.
- Mr Ray Westwood spoke regarding his planning application 18/00975/TPO. He would like Council to consider his request for the tree works that he would like to carry out due to safety reasons.

6. Matters Arising (for information only)

There were none.

7. Update from The Studley Parish Neighbourhood Plan Steering Group.

The SPNP Steering Group has now appointed a consultant to advise the group on the Plan. The Environment and Housing groups have had additional meeting.

8. Planning Applications for consideration

- 18/00975/TPO: Mr Raymond Westwood, 5 Priory Court, Studley, B80 7BB
- Proposed: G1- poplars x13 – reduce crowns overhanging driveway by 6 metres to leave 6 metres radial spread. Crowns on field side to be reduced back, to match those on driveway side, to leave balanced crowns.
- **Proposed Cllrs A Smith, seconded C Summers, voting unanimous to Support the application based on the following reasons;**
- **Interest of public safety due to public footpath where the trees overhang**
- **Prolong the life of the trees**

- 18/00586/FUL: S Rose Studley Cricket Club, Birmingham Road, Studley, B80 7BG
- Proposed extension to pavilion for upgrading of facilities and provisions for disabled access in and around building
- **Proposed Cllrs P Beaman, seconded N Edden, voting unanimous to have No Objection on the planning application**

9. Planning Decisions Received

- 18/00797/HHPA: 95 Crooks Lane, Studley, B80 7QY
- Proposed: The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 6m , for which the height would be 3.6m, and for which the height to eaves would be 2.4 m.
- **Prior Approval Not Required**

- 18/00480/FUL: 13 Lansdowne Crescent, Studley, B80 7RJ
- Proposed erection of two storey side and single storey rear extensions (amended scheme to 17/03147/FUL)
- **Permission with condition**

- 18/00041/VARY: Planscapes (Leisure) Ltd, 2 Redditch Road, Studley, B80 7AX
- Variation of condition no 6 of planning permission reference 15/01558/FUL to allow for works and archaeological work to proceed as set out in the revised written scheme of investigation.
- Original description of development: Demolition of existing industrial and commercial buildings and 2 no. flats; construction of 4 no. houses and 3 no. flats together with creation of new vehicular access, parking area, gardens, erection of new boundary treatments to Redditch Road and installation of biomass district heating system (resubmission of 14/00665/FUL)
- **Permission.**

- Appeal re: APP/J3720/W/17/3181422: Agricultural building at Field Farm, Hardwick Lane, Studley, Warwickshire, B80 7AE.
- The development proposed is the conversion of the barn into 2x3 bed and 1 x 4 bed dwellings measuring a total 449sqm with the remaining floor space to be left void and /or in non –residential use, refurbishment and recladding, internal works and the creation of domestic cartilages and parking areas.
- **Appeal Decision: The appeal is dismissed**

- Appeal Ref: APP/J3720/W/17/3183788: Haydon House, 3-7 Alcester Road, Studley, B80 7AN
- The development proposed is change of use of part of the ground floor of Haydon House from financial and professional services (class A2) to a hot food take away (class A5) including the installation of a new shop front with an ATM facility and a new independent access to the first floor, and the installation two external fuels on the side elevation of the premises.
- **Appeal Decision: Permission Granted**

- 18/00536/TPO: Clarke Green Farm, Hardwick Lane, Clarke Green, Studley
- Proposed T1 Yew: Reduce height by approximately 5-6 metres and spread to 6 metres. T2 yew: Reduce height by approximately 5-6 metres and spread to 6 metres.
- **Planning Officer request for PC to withdraw the Objection following her visit to the site. Reasons given:**
- The agent initially completed the form proposing 30% reductions to the two trees. We require specific measurements and when our administrative section contacted him for clarification, he gave dimensions, which realistically would only relate to the larger tree T1. On inspecting the site, T2 is a smaller tree and I would therefore have expected that the metres reduction given for this tree, would have equated to the 30% as proposed. However this is not the case.
- In terms of T1, the larger yew tree, this has a height of 15metres. Unfortunately, it has lost a large section of its crown to the roadside in the past. The eastern crown has more recently been storm and snow damaged. The resultant tree is one, which is very poor in terms of form and has significant weight and leverage above a weakened, decaying area, where the main stems form. There is a risk that the remaining section of tree will fail at this point. There is also included bark between the remaining two sections of stem and this further increases the risk of failure.

- Trees naturally reduce in size in order to survive. Given the form and condition of the tree, I would not be in a position to object to remedial works to the tree. The works will reduce the size of the tree, however the yew should respond to this work, as long as sufficient live crown remains. I would however, be wishing to agree with the agent, a lesser height reduction of 4.5metres and not 5-6metres as proposed. 4.5metres is 30% of the height. The lateral spread should be 6-7 metres.

- T2 is the smaller of the two yew trees. The proposed reduction figure given by the agent is really for T1, as a 5-6metre reduction of this tree would equate to more than a 50% reduction. This tree has power lines passing adjacent to the crown. The crown of the tree will be pruned by Power Line companies, to provide 2metre clearances of the wires. This pruning has been undertaken in the past and now leaves a tree with an uneven crown. Further pruning would be required to gain the statutory clearance, so rather than have a misshapen tree, I consider that an element of crown reduction work could be undertaken. In terms of the security camera views, there is a clear view of the access and gate, so I do not consider that the pruning is necessary to improve this. In my opinion, the pruning would be undertaken to result in a more pleasing shaped tree. Yews can cope with reduction works. I would therefore suggest that a 2metre height reduction is undertaken together with selective lateral reduction of between 1 and 1.5metres to shape.
- **Proposed Cllrs P Beaman, seconded A Smith, voting unanimous that PC will now have No Objection for this revised planning application based on the reasons and amendments made by the planning officer**

- 18/00204/FUL: Mr Sandeep Singh, Garage Blocks Allendale Court, Studley.
- Proposed: Demolition of existing 10 no. lock up garages and the development of 2 nos 3 bedroom dormer styles houses.
- **Planning officer request PC to withdraw the Objection.**
- **Proposed Cllrs P Beaman, seconded N Edden, voting unanimous that PC will not withdraw their objection on this planning application**

10. Notification of Planning Appeals & Planning Committee Meeting

- 17/02375/FUL: Grayston Nixon Ltd, Victoria Works, 33 Redditch Road, Studley, B80 7AU
- **Written representations – by 15th May 2018**
- **Cllr P Beaman will write to the planning inspector to reiterate Council objection for the planning application**

11. Approve Accounts for payment

1 st May 18	Supplier	Description of service/ Goods	Cost £	Chq no	Total £
	Studley Community Library	Grant for quarterly rent (April, May & June	1250.00	431	1250.00
	Boxer Enterprises Ltd	Support for 5 computers	120.00	432	120.00
	Boxer Enterprises Ltd	Website development	166.00	432	166.00
	J Vale	Ground maintenance for: <ul style="list-style-type: none"> • Railway Inn x 2 	65.00	433	130.00
		<ul style="list-style-type: none"> • Corbizum Ave x 2 	55.00	433	110.00
		<ul style="list-style-type: none"> • Village Hall 	11.00	433	11.00
		<ul style="list-style-type: none"> • Crooks Lane Recreational x 2 	100.00	433	200.00
		<ul style="list-style-type: none"> • Grave yard x2 	195.00	433	390.00
		<ul style="list-style-type: none"> • Installing 17 rolls turf over grave 1½ hours labour 	18.00	433	27.00
		<ul style="list-style-type: none"> • 17 rolls of turf 	68.00	433	68.00
		<ul style="list-style-type: none"> • Collecting load and labour Cost for laying stone on land Next to grave yard 1½ hours 	25.00	433	37.50
		<ul style="list-style-type: none"> • Empty dog bin at open space 	10.00	433	10.00
	P A Janes	<ul style="list-style-type: none"> • Monthly litter pick at Crooks Lane Recreational Ground 	360.00	434	360.00
		<ul style="list-style-type: none"> • Monthly litter pick for Pool Road car park – Every Saturday & Sunday 	45.00	434	45.00
	Rialtas Business Solutions Ltd	Year end closing down of PC accounts	677.40	435	677.40
	Studley In Bloom	Yearly grant	750.00	436	750.00

	Studley In Business	Grant for Studley on the Map signing project	500.00	437	500.00
	GS Adams	<ul style="list-style-type: none"> Replacement of 35W SOX And replacement LED Lantern- 1 Albury Road 	450.00	438	450.00
		<ul style="list-style-type: none"> Street Lighting maintenance for April 	540.67	438	540.67
	Water Plus	Station Road allotments	51.23	DD	51.23

Proposed Cllrs P Beaman, seconded J Bacon, voting unanimous for the schedule of cheques to be approved and signed

12. Date of Annual General Studley Parish Council meeting 8th May 2018

13. The next Parish Council meeting will be held on the 15th May 2018

Meeting closed: 8:05 pm