

Studley Parish Council

Minutes of the Parish Council meeting held in the Council Chamber, Studley Village Hall on 2nd April 2019

1. Chairman declared the meeting open.

Present

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

In attendance

Parish Clerk- Mrs L Gailey, Assistant Clerk- Mrs L Stanton, County Cllr C Rickhards, District Cllr J Kerridge 4 members of the public & 1 member of press.

2. To receive Apologies for Absence

Parish Cllrs A Smith, E Holder, M Fox & District Cllr Mrs H Wright

3. To consider acceptance of Apologies

Proposed Cllrs P Beaman, seconded Mrs S Crofts, voting unanimous to accept the 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.
- Cllrs P Beaman & Mrs S Redman (ORI-Other reportable Interest) item 10 payment to Village Hall Management Committee.
- Proposed Cllrs N Edden, seconded Mrs S Crofts, voting unanimous to accept declaration of interest from Cllrs P Beaman & Mrs S Redman.

5. Public Forum

Mrs Jane Hunt spoke to Council regarding her concerns on planning application no: 18/03575/FUL. The proposed development will impact on her property. She would like Council to consider her objection to the proposed planning application.

6. Matters Arising (for information)

There were none.

7. Planning Applications for Consideration

- 18/03575/FUL: Aldi Stores, 2 Birmingham Road, Studley, B80 7BG
- Proposed: demolition of 2 nos. residential dwellings, extension to existing car parking area to increase car parking capacity and repositioning of existing vehicular entrance. Proposed front and side extension to existing supermarket, external alterations and other associated works
- Proposed Cllrs P Beaman, seconded N Edden, voting unanimous to Object to this application based on the following reasons;
- Development in Green Belt- no special circumstances shown
- Concerns over proximity to flood plain & impact to flood plain. Flood risk as witnessed in recent flood risk management team.
- The front extension to the store with its proximity to footpath and road will exacerbate the Air Quality Management Area by trapping the pollutants within the proximity of that area.
- Access and egress to and from the store, the impact on children and pedestrians using the footpath to and from schools in the village and from the Abbeyfields Residential Estate.

- The visibility splay is impeded by the proximity of the proposed building on the one side and possible parking outside the properties.
- Car park entrance will impact residents at Nos: 8 & 10.
- The Parish Council requires a stage1 road safety audit and a full traffic management plan.
- The recent Housing Needs Survey indicates a need for family homes in the village and the Parish Council see no justification for the loss of 2 family homes in the village.
- The impact on the amenities of the residents
- Complete lack of consultation with neighbours
- Overlooking into the gardens of neighbouring properties from HGV cabs.
- Impact of site lighting all the way along the site boundary closest to residents.
- Impact of fumes and noise from vehicles idling and parking along the site boundary.

- 19/00660/FUL: Mr B Annis, 10 New Road, Studley, B80 7ND
- Proposed: Rear extension
- **Proposed Cllrs Mrs S Redman, seconded B Dixon, voting unanimous to Support this application providing the roof line is changed from a gable roof to a hipped roof.**

- 19/00265/FUL: Mr Thomas Jones, 22 Crendon Close, Studley, B80 7DB
- First floor side extension over the existing garage.
- **Proposed Cllrs P Beaman, seconded B Dixon, voting unanimous to have No Objection on this application subject to SDC Planning Officer confirming noise levels are within acceptable levels**

- 19/00679/FUL: Tracey Fisher, 1A Holt Road, Studley, B80 7NX
- Proposed: Single storey extension to enlarge garage, conversion of garage to create bedroom. Replacement of existing flat roof above garage with pitched roof.
- **Proposed Cllrs Mrs S Redman, seconded Mrs M Rickhards, voting unanimous to have No Objection on this planning application.**

- 19/00447/FUL: Mr & Mrs Ian Bewley, 32 Crooks Lane, Studley, B80 7QX
- Proposed: Partial demolition of and alterations to existing dwelling and construction of a new detached dwelling.
- **Proposed Cllrs Mrs S Crofts, seconded C Summers, voting unanimous to Object based on the following reasons;**
- **Access & egress will be difficult due to the adjacent entrance of the High School.**
- **Restricted view due to the oak trees on the proposed development site which has TPO's.**
- **Overdevelopment of the site.**
- **Concerns that habitable room on new property looks directly into the rear of 32A which contravenes the 42/25 degree rule.**

8. Planning Decisions Received

- 18/03438/FUL: Mrs Catherine Whitfield, 1 Hamilton Drive, Studley
- Proposed two storey side and single storey rear extension.
- **Permission with Conditions**

- 18/02530/ADV: Mr Daniel Jones L & G Signs Ltd
- Proposed 2 nos free standing signs at the entrance to the site to replace existing and bring hotel over to new brand.
- **Application withdrawn.**

- 19/00001/FUL: Mrs P Powell, 182 Alcester Road, Studley, B80 7PA
- Proposed single storey side extension.
- **Permission with Conditions**

- 19/00111/FUL: Mr & Mrs Foster, 10 Corbizum Avenue, Studley
- Proposed demolition of existing conservatory and porch with the erection of a single storey side and rear extension
- **Permission with Conditions**

- 18/03698/FUL: Mr & Mrs Evans, 17 Albury Road, Studley, B80 7LW
- Proposed two storey and part first floor side extensions
- **Permission with Conditions**

- 19/00121/VARY: Mrs Clare Dunlop, Roys Bikes, 94 Alcester Road, Studley, B80 7NP
- 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 outbuilding and erection of 2 no. two storey dwelling houses to rear.
- **Permission**

- 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.
- **Permission with conditions**

- 18/00169/FUL: Redditch Borough Council, Land On Green Lane, Redditch, Worcestershire
- Propose full application for 42 dwellings, following the design parameters set within application: 17/00542/OUT.
- Residential development on previously approved employment area.
- **The Decision was to grant the application subject to section 106 agreement.**

9. Notification of Planning Appeals & Planning Committee Meeting

There were none.

10. Approve accounts for payment

29 th March 2019	Supplier	Description of service/ Goods	Cost £	Chq no	Total £
	J Vale	Grounds maintenance	845.40	622	845.40
	GS Adams	Street Lighting Maintenance for the month of March 19	553.93	623	553.93
	GS Adams	To replace street lighting & LED lantern- 4 Pool Rd To replace street lighting & 4 Lansdowne Rd	459.60 459.60	623	919.20
	Acorn Environmental Management Group	PiCus scan report for oak tree	576.00	624	576.00
	Lyreco UK Ltd	Stationery	157.49	625	157.49
	PA Janes	Emptying of 2 skips after cemetery clear up Monthly emptying of skips	250.00 140.00	626	390.00
	PA Janes	Monthly litter pick and monthly weekend keeping tidy of Pool Road car park	410.00	627	410.00
	Biffa Municipal	Bulky Waste collection for March	565.16	DD	565.16

2nd April 2019	Studley Village Hall	Council Chamber half yearly rent (April – September)	1,900.00	628	1,900.00
	Boxer Enterprises Ltd	1 month Windows PC or Laptop support up to 5 computers. Monthly charge to cover website development, hosting & Maintenance	120.00 166.00	629	286.00
	Studley Community Library	Grant for 6 months rent (2 nd April – 30 th Sept 2019)	2600.00	630	2600
	WALC	Renewal of SPC' s subscription to the Association (1 st April- 31 st March 2020)	942.00	631	942.00

Proposed Cllrs C Summers, seconded B Dixon, voting 7 for, 2 abstention for the schedule of cheques to be approved.

13. Date of the next Parish Council Meeting 16th April 2019

Meeting closed: 8:45pm