

Studley Parish Council

Minutes of the Parish Council meeting held in the Council Chamber, Studley Village Hall on 5th March 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, B Dixon, N Edden, A Smith & J Bacon

In attendance

Parish Clerk- Mrs L Gailey, Assistant Clerk- Mrs L Stanton, County Cllr C Rickhards , 7 members of the public & 1 member of press.

2. To receive Apologies for Absence

District Cllrs Mrs H Wright & J Kerridge

3. To consider acceptance of Apologies – N/A

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.
- Cllr C Summers, Item 12. Payment received.
- Proposed Cllrs P Beaman, seconded M Fox, voting 11 for, 1 abstention to accept declaration of interest from Cllr C Summers.

5. Public Forum

No one registered to speak.

6. Matters Arising (for information)

There were none.

7. Signing of leases for- Open land and Allotment land off St. Judes Avenue

Cllr Mrs S Redman requested for it to be minuted that the leases have been signed as proposed at the previous Parish Council meeting on 19th February 2019.

8. Planning Applications for Consideration

- 19/00137/OUT: Ms Allen & Ms H Gayler, 92 Alcester Road, Studley, B80 7NP
- Proposed: Outline application for demolition of existing dwelling and construction of 8 dwellings (all matters reserved)
- Cllr Mrs S Redman informed Council that a resident has written to the Parish Council to object to the application, the letter has been circulated to all Parish Councillors.
- A further 4 letters of objection to this application have been sent directly to SDC planning dept for the application.
- Councillor Holder reported that Highways had submitted an objection to this application.
- Proposed Cllrs P Beaman, seconded E Holder, voting 11 for, 1 abstention to Object to this application based on the following reasons;
- Overlooking of existing properties
- Insufficient onsite parking
- Over development of the site
- Highway safety
- Safe access as required under NPPF Para 108.
- Bus stop position, and adjacent access into: Meadow View Court; Roy's Bikes development; the local Garage and Southmead Gardens.

- 18/03295/FUL: Mr & Ms Josh & Esther Yeng & Passingham, 44 Watts Road, Studley
- Proposed: Erection of one dwelling and associated works
- **Proposed Cllrs E Holder, seconded M Fox, voting unanimous to have No Objection on the application.**

- 18/03770/FUL: The Co-Operative Group- Co-Operative Retail Services, Alcester Road, Studley, B80 7AR
- Replacement of existing refrigeration plant with new plant.
- **Proposed Cllrs P Beaman, seconded E Holder, voting unanimous to have No Objection on this application subject to SDC Planning Officer confirming noise levels are within acceptable levels**

- 19/00036/FUL: Mr Zedane Akrawi & Mr Zerayan Sney- Studley Football and Social Club, Abbeyfields Drive, Studley
- Proposed: Change of use of part of car park to create a hand car wash facility
- Notified as an adjoining Parish Council
- **Proposed Cllrs M Fox, seconded P Beaman, voting unanimous to Object to this planning application based on the following reasons:**
- **The waste water from the facility containing chemicals used in the cleaning process would be discharged into the local storm drains which in turn are discharged into the River Arrow.**
- **As an adjoining authority which will be seriously affected by the potential contamination of the river from chemicals discharged, because the River Arrow is approximately 100 yards from the site. Without proper treatment, the waste water discharged will flow directly into River Arrow which runs through the Parish of Studley. This will have a serious impact on the flora and fauna along the River.**
- **Studley Parish Council would like the Environment Agency to be consulted on the effect this facility will have on the River Arrow.**

- **Planning Notification (For information only) A consultation response is not being sought.**
- 18/03746/VARY: Redditch Gateway, Land Adjacent to the A4023 Coventry Highway, East of Ravensbank and Winyates Green, Redditch.
- Proposed: 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 and 29 to relate to update flood risk assessment) in respect of hybrid planning permissions 17/0184/OUT (Stratford reference number), 17/00700/OUT (Redditch reference number) and 17/00701/OUT (Redditch reference number) dated 11th June 2018.
- Original description of development (for 17/01847/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 details of means of access to the site from A4023’
- The following documents have been submitted which seek to answer queries raised by technical consultees in respect of 18/03746/VARY (SDC), 18/01626/S73 (RBC) and 18/01596/S73 (BDC)
- S73 response to consultees;
- Landscape and Ecology Comparative Gains and Losses between 2016 and 2019 schemes

- External Lighting Layout North Site 0182341-HL-XX-ZZ-DR-U-900-9000 P2
- Redditch Gateway Veteran Tree Strategy February 2019
- Outline Watercourse Diversion Concept RGNP-BWB-ZZ-XX-DR-YE-0001 S2 P2

9. Planning Decisions Received

- 18/02885/FUL: Mr Horwood, Tesco Express, 33- 35 Alcester Road, Studley, B80 7LL
- Installation of new refrigeration plant and condenser (booster) and the replacement of 2 no. sales floor units.
- **Permission with Condition**
- 18/030887/FUL: Mr Stephen Gladstone, 6 Riverside, Studley, B80 7SD
- Proposed single storey rear extension to attach to existing garage. Installation of new side window
- **Permission with Condition**
- 18/03367/FUL: Mr. John Walter P.M Walters _ Sons
- Proposed: Conversion of single storey agricultural building to no: 1 dwelling and associated works to facilitate conversion.
- **Permission with Condition**
- 18/03369/LBC: Mr John Walter P.M Walters_ Sons
- Proposed: Conversion of single storey agricultural building to no: 1 dwelling and associated works to facilitate conversion.
- **Permission with Condition**
- 18/02276/FUL: Domino's Pizza Uk & Ireland,25A Alcester Road, Studley, B80 7LL
- Application for change of use from Financial and Professional Services (Class A2) to a Hot Food Takeaway (Class A5) including a new shop front, ventilation and extraction system and associated ancillary works.
- **Permission with Condition**
- 18/03657/COUQ: Mr William Green WE Green & Son (Studley) Ltd
- Prior approval for the change of use of an agricultural barn into 3nos. dwellings including associated operational development under Class Q (b)
- **Prior Approval refused**
- 18/03700/ADV: Studley in Business- Land Adjacent to Birmingham Road/Alcester Road, Studley
- Proposed: Single sided totem sign
- **Consent Granted with Conditions**
- 18/03701/ADV: Studley in Business- Lamp Post 8,9,10,13,17 & 19 Birmingham Road, Studley
- Proposed: Double sided lamp post banners
- **Consent Granted with Conditions**
- 18/03703/ADV: Studley in Business- Land Adjacent to Alcester Road, Studley
- Proposed: Single sided information board
- **Consent Granted with Conditions**
- 18/03704/ADV: Studley in Business- Land Adjacent Former Studley Centre, Pool Road, Studley
- Proposed: Finger post x 2 and three sided totem information board.
- **Consent Granted with Conditions**

- 18/03707/ADV: Studley in Business- Land At Alcester Road/Marble Alley, Studley
- Proposed: Single sided information board
- **Consent Granted with Conditions**

10. Notification of Planning Appeals & Planning Committee Meeting

There were none.

11. Correspondence

Min: 114 ENTACO Bowls Club, Eldorado Close, Studley, B80 7HJ

Clerk informed Council that as landlord of the grounds of the SS&SC the Bowls Club seeks permission to extend the parking space by laying down scalping on the grass area.

Proposed Cllrs P Beaman, seconded A Smith, voting unanimous to have no objection for the extension of the parking as it is not a permanent fixture.

12. Approve accounts for payment

5 th March 19	Supplier	Description of service/ Goods	Cost £	Chq no	Total £
	C Summers	Mileage Claim- Attending training at SDC	27.40	608	27.40
	Dell Products	2 Laptops	442.80	DC	885.60
	GS Adams	Street Light Maintenance for Feb	553.93	609	553.93
	Boxer Enterprise	<ul style="list-style-type: none"> • Window PC or laptop support up to 5 computers • Monthly charge to cover website development, hosting & maintenance 	120.00 166.00	610 610	286.00
	P A Janes	<ul style="list-style-type: none"> • Litter pick 1 month Crooks Lane Recreational Ground 	360.00	611	360.00
	PA Janes	<ul style="list-style-type: none"> • Litter pick Crooks Lane Ca Park • Emptying of skip 	40.00 140.00	612	180.00
	Aldermore Bank PLC	Printing of Studley Voice-Spring/Summer '19	1896.00	613	1896.00
	J Vale	<ul style="list-style-type: none"> • Mowing & grounds maintenance of Grave yard • Village Hall- mowing 	220.00 20.00	614	240.00
	Post Office	<ul style="list-style-type: none"> • 100 Large second class stamps • 200 normal second class stamps 	79.00 116.00	DC	195.00
	Sibcas Ltd	Container- payment for purchase of 24' container for Station Road Allotment.	2,520.00	615	2,520.00

Proposed Cllrs Mrs S Redman, seconded M Fox, voting 11 for, 1 abstention for the schedule of cheques to be approved.

13. Date of the next Parish Council Meeting 19th March 2019

Meeting closed: 8:18pm