

Studley Parish Council

Minutes of the Parish Council meeting held in the Council Chamber, Studley Village Hall on 17th March 2020, at 7:30pm

1. Chairman declared the meeting open.

Present

Chair Cllrs C Summers, Vice Chair Paul Beaman, A Smith, B Dixon, B Crow, Mrs S Redman, Mrs J Beard & M Osborne

In attendance

Clerk, Mrs L Gailey, Assistant Clerk Mrs L Stanton & 1 member of press- Mr Ross Crawford

Apologies: County Cllr C Rickhards, District Cllrs P Hencher- Serafin & N Edden

2. To receive and consider apologies for absence

Parish Cllrs Mrs S Crofts, Ms Z Tolley, M Fox, P Hencher-Serafin

Proposed Cllrs C Summers, seconded B Dixon, voting unanimous to accept apology.

3. 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.**
- Cllr P Beaman- Item 13 -payment to his employer for work carried out for Parish Council
- Cllr Mrs J Beard- Item 13- mileage claim – Planning Committee Meeting at SDC
- **Proposed Cllrs C Summers, seconded B Dixon to accept declaration of interest from Cllrs P Beaman & Mrs J Beard**

4. Public Forum

There were none.

5. Update from The Studley Neighbourhood Plan Steering Group

Cllr P Beaman informed Council that a grant for £49,915.00 has been awarded to Studley Neighbourhood Plan towards legal expenses, investigation work and surveys. Cllr C Summers thanked Cllr P Beaman for all his hard work in getting the grant.

6. To pass minutes of the last meeting.

- 18th February 2020
- 3rd March 2020

Proposed Cllrs Mrs S Redman, seconded P Beaman, voting unanimous for the minutes to be signed as true record of the meetings.

7. Matters Arising (For Information only).

There were none.

8. Items for Discussion

Min: 87 Tender- Award Contract

Cllr C Summers informed Council that grounds maintenance contract will be split between 2 contractors. Mr J Vale has been awarded the contract for areas in the Parish that the PC is responsible to maintain. Studley Lawns and Gardens will be responsible for the ground's maintenance for Studley Cemetery. Both contractors are aware if their work is not satisfactory, they will be asked to carry out the work again.

Proposed Cllrs C Summers, seconded B Dixon, voting unanimous that the grounds maintenance contract to be awarded to;

- **Mr Jon Vale- areas in the Parish that PC is responsible to maintain.**
- **Studley Lawns and Gardens- will be responsible for the grounds maintenance for Studley Cemetery**

Min: 88 Approve dates and revised times for Council Meeting.

Proposed Cllrs Mrs S Redman, seconded M Osborne to approved the dates of Council Meetings For 2020/2021.

Clerk informed Council that Council Meetings needs to be reverted to 7:30 pm instead of 7 pm that was recommended by the Strategic Committee. This is to allow any committee meetings or visiting delegates to hold meetings with the Parish Council prior to the Council Meetings.

Proposed Cllrs P Beaman, seconded B Dixon, voting unanimous that the times of the Council Meetings will be reverted to 7:30 pm in light of the updated information.

Min: 89 Approve Grant for Studley Improvement Partnership & Studley Flower Show

Proposed Cllrs Mrs S Redman, seconded Mrs J Beard, voting unanimous to award a £500 grant to Studley Improvement Partnership for the purchase of additional fruit trees project.

Proposed Cllrs B Crow, seconded B Dixon, voting unanimous to award £350.00 to Studley Flower Show for the running cost of putting on up the show.

Min: 90 Covid-19 – Contingency Planning for Council Business

Studley Parish Council authorisation of delegated powers during the Coronavirus Pandemic 2020.

Proposed Cllrs C Summers, seconded P Beaman voting unanimous that Studley Parish Council;

- **To approve provision of delegated powers to The Clerk to spend up to a limited amount (£5000) and to authorise urgent work when unforeseen circumstances occur.**
To note that it is lawful for the clerk to spend against specific items in the Parish Council's budget i.e. for contractors, hall hire, clerk's salary, all of which having been identified in the budget when setting the precept, any such payments to be reported to the Council at the next ordinary meeting.
- **To approve delegated powers to the Clerk to respond to planning applications (councillors are still able to submit their own personal comments)**
- **The Parish Council agree that the Clerk receive the delegated power to authorise the postponement of the meeting of the Council on 7th April 21st April, 5th May, 2nd June & 16th June 2020 should this be required and extend to include 7th July & 21st July 2020.**
- **Agreement that the Clerk will receive and act upon Government advice in relation to the holding of the Annual Meeting of the Parish scheduled to meet on (12th May 2020) (noting such meetings must be held before 1st June) and the Annual Meeting of the Parish Council scheduled to meet on (12th May 2020) (noting such a meeting must be held in May) thereby giving delegated power to the Clerk to make necessary re-arrangements for these meetings in consultation with the Chair.**

9. Planning Applications for considerations

- 20/00283/FUL: Mr Peter Liddington Redditch Borough Council, Green Lane Bridge, Studley
- Proposed: Hybrid application.
- 1. Full application- Demolition of former railway brick arched bridge, removal of embankments, and realignment of existing footpath/ cycle way to form an at-level crossing.
- 2. Outline application- Demolition of no:65 Green Lane, and construction of 2 nos. 4 bed houses, with all matters reserved except for Access. Green Lane, Studley.
- **Proposed Cllrs P Beaman, seconded C Summers, voting unanimous to Object to this planning application based on the following;**
- **The loss of a valuable heritage asset is unacceptable as no justification is provided for its removal. No detailed inspection has been carried out by the applicant, they are relying on a visual inspection that finds no evidence of imminent failure of the structure. What the applicants own report shows is that they are guilty of neglecting this asset and instead of trying to demolish it, they should be investing in its upkeep.**
- **This bridge forms part of old Redditch to Harvington Line and should be preserved as a reminder to future generations. Most of the line that used to run from Redditch Station has been obliterated by the New Town Development and this short section is all that is left for future generations to learn from.**
- **The footpath that runs along this section of the old railway line, now forms part of the Sustrans cycle route which is heavily used by pedestrians, cyclists and school children going to and from school between Studley & Redditch.**

- By re-aligning the road, it will create a rat run for vehicles trying to avoid Crabbs Cross island and will encourage HGV vehicles to avoid the proposed CCTV route monitoring for the Eastern Gateway. This will transform what is a quiet country lane into a major route from North to South, avoiding congestion in Redditch.
 - SDC has adopted a carbon Neutral policy and this proposal does nothing to promote this initiative.
 - Bringing pedestrians down to the same level as the traffic will significantly increase the risk of accidents, not make pedestrians safer.
 - SDC Core Strategy seeks to prevent development in this area to protect the separation between Studley and Redditch. By demolishing a small cottage and building 2 substantial houses this will minimise the separation between Studley & Redditch, contrary to adopted SDC Policy.
 - In our Parish Plan adopted in 2017, 95% of residents felt green spaces are a key component to life in the village and are keen to maintain segregation between Studley and Redditch, to protect the green belt that prevents coalescence.
 - The Core Strategy in section 6.8.13 clearly identifies the area between Studley and Redditch as a location where development is inappropriate, and development should be resisted to prevent Redditch encroaching on Studley.
 - Policy AS8 A1 identifies that the separation from Redditch is important to maintain Studley's identity.
 - Policy CS5 and CS 9 would also be breached as this application does not protect the surrounding open and verdant character of the landscape and does not integrate with the surrounding setting.
 - Our emerging Neighbourhood Plan also identifies that maintaining the separation between Redditch and Studley is paramount to preserve Studley's identity.
 - In 2013 SDC refused an application for this area that went to appeal, and the appeal was dismissed because the Inspector did not consider there were "very special circumstances" to justify the development to outweigh the harm the development will do. We see no justification to overturn that decision which is what officers are recommending. This decision has been followed by many others along Brickyard Lane and Green Lane, that have all been refused.
 - The proposal also seeks to introduce street lighting into an area where there is none. As the body responsible for the maintenance of streetlights within Studley, the PC objects strongly on the grounds that they have not been consulted on taking ownership of any streetlights and see no justification for them being installed.
 - The proposed parking arrangements for the properties, although only indicative, do not comply with SDC parking policies.
 - The proposed housing is over development of the site, in an area that is part of an SLA that is fully within the West Midlands Green Belt, and outside of the BUAB of Studley and therefore must be refused.
- 20/00110/FUL: Sarah Bratton, 2 Priory Court, Studley, B80 7BB
 - Proposed: Subdivision of existing house into 2 nos. semi-detached dwellings.
 - **Proposed: Cllrs P Beaman, seconded B Dixon, voting unanimous to have No Objection to this planning application.**
- 20/00110/LBC: Sarah Bratton, 2 Priory Court, Studley, B80 7BB.
 - Proposed: Subdivision of existing house into 2 nos semi-detached house.
 - **Proposed: Cllrs P Beaman, seconded B Crow, voting unanimous to have No Objection.**
- 20/00187/TPO: Mrs Valeri Prewitt, 8 Vicarage Gardens, Studley.
 - Proposed: T1 pine remove.
 - **Proposed Cllrs P Beaman, seconded Mrs S Redman, voting unanimous to Support because the is too big for the location and could become a danger to highway and homeowner. When it is removed a tree more suitable to be planted.**
- 20/00544/FUL: Ms Ann Stokes, The Two Jays, 43 Riverside, Studley, B80 7SD
 - **Proposed Cllrs P Beaman, seconded B Dixon voting unanimous to have No Objection for this planning application.**

- 20/00255/OUT: Ms M Allen & Ms Gaylor, 92 Alcester Road, Studley
- Proposed: Outline application for demolition of existing dwelling and construction of 4 dwellings (all matters reserved except access, layout, and scale)
- **Proposed Cllrs B Crow, seconded Mrs S Redman, voting unanimous to have No Objection to this planning application.**
- **Planning Notification (Amended/Additional Details)**
- 19/03592/FUL: Mr Daniel G Wilson McCarthy & Stone, Alcester Road, Studley. Land adjacent to Co-operative store, Alcester Road, Studley.
- Proposed: Redevelopment of derelict land adjacent Co-operative Store to deliver Retirement Living apartments (use Class3) associated parking, landscaping, private amenity space and alteration to the existing one way access road to form 2 way access.
Amendments- refuse vehicle tracking, delivery vehicle tracking and propose site plan.
- **Proposed Cllrs Mrs S Redman, seconded M Osborne, voting unanimous, having consulted with the developer the PC now will withdraw their objections.**
- **Planning Committee Meeting- 18th March 2020- 6:15 pm**
- 19/02608/FUL: Studley Leisure Centre, Pool Road, Studley. B80 7QU
- Proposed: Single storey extensions to the existing building to provide spaces for gym, studio and new entrance lobby.
- Planning Committee A-18th March 2020 – Meeting commence 6:15pm
- Officer recommendation for this application to be granted.
- Due to the Corona Virus Pandemic this meeting will be postponed.
- Cllr P Beaman will be speaking on behalf of PC when SDC reschedule the committee meeting.
- **Update on Planning Committee meeting on 4th March 2020**
- 19/01601/FUL: Land Off, Redditch Road, Studley.
- Proposed: Material change of use from vacant/agricultural land to residential caravan site for pitches for occupation by Gypsy Traveller Family with associated hard standing, package treatment plant, utility blocks, storage sheds and dog runs. Part retrospective
- SDC Planning Committee has requested the planning officer to provide further evidence that permission should be granted for this application based on special circumstances.

10. District, County Council & Delegate Report.

- **County Cllr C Rickhards Report**
- **Members Grant-** The grant will be available this summer.
- **Delegated Budget-** Some money is available from this year and another 35k will be available from April. This has to relate to Road signage or any traffic and transport related measures. This cannot be used for larger projects, example the Average Speed cameras scheme was won through a Capital bid.
- **Mappleborough Puffin Crossings-** Cllr C Rickhards apologise to Studley residents for the inconvenience by the recent works. He hopes the work will be completed in April.
- **District Cllr Neil Edden report;**
- **Covid-19-**SDC's response to the pandemic is to encourage staff to work from home wherever possible. But they will be maintaining a frontline of "face to face" staff for the public at Elizabeth House.
- **Green Bins-** Attempts to get the green bin charges delayed or stopped failed. From the 1st June there will be a £40 annual charge for residents wanting to continue using the service.
- Cllr N Edden is in self-isolation due to a cough that he has had since last Thursday. He has not decided if he will be able to attend the SDC planning meeting on Wednesday 18th March when the Studley Leisure Centre application will be discussed.
- **Delegate Report-** There were none

11. Committee Reports- Notes for Approval

There were none

12. Correspondence

Min: 91 Email: Street lighting- Allendale Crescent

A resident has requested for the light to be turned off as youths have been congregating in the lane which backs on to her back garden and using the area for drug purposes. The resident feels very vulnerable as they have been climbing up her back fence to look into her garden. She has informed the Police, but they are not always able to patrol the area to move the youth on.

The Clerk has spoken to the community officer and she has confirmed that the footpath connects Allen Close and Allendale Crescent which is very well used by residents in the area. Clerk to write to the resident to explain to her that it is not possible to turn the light off as it is a very used footpath.

Min: 92 Email- WALC- Consultation day with WCC- Wednesday 1st April, 10 am – 4:15 pm at University Warwick, Wellesbourne Campus, Warwickshire, CV35 9EF

Min: 92 Email- WALC- Training- Engaging Your Youth Community, Thursday 26th March – 6:30 pm – 8:30 pm

Min: 93 Email- Yvonne Clarke- Thanked PC for supporting the objection for propose development in Church Street, Studley.

Circulation

Min: 94 Clerk Direct- Issue 128- March 2020

Min: 95 The Clerk Magazine - March

13. Approve Accounts for payment.

Date	Supplier	Description	Chq no	£
17 th March 2020				
	Royal Mail	Postage Stamps	DC	61.00
	VE Day Sundries	Amazon	DC	163.98
	VE Day DVD	Amazon	DC	8.37
	Bright Pay Payroll	Annual subscription	DC	49.00
	Excel Telecommunications	Telecom	832	84.37
	Vale Fire Services	Installation of additional CCTV cameras in Council Chamber	833	1806.00
	Excel Telecommunications	Telecom	834	34.43
	Studley Village Hall	Half yearly rent for Council Chamber	835	1900.00
	Jill Beard	Mileage Claim for planning committee meeting in SDC	836	22.50
	Communicorp	Subscription Renewal	837	12.00
	HCB Solicitors	Under payment of legal fee	838	0.60

Proposed Cllrs Mrs S Redman, seconded B Dixon, voting 5 for 2 abstentions for the schedule of the cheque & Debit Card payment to be approved and signed.

14. Date of next meeting 7th April 2020

Meeting closed: 9:15 pm