

Studley Parish Council

Minutes of the Parish Council meeting held in the Council Chamber, Studley Village Hall on 5th November 2019

1. Chairman declared the meeting open.

Present

Chairman Cllrs C Summers, Vice- Chair P Beaman, Mrs J Beard, B Dixon, A Smith, M Fox, Miss Z Tolley, Mrs S Redman, & M Osborne

In attendance

Parish Clerk- Mrs L Gailey, Assistant Clerk- Mrs L Stanton, District Cllrs P Hencher-Serafin, N Edden, County Cllr C Rickhards, 9 members of the public & 1 member of Press.

2. To receive Apologies for Absence

Cllrs Mrs S Crofts & B Crow

3. To consider acceptance of Apologies

Proposed Cllrs C Summers, 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.**
- Cllr Ms Z Tolley- Item 13- Mileage Claim for Councillor training
- Cllrs M Osborne & C Summers- Item 9 – planning application- 19/02752/FUL- 10 Orchard Way, applicant is a neighbour. Cllr M Osborne & Cllr C Summers will leave the Chamber when application is being discussed.
- Planning applications: 19/02491/LBC & 1902700/LBC, the applicant for both of this planning is known to all Parish Councillors. The Parish Councillors will approach these applications with an open mind.
- **Proposed Cllrs P Beaman, seconded B Dixon, voting unanimous to accept the above declarations by the Parish Councillors.**

5. Public Forum

- Mr Robert Pullen of New Road has concerns with the flooding between Pool Road and New Road. He would like the Parish Council to try to resolve the problem with the relevant authority. PC will contact Highways regarding his concerns.
- Cllr B Dixon informed Council that he has received a letter from the developer for the Co-op site to have a one to one meeting with him. Cllr Dixon is aware as a Parish Councillor he is not allowed to speak on behalf of the Council. The Chair informed Cllr Dixon that he has also received the same invitation and he will not be speaking to the developer. The Chair confirmed that the developer will be having a meeting the Parish Council on the development, and it would be best for any decision to be made by the whole Council.

6. Warwickshire County Council- Mr Graham Stanley (Traffic & Road Safety Group)- Station Road Traffic Calming.

County Cllr C Rickhards thanked Mr Graham Stanley for attending the Parish Council meeting. Mr Stanley informed Council that in the past 5 years there was only 1 injury in Node Hill and Crooks Lane. Information gathered from Sat Nav users on Station road during peak in the morning is an average of 27.5 mph and in the peak times in the evening it is 28.4 mph. To provide traffic calming on Station Road the present street lighting needs to be upgraded and additional 10 new sets of lighting are required. The cost will be £40,000.

7. Pre- Application Enquiry- Presentation by Architect, Mr Michael Brabbs for Residential Redevelopment of 92 Alcester Road, Studley.

Mr Brabbs informed PC that they have taken on board all the comments made by the PC regarding the Overdevelopment of the site when they applied for outline planning permission previously. They have reduced the number of houses from 6 to 4 houses. Two of the houses are bungalows which would address the issue of overlooking the neighbours at the rear. The bin lorry will not be picking up the bins from the bin storage area. On bin collection days house holders will have to locate all their bins in an area that is accessible for collection. Cllr C Summers informed Mr Brabbs that the Council is not able to decide at a pre- application enquiry. The Council will consider the application when he submits a full planning application for the development.

8. Matters Arising (for information)

There were none

9. Planning Applications for consideration.

- 19/02491/LBC: Mr Neil Edden, 97 Alcester Road, Studley, B80 7NN
- Proposed: Replacement of approximately 25 bricks and repointing work. Bricks will be well matched reclaimed ones.
- **Proposed Cllrs A Smith, seconded B Dixon, voting unanimous to have No Objection on this planning application.**

- 19/02700/LBC: Mr Neil Edden, 97-101 Alcester Road, Studley, B80 7NN
- Proposed: Demolition, rebuild and repair of boundary wall.
- **Proposed Cllrs Mrs S Redman, seconded M Fox, voting unanimous to have No Objection on this planning application.**

- 19/02522/FUL: Mrs Hayley Pemberton, 94A Alcester Road, Studley, B80 7NP.
- Proposed: Change of use from A1 retail to dog grooming salon (sui generis)
- **Proposed Cllrs P Beaman, seconded M Fox, voting unanimous to have No Objection on this planning application.**

- 19/02608/FUL: Mr Tony Perks Stratford on Avon District Council, at Studley Leisure Centre, Pool Road, Studley
- Proposed: Single storey extensions to the existing building to provide spaces for Gym, Studio and new entrance lobby.
- **Proposed Cllrs Mrs S Redman, seconded P Beaman, voting unanimous that the Clerk will write to the SDC Planning Officer to make the point that residents adjoining or sharing boundaries to the proposed planning to be informed and consulted.**
- **Proposed Cllrs P Beaman, seconded M Fox, voting unanimous to Object to this application even though the Parish Council appreciate the proposed investment in the Village but they feel it may be in the wrong location.**
- **Based on the following reasons;**
- **Impact on amenity space of residents on Crooks Lane from noise from the gym.**
- **Overlooking from new window installed in the gym.**
- **Light pollution from the new window in gym will have an impact on the residents.**
- **Original permission of the closing time was 9 pm and has been changed to 10 pm. Additional noise pollution for the residents.**
- **Compressor from the possible air- conditioning unit for the gym will create additional noise for the residents**
- **Increase in traffic with a decrease in parking spaces will cause difficulties for residents.**

- 19/03024/TPO: Mr Stephen Gladstone, 6 Riverside, Studley, B80 7SD
- Proposed: T1- Oak- Reduce by 15% and remove deadwood. T2 – ash- reduce by 50% due to decay.
- **Proposed Cllrs P Beaman, seconded A Smith, voting unanimous to Support this application as work is obviously needed as detailed in the application.**

- 19/02762/FUL: Mr B Smith, Doric Works, Church Street, Studley.
- Proposed: Demolition of engineering workshops and construction of 6 new houses.
- **Proposed Cllrs Mrs S Crofts, seconded M Osborne, voting unanimous to Object to this**

application based on the following reasons;

- **Over development of the site**
- **As no suitable parking is being provided to meet the requirement of the properties**
- **The Parish Council believe the parking that the development is proposing is not the developer to allocate**

- **Planning Notification (Amended/Additional Details)**
- 19/02752/FUL: Mr & Mrs P Clarke, 10 Orchard Way, Studley, B80 7NZ
- Proposed: Replacement roof, two front extensions and changes to the existing front elevation.
- **Cllrs M Osborne & C Summers vacated the Council Chamber prior to the discussion and voting of this planning application at 8:40 pm.**
- **Proposed Cllrs P Beaman, seconded M Fox, voting 7 for and 2 abstentions to Object to this planning application based on the following reasons;**
- **Impact on streetscene reducing openness on the street and preventing views through the site and to street behind taking away the view of flora.**
- **The artist impression of building to the site give a misrepresentation.**
- **Over massing of the site.**

10. Planning Decisions Received.

- 19/02105/FUL: Mr P Hunt, 6 Gunners Lane, Studley, B80 7LX
- New Bay Window, enclosure of porch and extension of garage.
- **Permission with Conditions**

- 19/01545/REM: Redditch Gateway, Land Adjacent to the A4023, Coventry Highway, East of Ravensbank and Winyates Green, Redditch.
- Application for approval of reserved matters relating to appearance, landscaping, layout, scale and access (internal to the site) for a use class B8 (storage and distribution) building with ancillary floorspace including use class B1 (offices); earthworks; plot and structural landscape works inclusive of an ecological enhancement area; internal access roads, car parking, gatehouse; utilities and plant infrastructure; on the northern development parcel. Pursuant to S73 permissions SDC 18/03746/VARY, BDC 18/01596/S73, RBC 18/01626/S73 following outline permissions SDC 17/01847/OUT, BDC 17/00701/OUT, RBC 17/00700/OUT
- **Approval**

- 19/02142/ADV: Mr Raj Bains, 25A Alcester Road, Studley
- For: 1 no. fascia sign and 1 no. projecting sign.
- **Permission with Conditions**

- 19/02082/FUL: Mr Stuart Williams, 36A High Street, Studley, B80 7HJ.
- Proposed single storey rear extension, to include removal of small flat-roofed existing extension.
- **Permission with Conditions**

- 19/009781/FUL: Mr Richardson- Alexander, 39 High Street, Studley
- Proposed: Change of use of butcher's shop (Use Class A1) to drinking establishment (Use Class A4) on ground floor of premises, external alterations and associated works (retrospective)
- **Permission with Conditions**

- 19/02492/HHPA: Mr Neil Bishop, 105 Redditch Road, Studley, B80 7AU
- Proposed: Rear Single storey extension for use as new sitting and eating area
- **Prior Approval Not Required**

- 19/02529/FUL: Ms G Holgate & Mr I Cargill, 9 Holt Gardens, Studley, B80 7NU
- Proposed: Replacement Dwelling
- **Permission with Conditions.**
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- 19/02271/FUL: Mr Mike Stephenson, 3 The Newlands, Studley, B80 7QZ
- Proposed: two storey extension and porch to front (amendment to previously approved 16/02457/FUL)
- **Permission with Conditions**

11. Notification of planning appeal and planning committee meeting.

- 19/01176/LBP: Appeal by: Mr Alan Neville, Crimea, 6 Manor Mews, Manor Road, Studley
- Proposed: Make a dangerous section of wall safe by taking it down to soil level. Secure the property by erecting suitable fencing
- The appeal is being dwelt with by way of **Written Representations. Written Comments due before 6th December 2019.**
- **Proposed Cllrs M Fox, seconded Mrs J Beard, voting unanimous that the Parish Council would recommend that the existing wall be taken down and rebuilt as existing in accordance with building regulations.**

12. Planning Correspondence

- I. **Email: Metkey 1 Ltd- Removal of lamppost located on Allendale Court.**

- II. **Letter: SDC Planning Enforcement- Unauthorised display advertising- Bicycle chained to metal fencing. At public conveniences, Priory Square, Studley.**
 Response from SDC Planning Enforcement Officer: **From an enforcement point of view and adverts displayed on vehicles (including bicycles) does benefit from deemed advertising consent and in this case, no enforcement action will be taken.**
Proposed Cllrs P Beaman, seconded B Dixon, voting unanimous to contact WCC Highways if they could assist in the having the bicycle advertisement removed.

- III. **Email: Request from Metkey to re-site street- light in Allendale Court.**
 Clerk informed Council that the developer will be paying for the relocation of the street lighting.
Proposed Cllrs M Fox, seconded Mrs S Redman, voting unanimous to locate the street lighting in Allendale Court in the corner of the grass area. The Chair has requested that Cllr M Fox to provide a google image of the relocation of the street lighting to the Clerk.

13. Approve Accounts for payment.

Date	Supplier	Description	Amount	Chq no	Total amount
	Warwickshire Pensions	Pensions	1130.86	755	1130.86
	HMRC	HMRC	1031.55	756	1031.55
	TRBL Poppy Appeal	Poppy Wreath for Studley Parish Council	30.00	757	30.00
	Lyreco	Confidential Waste sacks & disposal of confidential waste	62.40	758	62.40
	PA Janes	Monthly Litter pick for Pool Road Recreational Ground Monthly weekend litter pick Pool Road car park	360.00 40.00	759	400.00
	PA Janes	Empty skip	140.00	760	140.00

	Aqu Aid	Water	29.99	761	29.99
	GS Adams	October Street light maintenance	553.93	762	553.93
	GS Adams	Storing, testing, installation and removal of Christmas lights on the Alcester Road.	1728.00	763	1728.00
	GS Adams	Storing, testing, installation and removal of Christmas lights on the High Street	1632.00	764	1632.00
	Boxer Enterprise	Monthly support for Windows PC or laptop support for up to 5 computers	108.00	765	108.00
	Zoe Tolley	Mileage claim – Cllr Training	30.60	766	30.60
	WALC	Cllr Training	60.00	767	60.00
	Kevin N Ward	Town Crying services for Christmas Switch on	75.00	768	75.00
	J Vale	Grounds Maintenance	958.60	769	958.60
	Linda Stanton	Mileage Claim- Engraving of Trophies for Awards Winners in Pershore & Banking in Droitwich	29.27	770	29.27
	Lesley Gailey	Mileage Claim- Meeting at SDC	12.60	771	12.60
	Shire Leasing PLC	Settlement for leasing of photocopier	4644.36	772	4644.36
	Boxer Enterprise Ltd	Hosting of website	60.00	773	60.00

Proposed Cllrs P Beaman, seconded A Smith, voting 8 for, 1 abstention for the schedule of cheques to be approved and signed.

14. Date of the next Parish Council meeting 19th November 2019

Meeting closed at 9:25 pm