

Studley Parish Council

Minutes of the Parish Council meeting held in the Council Chamber, Studley Village Hall on 22nd January 2019, at 7:30pm

1. Chairman declared the meeting open.

Present

Chair Cllr Mrs S Redman, Vice Chair Cllr C Summers, Cllrs Paul Beaman, N Edden, B Dixon, M Fox, A Smith, Mrs M Rickhards, Mrs J Beard, & Mrs S Crofts

In attendance

Parish Clerk, Mrs L Gailey, Assistant Clerk, Mrs L Stanton, County Cllr C Rickhards & District Cllr J Kerridge & 6 members of public.

2. To receive Apologies for Absence

Cllrs E Holder, J Bacon & District Cllr Mrs H Wright

3. To consider acceptance of Apologies

Proposed Cllrs P Beaman, seconded Mrs S Crofts, voting unanimous to accept apologies.

4. Declarations of Interest.

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

5. Public Forum

- I. Mrs Mumford informed Parish Council that the stand pipe located close to their plots (D31A & 30B) has been installed for at least 8 -10 years. Mrs Mumford requested to retain the stand pipe as she and her husband are unable to carry water from the other end of the allotment due to ill health. The Chair informed Mr & Mrs Mumford that the request they have made will appear on the agenda for discussion at the Parish Council meeting on 19th February 2019.
- II. Mr Shohaib Shafiq from Studley in Business requested permission from the Parish Council to use the Recreational Ground in Pool Road for a Party in the Park event to take place on the 22nd June 2019. The event will have a variety of bands and performing arts groups and will be funded by the rental of spaces to traders. The Chair raised concerns that the event could clash with the annual Studley Festival held in early July. Mr Shafiq was asked to provide more details in time for the Parish Council meeting on 19th February 2019 where his request will appear on the agenda for discussion.
- III. Mr Bill Acres, the Chair of the Studley on the Map Project seeks the Parish Council support for the 2 planning applications (18/03704/ADV & 1803702/ADV) on the agenda. He also updated the Parish Council that the Studley on the Map team will be launching the new website 'Enjoyable Studley' on 14th February 2019.

6. Update from The Studley Parish Neighbourhood Plan Steering Group

Cllr P Beaman informed Parish Council that as the Housing Need Survey results had been received and adopted by the Parish Council, the various working groups will now be moving forward to formulate the plan. The Business Survey, once approved by SDC, will be posted out to all businesses in Studley

7. To pass minutes of the last meeting.

- 18th December 2018
- 8th January 2019

Proposed Cllrs Mrs S Redman, seconded M Fox, voting unanimous for the minutes to be signed as true record of the meetings.

8. Matters Arising (For Information only).

There were none.

9. Items for Discussion

There were none

10. Planning Applications for Consideration

- 18/03704/ADV: Studley in Business- Land Adjacent Former Studley Centre, Pool Road, Studley
- Proposed: Finger post x2 and three sided totem information board.
- **To request for further information from SDC for the actual siting of the signs.**
- **Proposed Cllrs P Beaman, seconded M Fox, voting unanimous that Parish Council approves the design and the general location of signage subject to the final confirmation of the siting by the Chair of Studley Parish Council. Following the site visit by Chair, the Parish Council offer No Objection based on the following condition that the proposed Finger Post intended for the High Street, in front of Millennium House be positioned on the foot path against the retaining wall. (Photograph of preferred area has been submitted to SDC Planning.)**

- 18/03702/ADV: Studley in Business- Studley Nature Reserve, St Judes Avenue, Studley
- Proposed: Single sided Information Board and Way finder directional arrow sign.
- **To request for further information from SDC for the actual siting of the signs.**
- **Proposed Cllrs M Fox, seconded N Edden, voting unanimous that Parish Council approves the design and the general location of signage subject to the final confirmation of the siting by the Chair of Studley Parish Council. Following the reviewing of the location plan by the Chair, the Parish Council offer No Objection to this planning application.**

- 19/00001/FUL: Mrs P Powell, 182 Alcester Road, Studley, B80 7PA
- Proposed: Single Storey side extension.
- **Proposed Cllrs P Beaman, seconded Mrs Rickhards, voting unanimous to have No Representation for this application.**

- M18/02886/FUL: Mr Horwood- Tesco Express, 33- 35 Alcester Road, Studley, B80 7LL
- Proposed: Installation of new refrigeration plant and condenser (booster) and the replacement of 2 no. sales floor ac unit.
- **Proposed P Beaman, seconded M Fox, voting unanimous to have No Objection subject to confirmation that noise levels will be within accepted levels.**

- 18/03698/FUL: Mr & Mrs Evans – 17 Albury Road, Studley, B80 7LW
- Proposed: two storey and part first floor side extensions. Lean to roof above existing flat roof garage and porch.
- **Proposed Cllr P Beaman, seconded Mrs S Redman, voting unanimous to have No Representation for this application.**

- 18/02276/FUL: Domino's Pizza UK & Ireland, 25A Alcester Road, Studley, B80 7LL
- 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.

- Amended/additional information a revised proposed elevation plan. The changes to the previous plan are as follows;
- The shop front and first floor façade has been updated
- Brickwork has been redecorated in an off-white/ cream colour where there is currently dark brick façade.
- The existing window frame at first floor level now to include “traffic grey” frame
- Fans lights are proposed to be included as part of the shop front glazing
- Mullions have been added to the shop from glazing
- Fascia sign height has been reduced.
- **Proposed Mrs S Crofts, seconded B Dixon, voting unanimous to Object 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 CS.22 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 CS.23 (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.**
- **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.**
- **In recent completed Studley Neighbourhood Plan (Nov 2018) residents were against any further takeaways Their views should be taken into consideration. There is currently a building with A5 use within 100 yards of this location.**
- **SDC has refused permission on 5th February 2018, application no: 17/03088/FUL based on the following reasons;**
- **Policy CS.22 'economic development' promotes development that provides a wide range of businesses and commercial activity. It is considered that the change of use from A2 (financial and professional services) to A5 (hot food takeaways) would severely detract from the vitality and viability of Studley's main rural centre and shopping and service provision, contrary to the requirements of policy CS.22 of the Core Strategy (2011-2013)**
- **The Local Planning Authority has taken into account the National Planning Policy Framework, including paragraphs 186 &187 which detail the need to work positively with applicants to secure developments that improve the economic, social and environmental conditions of the area.**

11. District, County Council & Delegate Report.

- **Report from District Cllr J Kerridge.**
- **Air Quality-** SDC has approved the District air quality technical planning guidance on the 14th Jan 2019.
- **Draft Supplementary Planning Document** was discussed at the SDC Cabinet meeting. The document is guidance for parking standards for new developments and quality of designs and other planning aspects. Proposed parking standards for new developments based on;
 - 1 bedroom unit – 1 space
 - 2 and 3 bedroom unit – 2 spaces
 - 4 and 5 bedroom unit- 3 spaces
 - Visitors parking- 0.2 spaces for visitor parking per unit.
 - Parking standard for Care Homes, retirement homes, takeaways and other business.
 - District Cllr Kerridge has requested SDC to provide training for the Supplementary Planning Document for Town & Parish Council when the draft has been adopted by SDC
- **Report from County Cllr C Rickhards.**
- **Installation of Yellow Lines at the following roads;-**
 - Both ends of Watts & Holt Road.
 - At the end of Morgan Close
 - **Consultation Proposed Puffin Crossing-** location on Alcester Road near Castle Road junction on the A435. The proposed Puffin Crossing will be installed at the same location where The School Crossing Patrol Officer use to carry out her duties
 - **Stratford Fire Station-** is proposing to only have one pump engine instead of 2 pump engines as at present. This may have an impact on Alcester Fire Station to have only 1 pump.
 - **Members Grant Scheme-** the second round of the grant will be announced in early February. All submissions made following the first round will be considered. There is only a limited amount of money available in this second round.
 - **On- going Parking issues at Allen Close-** Orbit has agreed to meet with all the local residents. No dates have been set for the meeting.
- **Delegate report: SS&SC-** Circulated by email to all Councillors.

12. Committee Reports

- Notes of the Environment Meeting- 8th January 2019
- **Proposed Cllrs P Beaman, seconded M Fox, voting unanimous for the notes of the Environment Committee to be signed as true record of the meeting.**

13. Correspondence

Min: 104 Email- SDC from the Head of Technical & Community Services

Cllr Mrs S Redman read out the response from the Head of Technical & Community Services to the Parish Council regarding the Co-op site.

Min: 105 VASA- Thank you letter for the Community Transport Grant

Min: 106 Resident – Gate way – High Street

Clerk read out correspondence received from a resident in response to the PC's request to close the gateway that the resident had created onto Parish Council land.

Proposed Cllrs P Beaman, seconded Mrs S Redman, voting 9 for, 1 abstention that the Parish Clerk write to the resident to inform them, 'that the Council considers the gap in the line of fencing that they have erected along the boundary with the Studley Sports & Social Club, represents a gateway. The Parish Council requests that the gap in the fencing is made good within 28 days with the same fencing that has been erected along the rest of the boundary'.

Min: 107 Consultation: Proposed Puffin Crossing on Alcester Road near Castle Road, Studley. Written comments due 15th February 2019.

Proposed Cllrs P Beaman, seconded Mrs S Redman, voting unanimous the Parish Council are in favour of the installation of Puffin Crossing for the safety of the residents.

- Circulation

None.

14. Approve Accounts for payment.

22nd Jan 19	Supplier	Description of service/ Goods	Cost £	Chq no	Total £
	Alcester Town Council	Civic event	60.00	583	60.00
	Streetscape	Outdoor exercise equipment	14,394.00	584	14,394.00
	Excel Telecommunications	Telecom	92.82	585	92.82
	WALC	Training for Councillor	30.00	586	30.00
	CommuniCorp	Renewal Subscription for Clerk & Council Direct newsletter	12.00	587	12.00
	Amies Tree Care	Fell 1x oak tree	700.00	588	700.00
	Ridgway caterers	Booking deposit for Awards 2019	250.00	DC	250.00
	HMRC	HMRC	995.53	589	995.53
	Warwickshire Pensions	Pensions	1063.00	590	1063.00

Proposed Cllrs B Dixon, seconded J Bacon, voting unanimous for the schedule of the cheques to be approved and signed.

15. Date of next meeting 5th February 2019

Meeting closed 9:15pm