

# Studley Parish Council

Minutes of the Parish Council meeting held in the Council Chamber, Studley Village Hall on 2<sup>nd</sup> October 2018

## 1. Chairman declared the meeting open.

### Present

Chairman Cllrs Mrs S Redman, Vice- Chair C Summers, Mrs J Beard, B Dixon, Mrs S Crofts, A Smith, Mrs M Rickhards, E Holder, M Fox, N Edden, P Beaman & J Bacon

### In attendance

Parish Clerk – Mrs L Gailey, Assistant Clerk- Mrs L Stanton, District Cllr Mrs H Wright & 1 member of press and 4 members of public.

## 2. To receive Apologies for Absence

County Cllr C Rickhards

## 3. To consider acceptance of apologies

There were none.

## 4. Declarations of Interest.

- To receive declaration of interest from Councillors on items on the agenda
- To receive written request for dispensations for disclosable pecuniary interest (if any)
- To consider any request for dispensations as appropriate.
- There were no declarations of interest.

## 5. Public Forum

There were no members of public registered for Public Forum

## 7. Matters Arising ( for information only)

There were no matters arising.

## 6. Planning Applications for consideration

- 18/002288/FUL: Mr B Annis, 10 New Road, Studley
- Proposed additional roof above garage, additional pitched roof above existing flat roof and box dormer window.
- **Proposed Cllrs E Holder, seconded P Beaman, voting unanimous to have No Objection for this planning application.**
  
- 18/02276/FUL: For Domino Pizza UK & Ireland, 25A Alcester Road, Studley
- Proposed: Application for change of use from Financial and Professional Services (Class A2) to a Hot Food Takeaway (Class A5) including a new shopfront, ventilation and extraction system and associated ancillary works.
- **Proposed Cllrs P Beaman, seconded E Holder to Object to this application based on the following reasons;**
- **It is the opinion of the Parish Council that the loss of A2 use at 25A Alcester Road would have a negative impact on the viability of the existing A2 uses on the site. Policy CS.22 (Economic Development) promotes development which provides for a wide range of business and commercial activity. It is considered that the change of use at 25A Alcester Road from A2 use (financial & professional services) to A5 use (hot food takeaway) would severely detract from the vitality and viability of Studley's Main Rural Centre, shopping and service provision, contrary to the requirements of Policy CS22 of the Stratford on Avon Core Strategy (2011- 2031)**

- It is the opinion of the Parish Council that the change of the use from A2 (financial and professional services) to A5 (hot food takeaway) would not bolster the role of the village centre as a focus of local shops and services. Policy CS23 (Retail Development and Main Centres) objective is to avoid significant adverse impact on the vitality and viability of Rural Centres. The change of use would not strengthen the function and character of Studley's Main Rural Centre for the benefit of residents, businesses and visitors, contrary to the requirement of Policy CS.23 and A5.8 of Stratford on Avon Core Strategy (2011-2031) and the requirements of Studley Parish Plan 2017- 2020.
  - Lack of diversity of shops.
  - 1 food outlet for every 120 residents
  - Lack of parking for staff & Customers
  - Lack of provision on the danger of parking on Alcester Road and the vicinity of the location of bus stop.
  - No evidence of identifying the need for another takeaway in the village. There are sufficient takeaways and eateries that already provide the same food.
  - It is the PC opinion the location on A435 will have negative impact on highway safety.
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- 18/01747/VARY: Mr Ainsworth Homelife Ltd, Warwick County Fire Brigade, Bell Lane, Studley
  - Proposed: Variation of condition no:2 of planning permission reference 16/00502/FUL dated 21<sup>st</sup> September 2016 to allow for minor design changes to the building and slight re-siting of the building.
  - Original description of development: Demolition of former fire station and erection of 6, one bedroomed apartments with management for supported living (C3 use)
  - **Proposed Cllr M Fox, seconded N Edden, voting unanimous to have No Representation for this application.**

## 7. Planning Decisions Received

- 18/01897/FUL: Mrs Catherine Whitfield, 1 Hamilton Drive, Studley, B80 7RP
  - Proposed: Two storey side and single storey rear extension
  - **Application withdrawn.**
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- 18/02098/LDE: Mr Charles Fortey, 124 St Judes Avenue, Studley, Warwickshire, B80 7JD
  - Retrospective conversion of garage to include the removal of the garage door and replacement window.
  - **Certificate of Lawful Existing use or Development**
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- 18/02169/FUL: Mr Paul Isbell, Infinite Development Group, Liberal House, Bell Lane, Studley
  - Propose: new window openings created to form lightwells to rear office space with construction of new cycle rack and bin store to front of premises.
  - **Permission with Condition.**
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- 18/02408/HHPA: Mr & Mrs Batchelor, 7 St Chads Road, Studley, B80 7JH
  - Proposed: rear conservatory measuring 3.6metres in depth, for which the maximum height would be 3.2 metres and for which the height to the eaves would be 2.45m.
  - **Prior Approval not required**

## 8. Notification of Planning Appeals & Planning Committee Meeting

There were no planning appeals & planning committee meeting.

## 9. Approve Accounts for payment

2 <sup>nd</sup> Oct 2018	Supplier	Description of service/ Goods	Cost £	Chq no	Total £
	Michael Reddy	Toastmaster for Awards Evening	75.00	515	75.00
	Ridgeway Marquees	Hiring of tables for Awards Evening	100.80	516	100.80
	Sue Dalby Caterers	Catering for Awards Evening	2773.00	517	2773.00
	Boxer Enterprises Ltd	Monthly website development, Hosting & maintenance	286.00	518	286.00
	Lyreco	Stationeries	63.49	519	63.49
	The Play Inspection Company	Inspection of play equipment	156.00	520	156.00
	PA Janes	Monthly Litter pick	360.00	521	360.00
	J Vale	Ground Maintenance	1536.00	522	1536.00
	P A Janes	Litter pick Pool Road Car park litter pick at weekend and emptying of skip	190.00	523	190.00
	GS Adams	Street light maintenance for Sept	553.93	524	553.93
	GS Adams	Replacement lantern Column 1 Albury Road	459.00	525	459.00

**Proposed Cllrs P Beaman, seconded S Crofts, voting 11 for, 1 abstention for the schedule of cheques to be approved and signed**

## 12. Date of the next Parish Council Meeting 16<sup>th</sup> October 2018

**Meeting closed: 7:50 pm**

