

## Studley Parish Council

Due to the Covid-19 Pandemic under Government guidance the Parish Council is unable to hold any Parish Council Meeting. All planning applications will be determined under delegated powers to the Clerk as instructed by the Parish Council Meeting on 17<sup>th</sup> March 2020

### 1. Planning Applications for consideration

- Planning Notification (Amended/Additional Details)
- 19/03507/LBC: Mr & Mrs Chris Smalley, Highland Hill Farm, Hardwick Lane, Clarke Green, Studley.
- Proposed: Renovations and alterations to Highland Hill Farmhouse including additional structural support, re-roofing, replacement windows and new surface water drainage.
- **Parish Council comments: No Representation.**
  
- 20/00561/FUL: Mr S Hussey Kingswood Properties (West Midlands) Ltd
- Garages Watts Road, Studley
- Proposed: Demolition of existing garages and erection of 2 nos. dormer bungalow.
- **Parish Council comments: Object based on the following reasons;**
- **There are no electric vehicle charging points.**
- **The access and egress for the parking for 33 Rowland Avenue and 16 Watts Road will restrict vehicular movement, meaning if the residents of the new homes are parked, to get out of the site the occupants from 33 & 16 will have to reverse out of the site.**
- **With no facilities for visitor parking, there is a real possibility of conflict between the new occupants and those of 33 & 16, the layout should be reconsidered with the size of the properties reduced to ensure there is no potential for conflict.**
- **No facility is provided for the safe location of the waste and recycling bins at the entrance to the site. Due to the confines of the site, and the distance from the highway, the bins will have to be left at the kerb side, restricting vehicle access and egress.**
- **Due to their size, mass and bulk and bland elevations with no features, these properties will have a negative impact to the amenity of the residents of homes that surround the site**
- **Lack of amenity spaces for the proposed development.**
- **Without careful attention to boundary treatments, residents of the existing homes will be overlooked by the new properties**
- **The site is presently accessed from Watts Road, with the houses either side having mature hedges that abut the footpath. This means that acceptable visibility splays cannot be achieved without agreement with the properties either side of the entrance. (Will attached pictures to planning officer on email to support this point)**
- **Due to the length (32m) and narrowness (2.5m) of the drive, there is no possibility of vehicles passing each other if one was entering as one was leaving, and there is no laid out footpath for the entirety of the drive, making it impossible for a vehicle to safely pass pedestrians using the driveway.**
- **Due to the on street parking along this stretch of Watts Road, access to the site could, at times be difficult.**

- There is no provision for a streetlight along the entirety of the drive, making this unsafe for pedestrians in the dark.
- The applicant should reduce the size of plot 1 by removing the dining room and en-suite to bedroom 2 thus creating manoeuvring space for access to nos 16 & 33. To ensure the safety of residents and pedestrians the applicant should enter into negotiations with the owners of 16 Watts Road with a view to purchasing a strip of their garden so that an acceptable roadway with a path and space for bin storage can be achieved.
- Photographs forwarded to SDC Planning.
  
- 20/00821/FUL: Mr Richard Shipston, 30B Node Hill, Studley, B80 7RG
- Proposed: New Driveway access with drop kerb.
- **Parish Council comments: No Representation.**
  
- 20/00440/FUL: Mr John Chapell, Garage Blocks, Archer Close, Studley
- Proposed: Demolition of garage blocks and erection of a 3 bedroomed detached house.
- **Parish Council comments: Support based on the following reason;**
- **Good use of redundant garages to provide a family home in a sustainable location.**

## 2. Planning Decisions Received.

- 19/03447/FUL: Mr Anthony Rice, 36A High Street, Studley, B80 7HJ
- Proposed: Single Storey extension
- **Permission with Conditions**
  
- 20/00110/FUL: Ms Sarah Bratton. 2 Priory Court, Studley, B80 7BB
- Proposed: Subdivision of existing house into 2nos, semi- detached dwellings
- **Permission with Conditions.**
  
- 20/00111/LBC: Ms Sarah Bratton 2 Priory Court Studley, B80 7BB.
- Proposed: Subdivision of existing house into 2nos, semi-detached dwellings.
- **Consent Granted with Conditions.**

## 3. Application ready to be determined by SDC Planning Officer

- 19/02608/FUL: Studley Leisure Centre- Extension
- The officer recommendation is to Grant permission for this application. (Under the provision of the Council's Constitution, Delegation19a)
- Further comments about the proposed decision to be submitted by 5pm, Tuesday 21<sup>st</sup> April 2020.
- **Further Comments made by Parish Council on Monday, 20<sup>th</sup> April 2020**
- **Studley Parish Council consider that this application is in direct opposition to the agreement that was reached when the new sports hall was built. When the original application was discussed, the Parish Council agreed with residents who were strongly against having a 10m high wall the other side of their garden fence, blocking off all daylight, and destroying the limited amenity space they have in the back gardens.**
- **This was discussed and agreement was reached to move the gym away from the boundary and ensure no construction occurred close to people's homes. This application is in direct opposition to that agreement.**
- **There are obvious concerns over noise; from the weights and machines, radios, TV's and potentially exercise classes, along with noise from the AC units. There have been acoustic reports carried out, which claim levels will be below pre-determined levels, however, any additional noise occurring in an area so close to homes, when there is none**

at the moment is an intrusion. The noise may not be heard in the houses, however we suspect that, in the summer, when the units are working at their hardest, and the residents have their windows open, it will be a problem.

- There are no other Fitness Suites operated by SDC that are so close to people's homes. The majority have at least 100m to the closest house, so we understand the concern of the residents.
- Even without the noise element, the fact that the proposed building is just over a metre from the boundary fence is unacceptable. Nowhere else would an application be permitted to put a building at the bottom of a garden with no separation. Unfortunately, the plans do not show measurements, but we estimate that the extension, adjacent to the houses will be around 8m high with galvanised steel cladding, completely obliterating any natural light into the rear gardens of the houses in Crooks Lane. This must contravene the 25/45 degree rule?
- The provision of readily accessible parking also remains a problem, especially with the recent construction of additional homes on Crooks Lane, further reducing the on street parking. It is widely accepted that current Centre users do not park in the Pool Road car park, but park on Pool Road and Crooks Lane. The additional parking this proposal will attract will further exacerbate these problems.
- With regards to alternative locations, the Council are aware that around 20 years ago, there was a proposal to utilise a section of the High School field to construct a fitness suite, but due to lack of resources it did not go ahead. That could be revisited as a viable alternative.
- As with all planning applications, it is a difficult choice between the wider benefits that will be accrued, weighed against the harm it will undoubtedly cause to those that abut the site. However, once permission has been granted, it cannot be revoked, so if there is any doubt about whether it will have an impact on residents, or if there is a more suitable location, then refusal is the only option available. That would then allow us to open up a dialogue with interested parties to see if agreement could be reached.
- Studley Parish Council therefore maintain our objections to this proposal.