

# Studley Parish Council

Minutes of the Parish Council meeting held in the Council Chamber, Studley Village Hall on 16<sup>th</sup> July 2019, at 7:30pm

## 1. Chairman declared the meeting open.

### Present

Chair Cllrs C Summers, Vice Chair Paul Beaman, M Fox, A Smith, Mrs J Beard, Mrs S Crofts, M Osborne & P Hencher-Serafin

### In attendance

Parish Clerk, Mrs L Gailey, Assistant Clerk, Mrs L Stanton, District Cllrs N Edden, P Hencher-Serafin, 5 members of public & 1 member of press.

## 2. To receive Apologies for Absence

Cllrs Mrs S Redman, Miss Z Tolley, B Crow & County Cllr C Rickhards

## 3. To consider acceptance of Apologies

**Proposed Cllrs P Beaman, 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 dispensation for disclosable pecuniary interest (if any)
- To consider any request for dispensations as appropriate.
- There were none

## 5. Public Forum

Mr E Lyon spoke to Council regarding his allotment plot at Dunstall. He would like Council to allow him to keep his plot as he claims that he incurred a large expense in bringing the plot up to a cultivable condition. The Chair informed Mr Lyon that the Parish Council cannot make any decision at Public Forum. The Parish Council will discuss his request at the Parish Council meeting on the 6<sup>th</sup> August 2019. In the meantime the Parish Council expects him to commence meaningful cultivation on the plot.

## 6. Update from The Studley Neighbourhood Plan Steering Group

The Business Questionnaire has now been circulated to all local businesses. The closing for the survey is on the 26<sup>th</sup> July 2019. The questionnaire will be analysed and published in due course.

## 7. To pass minutes of the last meeting.

- 18<sup>th</sup> June 2019
- 2<sup>nd</sup> July 2019
- 9<sup>th</sup> July 2019

**Proposed Cllrs P Beaman, seconded Mrs S Crofts, 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

**Min: 26** Overhanging branches opposite Railway Inn- Cllr B Dixon.

**Proposed Cllrs P Beaman, seconded M Fox, voting unanimous for Clerk to write to SDC to attend to the overhanging branches**

**Min: 27** Approval of allocation of new councillors onto PC Committee

Defer to next meeting.

**Min: 28** Renewal of energy contract for street lighting.

**Proposed Cllrs A Smith, seconded P Beaman, voting unanimous to accept a new contract with SSE from 1<sup>st</sup> August 2024.**

**Min: 29** Marble Alley- Cllr M Fox

Cllr M Fox raised his concerns regarding the state of Marble Alley.

**Proposed Cllrs M Fox, seconded P Hencher-Serafin, voting unanimous for Clerk to write to SDC, Environmental Health and Co-op to find out the ownership of the site.**

## 10. Planning Applications for Consideration

- 19/00978/FUL: Mr Richardson Alexanders, 39 High Street, Studley, B80 7HN
- Proposed: Change of use of butcher's shop (Use Class A1) to drinking establishment (Use Class 4) on ground floor of premises external alterations and associated works (retrospective)
- **Proposed Cllrs P Beaman, seconded M Fox, voting unanimous to Object based on the following reasons;**
- **No suitable place for smokers to congregate outside the premises. Smoking taking place outside a food premises contravening legislation.**
- **Report from nearby premises owner that drinking taking place outside on a narrow foot path. Village has an allocated no drinking zone, so this is in contravention, restricting access and egress to premises and adjoining premises.**
  
- 19/01683/OUT: Ms Allen & Ms H Gayler, 92 Alcester Road, Studley, B80 7NP
- Proposed: Outline application for demolition of existing dwelling and construction of 6 dwellings (all matters reserved)
- **Proposed Cllrs P Beaman, seconded M Fox, voting 7 for, 1 abstention to Object based on the following reasons;**
- **Overdevelopment of the site**
- **Cramped and unimaginative design**
- **Concern on tandem parking for plot 5 & 6**
- **Question whether enough parking**
- **Access & egress to site although it looks as though it meets standards is blocked by parking either side of site.**
- **Positioning of bins is inappropriate and will cause problems to adjacent houses.**
- **No facility within site for HGV or delivery vehicles to turn around and exit site frontwards.**
  
- 19/01601/FUL: Mrs Brenda Loveridge, Land off Redditch Road, Studley
- Proposed: Material change of use from vacant/agricultural land to residential caravan site for 2 pitches for occupation by Gypsy Traveller Family with associated hard standing, package treatment plant, utility blocks, storage sheds and dog runs. Part retrospective.
- **Studley Parish Council proposed to object to this application based on the following reasons;**
- **The proposed change of use from vacant agricultural land to residential caravan site would be situated within the West Midlands Green Belt where there is a presumption against inappropriate development unless very special circumstances can be demonstrated. A new residential caravan site in this location would not fall within any of the categories as outlined under saved Local Plan Policy PR.2 and as such is considered to constitute inappropriate development with no very special circumstances being submitted to justify the proposal. The residential caravan site is considered to have a harmful impact on the**

openness of the Green Belt and is contrary to Paragraph 89 of the NPPF and saved Local Plan Policy PR.2

- The site is an open countryside location outside of the settlement hierarchy as set out in Policy STR.1. The development does not constitute a sustainable form of development and no special circumstances have been demonstrated to justify a caravan site and associated infrastructure in this location and the development is therefore contrary to Paragraph 55 of the NPPF. The development does not constitute a sustainable form of development and the development would result in significant and demonstrable harm, which outweighs any benefits of the development having regard to Paragraph 14 of the NPPF and the development is contrary to Paragraph 55 of the NPPF, and policies STR.1 and CTY.1 of the Local Plan Review.
- Saved Local Plan Policies DEV4 and DEV.5 requires new accesses and car park to be treated as integral elements of an overall development. In addition, proposals must ensure that the safety of all road users and pedestrians is not impaired and that enough space is provided for off road parking and turning. The application proposes an amended access on to a B Class road the B4093. The Parish Council has taken the view that the location of the site entrance is in a dangerous position. We accept there was an existing access, but as a gate to a field, is rarely used. The over intensification of the use of the access, with the likelihood that vehicles will be towing a trailer or caravan, introduce an unacceptable risk. In addition, taking the existing highway layout into account and the absence of appropriate visibility splays, the parish council raises an objection to the proposal on highway safety grounds and considers the application to be contrary to saved Local Plan Policies DEV.4 and DEV.5 and Paragraphs 35 and 39 of the NPPF.
- Policy IMP.1 of the Local Plan requires applications to be submitted with sufficient information in order to fully assess the impact of the proposal on the site and surroundings and the nature and level of likely impact which the proposed development would cause.
- The application has been submitted without an energy statement and as such the Council has been unable to fully assess the proposal from an energy conservation viewpoint in order to ascertain whether the proposal would meet the energy conservation requirements set out in saved Local Plan Policy DEV.8 and the Sustainable Low Carbon Buildings SPD. This lack of supporting information is contrary to the requirements of saved Local Plan Policy IMP.1 and associated guidance within Circular 01/2006.
- The Stratford on Avon Core Strategy identifies the separation between Studley and Redditch as strategically important, and clearly states that the gap should not be diminished. This is reiterated in the adopted Studley Parish Plan and is also a key element in the Studley Neighbourhood Plan that is under development. The Parish has consistently opposed any development within the Green Belt that separates Studley from Redditch and maintains that objection with this application.
- The Parish Council is also concerned at the harm that has been done by the applicant to the natural environment without any reference to planning law. This damage must be made good and the site reinstated to its former use as agricultural land, with all development removed.
- The Parish Council accepts the need for additional Gypsy and Traveler sites within the Stratford District, but feel that a development of this type, in this location, is inappropriate regardless of the use of that development and therefore the application should be refused.
- 19/01637/FUL: Mr Jonathan Sheriff & Mrs Heather Bingham, Church Road, Walton Works, Studley.
- Proposed: Change of use to residential. Demolition of existing workshops and redevelopment of the site to build a three bed house.
- **Proposed Cllrs M Fox, seconded A Smith, voting 7 for 1 abstention to support this application based on the following reasons;**

- Reusing old building
- Sustainable location
- Accordance with Parish Plan and emerging Neighbourhood Plan
- Accordance with SDC Strategy of revising redundant industrial building into an imaginative private dwelling.

#### 11. Notification of Tree Preservation order.

- TPO No: SDC 705- Land fronting Green Lane, Studley, Warwickshire
- The order is effective from 2<sup>nd</sup> July 2019

#### 12. District, County Council & Delegate Report.

- District Cllr N Edden reported the following;
- USUS service across the District will continue until June 2025 with reduce service.
- Reserve Allocated Sites- SDC have proposed to Council a listing of reserved allocated development sites across the district for around 3000 homes.
- Redditch Eastern Gateway- attended Steering Group meeting on 9<sup>th</sup> July to discuss HGV routing strategy.
- Co-op site- a meeting has been schedule with the new buyers of Co-op site and developers at SDC on 17<sup>th</sup> July 2019. Cllr Edden will update at next district report.
- SDC declare climate change emergency and will be engaging with stakeholders and lobbying government.
- District Cllr P Hencher-Serafin informed Council that he has a meeting with the enforcement officer and the planning officer regarding the travellers' site on Redditch Road to discuss the planning details of the site. Will update Council following the meeting.
- **Delegate Report**
- Cllr P Beaman informed Council that he attended the Steering Group meeting on behalf of Studley Parish Council regarding the routing strategy of HGV. Cllr Beaman still has concerns on the development being built on green belt and the development being changed.
- Cllr P Beaman will speak on behalf of Studley Parish Council at the Planning Committee Meeting to support the Parish Council objection.
- **Proposed Cllrs P Beaman, seconded M Fox, voting unanimous to write to WCC Highways regarding the developer choosing to use the A435 as the key access to the M5 via J9 at Tewkesbury, thus causing problems with villages to the south of the site.**

#### 13. Committee Reports

There were none.

#### 14. Correspondence

**Min: 30** Thank you – Studley in Bloom

**Min: 31** Thank you- BLESMA

**Min: 32** Resident requests to start up a conservation/tree planting group. -The request to be discussed by Environment Committee.

**Min: 33** Email- Samborne Parish Council- Not able to help SPC to check Bulky waste permit

#### Circulation

**Min: 34** ICCM- The Journal Summer 2019

**Min: 35** Clerk & Council Direct- July 2019- Issue 124

**Min: 36** The Clerk- July – Vol 50 – No: 4

**Min: 37** BLESMA- Newsletter

**Min: 38** BRAMM Summer Update- 2019

15. Approve Accounts for payment.

<b>16<sup>th</sup> Jul 19</b>	<b>Supplier</b>	<b>Description of service/ Goods</b>	<b>Cost £</b>	<b>Chq no</b>	<b>Total £</b>
	J A Dyer	Grave digging	235.00	686	235.00
	Digital Copier System	Photo copying charges	20.04	687	20.04
	Excel Telecommunications	Telecom	99.77	688	99.77
	Lyreco UK Ltd	Stationery	17.30	689	17.30
	HMRC	Paye & N/I	1031.75	690	1031.75
	Warwickshire Pension Fund	Contributions	1130.86	691	1130.86
	Biffa Municipal Ltd	Bulky waste collection for June	565.16	DD	565.16

**Proposed Cllrs P Beaman, seconded M Fox, voting unanimous for the schedule of the cheques to be approved and signed.**

**16. Date of next meeting 6<sup>th</sup> August 2019**

**Meeting closed 9:00 pm**