

# Studley Parish Council

Minutes of the Parish Council meeting held in the Council Chamber, Studley Village Hall on 5<sup>th</sup> February 2019

## 1. Chairman declared the meeting open.

### Present

Chairman Cllrs Mrs S Redman, Vice- Chair C Summers, P Beaman, S Crofts, Mrs M Rickhards, E Holder, M Fox & Mrs J Beard

### In attendance

Parish Clerk- Mrs L Gailey, Assistant Clerk- Mrs L Stanton, and 4 members of the public.

## 2. To receive Apologies for Absence

Cllrs J Bacon, A Smith, B Dixon, N Edden, County Cllr C Rickhards, District Cllrs Mrs H Wright & J Kerridge

## 3. To consider acceptance of Apologies

**Proposed Cllrs E Holder, seconded M Fox, 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 dispensations for disclosable pecuniary interest (if any)
- To consider any request for dispensations as appropriate.
- There were none.

## 5. Public Forum

There were none.

## 6. Matters Arising (for information)

There were none.

## 7. Planning Applications for consideration

- 18/03405/VARY: Aldi Stores Ltd- 2 Birmingham Road, Icknield Street, Studley, B80 7BG
- Variation of conditions 7, 8 and 14 of planning permission 13/02560/VARY dated 8<sup>th</sup> May 2014 to allow for amended delivery hours, opening hours and to extend the hours of use of external lighting. Planning permission 13/02560/VARY is an approved variation of condition application of planning application 12/00659/VARY, which is an approved variation of condition application 10/02620/VARY, which is an approved variation of condition application for planning permission 08/02716/FUL: Original description of development: Construction of a Class A1 Food Retail Store and associated car parking
- **Proposed Cllrs P Beaman, seconded M Fox, voting unanimous to Object to this application based on the following reasons;**
- **Unacceptable impact on the residents from the noise of the wagons refrigeration units, reversing beepers and unloading of wagons on loading bay. This will have a detrimental impact on residents surrounding the site in this quiet village location.**
- **The Parish Council have concerns that, if delivery time is extended to 6 am lorries may well arrive well in advance of this time and will be running noisy refrigeration units for several hours until they are able to unload at 6 am.**

- 19/001111/FUL: Mr & Mrs Foster, 10 Corbizum Avenue, Studley, B80 7JW
- Proposed: Demolition of existing conservatory and porch with the erection of a single storey side and rear extension and replacement porch.
- **Proposed Cllrs P Beaman, seconded E Holder, voting unanimous to have No Representation for this planning application**
  
- 18/03746/VARY: Redditch Gateway Infrastructure Ltd, Land Adjacent to the rear A4023 Coventry Highway, East of Ravensbank and Winyates Green, Redditch.
- Variation of conditions 2 & 8 to amend the parameters of development for the northern development parcel, and Phase 1 Ground Engineering works ( and changes to conditions 12, 16, 18, 21, 29, 31, 32, 36 and 37 to allow hedgerow and tree removal prior to the coming into effect of the relevant condition, and conditions 28 & 29 to relate to updated flood risk assessment) in respect of hybrid planning permission 17/01847/OUT (Stratford reference number) 17/00700/OUT (Redditch reference number), and 17/00701/OUT (Bromsgrove reference number dated 11<sup>th</sup> June 2019.
- Original description of development (for 17/01847/OUT, 17/00700/OUT, 17/00701/OUT): 'Hybrid application comprising: Outline planning application (with matters of appearance, landscaping, layout, scale and details of internal circulation routes reserved) for the development on a phased basis of 32ha of employment land for business/industrial uses (Use Classes B1, B2, B8). The development shall include: landscaping, parking, associated infrastructure, utilities, drainage (including SUDS) and ground engineering works; And Full planning application for Phase 1 Ground Engineering works, and details of means of access to the site from the A4023'
- **Proposed Cllrs P Beaman, seconded Mrs S Crofts, voting unanimous to Object to this application based on the following reasons;**
- **Visual impact on amenities in the area. The sites location is on an exposed hill that is prominent from anywhere in the area. This development will ruin what is at present a pleasant view of trees and fields into a factory estate along with the entire associated infrastructure.**
- **The amenity lighting will be visible from all over the district, detracting from what is open country side.**
- **The proposal will have a detrimental visual impact on the Grade II listed building Gorcott Hall. This building is directly adjacent to the site and benefits from views across open countryside. This proposal will ruin that vista.**
- **There are no identified users, no identified employment opportunities and no need for this development in this location. There is no shortage of employment opportunities in Redditch and the surrounding area. This is a speculative development that seeks to remove Green Belt, purely as a way of making money.**
- **The development is isolated from the residential areas in Redditch with no viable pedestrian or cycle access routes and there are no public transports links to it.**
- **Redditch has ample Brown Field sites within its boundaries. We have identified several that could easily accommodate the proposed buildings, which already have the infrastructure available to facilitate their construction.**
- **Infrastructure not in place to support the traffic from proposed development. The existing road junctions are unsuitable for an increase of what could potentially be 2000 vehicle trips in and the same out everyday**
- **No public transport provision for this proposed development.**
- **No measures have been proposed to reduce the inevitable deterioration in air pollution that will impact on the Air Quality management Area in Studley which will arise from this development.**
- **No proposal to alleviate the HGV traffic from the A46, M40, M42 & M5 which will use A435 through Studley as a route to access the development.**
- **The Parish Council would like to see additional traffic coming off the M5 at junction 9 to this site to be redirected on to the A46/M40/M42 and not through Studley with weight restrictions and road realignments to deter HGV traffic.**

- **With additional housing being constructed in Alcester, Bidford on Avon, Stratford upon Avon and Long Marston, it is inevitable that there will be a reliance on the A435 to carry the work force and HGVs to and from these settlements to the development, adding to the density of traffic flowing through Studley and Mappleborough Green.**
- **The Parish Council seek assurance that the plant vehicles accessing the site will not be using the A435 through Mappleborough Green and Studley to access the site.**
  
- 18/03245/FUL: Mr Zyao Gao Studley Spice, 75-77 Alcester Road, Studley, B80 7NJ
- Proposed: Rear extension of restaurant and change of use of first floor from Class A3 (restaurants and cafes) to Class C3 (dwelling houses) residential use.
- **Proposed Cllrs M Fox, seconded P Beaman, voting 7 for, 1 abstentions to have no objection for the Change Of Use of first floor from Class A3 (restaurants & cafes) to Class C3 (dwelling houses) residential use.**
- **No Objection for proposed rear extension of restaurant with the following condition; Parish Council have asked for assurance from the planning office that the noise and fumes will be controlled by the officer.**
  
- 19/00121/VARY Mrs Clare Dunlop, Roys Bikes, 94 Alcester Road, Studley, B80 7NP
- Proposed: Variation of Condition 9 of 10/00914/FUL to amend the approved plan numbers (drawing No: 2099\_002A is to be replaced by drawing No 2099\_002M)
- Original description of development: Retention of two A1 retail units with creation of 2 no. residential units on first and second floor. Demolition of existing outbuildings and erection of 2 no. two storey dwelling houses to rear.
- **Proposed Cllrs E Holder, seconded P Beaman, voting unanimous to have No Objection for this planning application.**
  
- 18/03438/FUL: Mrs Catherine Whitfield, 1 Hamilton Drive, Studley, B80 7RP
- Proposed: Two side and single storey rear extension
- An amendment/additional information has been received for the application shown above as follows: removal of front canopy; enlargement of side extension
- **Proposed Cllrs P Beaman, seconded Mrs S Redman, voting 7 for , 1 abstention to have No Objection for this planning application.**

## 9. Planning Decisions Received

- 18/032279/TPO: 2 Cullum Close, Studley, B80 7GE
- Proposed: T1. Sycamore- Fell
- **Consent For Arboricultural Work**
  
- 18/01747/VARY: Mr Ainsworth Homelife Ltd, Warwick County Fire Brigade, Bell Lane, Studley, B80 7LR
- 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)
- **Notice of Decision: Permission.**
  
- 18/03479/FUL: Mr & Mrs Holland, 9 Corbizum Avenue, Studley, B80 7JW
- Single storey rear extension with new side garage roof
- **Permission with Condition**
  
- 18/03387/FUL: Mr & Mrs JP Haynes, 81 Bromsgrove Road, Studley, B80 7PE
- Proposed single storey front extensions.
- **Permission single storey front extensions**

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

There were none.

## 11. Correspondence

**Min: 108** SDC new release: Studley Leisure Centre Improvements Consultation- Stratford upon Avon District Council has launched a public consultation on a new proposed gym and fitness studio at Studley Leisure Centre.

**Proposed Cllrs P Beaman, seconded C Summers, voting unanimous that the Parish Council have considered the proposal and made the following comments;**

- **The Parish Council agree that there is a need for a publicly accessible gym in Studley**
- **However the proximity of the gym will have a detrimental effect on the neighbouring properties and will increase noise issues already being experienced by neighbouring properties.**
- **Parking concerns - the Leisure Centre does not have any parking for users on site (other than for disabled users). Publicly available parking in Studley is already oversubscribed particularly in the area where the Leisure Centre is located. The public car park is used by shoppers, visitors and users of the medical centre and chemist, by parents taking their children to the 2 Junior and 1 infant schools as well as current users of the leisure centre. There is no on road parking in Pool Road, however frequently cars illegally park along this road. The Care Home development in Pool Road will bring a further increase in traffic including emergency vehicles. Crooks Lane which is an adjoining road currently suffers parking issues with users of the leisure centre parking on the grass verges and blocking residents' driveways.**
- **The Parish Council feel that the proposed gym is in the wrong location and that there are other more suitable venues in Studley that could be used such as the redundant Health Centre or Youth Centre.**

**Min: 109** Letter- Coughton Parish Council – 'Redditch Eastern Gateway Development, its proposed route for Southern access to and from the development and the manner in which compliance for the route would be managed'.

**Proposed Cllrs Mrs S Redman, seconded P Beaman, voting unanimous to write to Coughton Parish Council and Coughton Primary School that Studley Parish Council understand their concerns and support their view on the matter. Studley Parish Council welcome the opportunity to join a group of representatives made up of local Councils to discuss further strategies to combat the situation.**

**Min: 110** Email – SDC 'Gypsy and Traveller Accommodation Assessment (GTAA) – Survey (Deadline: 12<sup>th</sup> February 2019)

**Proposed Cllrs P Beaman, seconded Mrs S Redman, voting unanimous that Cllrs Mrs S Crofts and Vice- Chair, C Summers will submit survey response on behalf of Studley Parish Council.**

## 12. Approve accounts for payment

5 <sup>th</sup> Feb 19	Supplier	Description of service/ Goods	Cost £	Chq no	Total £
	VASA	Grant for Community Transport	500.00	577	500.00
	Cancelled	Cancelled	-	583	-
	WALC	Training For Councillors	140.00	591	140.00
	Boxer Enterprise Ltd	<ul style="list-style-type: none"> <li>• Laptop support for 5 computers</li> <li>• Website development</li> </ul>	120.00 166.00	592	286.00
	Studley Allotment Association	Reimbursement Hedge cutter	200.00	593	200.00
	Amies Tree Care	Tree works at Corbizum Avenue, Crooks Lane & Studley Village Hall	650.00	594	650.00
	Lyreco Uk Ltd	Stationary	184.69	595	184.69
	PA Janes	Empty skip, Monthly litter pick Crooks lane Rec. tidy car park	540.00	596	540.00
	GS Adams	<ul style="list-style-type: none"> <li>• Jan- street lighting maintenance</li> <li>• Replacement lantern – Lansdowne Crescent</li> </ul>	553.93 459.60	597	1013.53
	J Vale	Grounds Maintenance	182.40	598	182.40

**Proposed Cllrs Mrs S Redman, seconded E Holder, voting unanimous for the schedule of cheques to be approved.**

## 13. Date of the next Parish Council Meeting 19<sup>th</sup> February 2019

**Meeting closed: 8:45pm**