

Studley Parish Council

For the health and well-being of our community as a result of the Covid-19 crisis and following the instruction of the Prime Minister's address on 23rd March 2020, all Parish Council meetings will be held remotely until further notice. Only one meeting per month will be held and this will take place on the third Tuesday of the month. Studley Parish Council will be using Zoom software to facilitate the holding of meetings. All meetings will be recorded using Zoom software

Minutes of a virtual meeting of Studley Parish Council held in the individual homes of Councillors and Parish staff, on Tuesday 19th May 2020 at 7:30pm.

1. Chairman declared the meeting open.

Present

Chair Cllrs C Summers, Vice Chair Paul Beaman, A Smith, B Crow, Mrs S Redman, Mrs J Beard, Mrs S Croft, Ms Z Tolley, M Osborne & M Fox

In attendance

Clerk, Mrs L Gailey, Assistant Clerk Mrs L Stanton, County Cllr C Rickhards, District Cllr N Edden & 2 members of public.

2. To receive apologies for absence.

Cllr P Hencher- Serafin & B Dixon

3. To consider acceptance of apologies

Parish Cllrs P Hencher-Serafin & B Dixon was not able to attend due to technical problems with IT.
Proposed Cllrs Mrs S Redman, seconded P Beaman, voting unanimous to accept apology.

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.
- Cllr P Beaman, M Fox & A Smith- Item 19 -payment to Studley Village Hall- Pecuniary Interest
- **Proposed Cllrs P Beaman, seconded B Crow to accept declaration of interest from Cllrs P Beaman, M Fox & A Smith.**

5. Public Forum

There were none.

6. Matter Arising (For Information only)

There were none

7. To pass minutes of the last meeting.

- 17th March 2020

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

8. Studley Parish Council year 2020/2021

To note that The Local Authorities and Police and Crime Panels (Coronavirus (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 provide that the Chairman and Vice Chairman will remain in post until May 2021 or until there is a resolution to the contrary. To note that the above Regulations provide that the Chairs of Standing Committees, Sub-Committees and Working Groups will remain in post until May 2021 or until there is a resolution to the contrary. To resolve that the membership of all Standing Committees, Sub-Committees and Working Groups will remain unchanged until May 2021.

Proposed Cllrs B Crow, seconded Mrs S Crofts, voting unanimous that the Chairman and Vice-Chairman will remain in in post until May 2021 and membership of all Standing Committees, Sub-

Committees and Working Groups will remain unchanged until May 2021.

9. Audit for year ended 31st March 2020

To note The Accounts and Audit (Coronavirus) (Amendment) Regulations 2020 which extend the Statutory audit deadline for 2019-2020

10. To ratify Planning Applications determined under delegated powers to the Clerk at the Studley Parish Council Meeting on 17th March 2020

- 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 bungalows.
- **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.**
- **Proposed Cllrs Mrs S Crofts, seconded A Smith, voting unanimous to all the above planning applications determined under delegated powers to the Clerk at the Studley Parish Council Meeting on 17th March 2020**

11. Planning Application to be considered at SPC meeting on 19th May 2020

- 20/01031/FUL: Mr & Mrs Govier, 13 Corbizum Avenue, Studley, B80 7JW
- Proposed: Conversion and extension of garage to form utility room and ground floor bedroom together with new front porch.
- **NO; 1 -Proposed Cllr P Beaman, seconded A Smith to Object this planning application based on the following reason;**
- **due to the size mass and bulk of the forward projecting element of the extension that does not respect the existing building line. Not only does the extension obstruct the building line, it also severely restricts the available drive, that would result in anything but a small car overhanging and obstructing the public footpath.**
- **No: 2 Proposed Cllr Mrs S Redman, seconded M Fox, voting 7 for and 3 against to have No Representation for this planning application.**
- **No: 1 Proposal made by Cllr P Beaman, seconded by A Smith failed to gain a majority therefore it was not carried forward.**
- 19/03500/FUL: Steve Sarson, 20 Castle Road, Studley, B80 7LS
- Proposed: Timber frame motor bike store at rear of property.
- **Proposed Cllrs P Beaman, seconded Mrs S Crofts, voting unanimous to Object and wait for more accurate plans and details to be made available as there is insufficient information to be able to make an inform decision. Council would like to see more accurate drawings which must include measurements, location type of construction and the relation to the existing building and the impact on adjacent property.**

12. 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.**
- 19/03596/FUL: Mr & Mrs Nigel Smith,3 Holyoake Cottage, Hardwick Lane, Studley, B80 7AD
- Proposed: Demolition of existing detached garage and replacement with new garage with store over
- **Refusal**
- 20/00255/OUT: Ms M Allen & Ms H Gayler, 92 Alcester Road, Studley, B80 7NP
- Proposed: Outline application for demolition of existing dwelling and construction of 4 dwellings (all matters reserved except access, layout, and scale)
- **Outline Permission**
- 20/00064/OUT: Mr Dave Larkin, DRL Building, 26 Warwick Road, Studley, B80 7RE
- Proposed: Outline permission for the demolition of bungalow and detached garage and construction of 3/4 Bedroomed detached property with integral garage (all matters reserved)
- **Outline Permission**

13. 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 21st April 2020.**
- **Further Comments made by Parish Council on Monday, 20th 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.**

14. Planning Correspondence

Min: 1 SDC- Update planning committee meeting – 19/01601/FUL: Land off Redditch Road, Studley- email response received on 14th April 2020.

Min: 2 Email: Fairtrade Foundation- Studley Fairtrade Village- Successfully renewed- 27th April 2020

15. District, County Council & Delegate Report.

- **County Cllr C Rickhards Report**
- **Covid-19-** Hotline contact number 08004081447, residents can contact this number if they are deemed to be vulnerable but have not been included on the NHS Shielding list.
- Tier 2 residents have been receiving food parcels and other essential deliveries from County Hub
- The County Waste Centres have now re-opened. Social distancing measures such as booking system, traffic management has been implemented to allow the service to be operated safely.
- As part of the Recovery programme there is to be a Reallocation of road space. This includes road closures, single point closures, increased cycle routes and reductions in waiting times at crossing (in favour of pedestrians)
- Government local authority allocations are distributed 65% County and 35% Districts. On May 1st. Warwickshire had received £24m plus.
- **Grants-**Cllr Rickhards has approved grants for local organisations totalling £2,607. At this stage Cllr Rickhards is not allowed to reveal individual grants. He has deliberately reserved well over £3000 to be granted later in the year.
- **Road works-** Highways are back doing roadside work following easing of the lockdown.
- **Green Lane Bridge** – Cllr Rickhards praised the successful campaign on the Green Lane bridge.
- The bridge 'pathway' is not designated as an official right of way. PC might want to discuss this further with WWC.

- **District Cllr Neil Edden report;**
- Stratford District is the 4th worst hit in the country in terms of economy. PC will probably have been made aware of the situation via letter from Tony Jefferson outlining that additional funding received from the government isn't intended to be filtered down to Parish and Town councils - despite their exceptional efforts, locally, with supporting residents and the community.
- SDC have now successfully trialled Microsoft Teams for "virtual" council and committee meetings and are scheduled to use the first one on May 27th.
- Agenda items will include removing the delegated officer and leader powers as meetings should be able to happen again, albeit in a different format.
- A recovery group for all portfolios is being set up and this will also be shadowed and fed into by opposition councillors. Cllr Edden will be shadowing the Environmental Health portfolio.
- Some 250 local businesses have yet to apply for government grants to which they are entitled. The list of businesses is being split into wards and councillors are being asked to try to contact them locally.
- Stratford District COVID has 276 confirmed cases with a proportionately high mortality ratio of 97 (as of the 6th May).
- There is an opportunity based on newly announced government funding to look into improved walking and cycling routes. We may want to consider that further as part of the NDP.

- **District Cllr P Hencher- Serafin**
- **Update on Travelers site from the Planning Enforcement Officer.**
- The Planning Enforcement Officer has received numerous complaints regarding the travelers and various activities, however when investigated they have been attributed to others and not the travelers.
- The works that have been carried out including the creation of hard standing is in line (in the Main) with the submitted approved plans.
- The area of the hard standing has been identified to the planning agent representing the travelers as not being as per the submitted plans and it is his understanding that the case officer has communicated this and is awaiting further information regarding the revised plan
- The Planning Enforcement Officer is continuing to monitor traveler site. The planning application process is being treated as per any other application as is any enforcement concerns.

- The Enforcement officer will not be able to take any action until the planning committee makes their decision.
- **Update on 105 Redditch Road**
- The Planning Enforcement Officer has visited the site. There is a previous existence of the driveway leading to the old timber garage. An access to the highway already existed and there is no need for any new planning permission.
- The family who live there have regularly placed planning applications or lawful development certificates for all works that have been or intend to be carried out and do not appear to be wantonly disregarding planning control regulations.
- The Officer can confirm that no persons are living in the mobile home on the site and it will be removed from the land when works to the main dwelling are completed (currently delayed due to virus situation). There is no breach of planning for 105 Redditch Road.

16. Other Reports

- Studley in Bloom
- Studley Isolation Support Group
- The above reported have been circulated to all Cllrs.
- Approve notes of Finance Meeting 14th May 2020
- **Quote for repair to driveway at Dunstall Allotments.**
- **Proposed Cllrs Mrs S Redman, seconded C Summers, voting unanimous to approve recommendation from Finance Committee to accept quote from CR Macdonald Ltd in the sum of £6303.50 to undertake repair work to drive as detailed below;**
- **Funding will be £2303.50 from SPC & £4000.00 from Allotment Association**
- **Specification: Approximately 175m²**
- **Scrape out failed tarmac and loose stone and remove from site.**
- **Supply and lay 60mm of AC20 binder course**
- **Supply and lay 40mm of AC10 wearing course**
- **Install tarmac water bar to top of ramp to deflect water channels.**
- **Quote for clearance of garden and making good at bungalow located in grounds of SS&SC.**
- **Proposed Cllrs Mrs S Redman, seconded C Summers, voting unanimous to approve recommendation from Finance Committee to accept quote from Studley Lawns and Gardens for £1865.00 for clearance of garden and making good at bungalow located in the grounds of SS&SC. It was further agreed that Cllrs C Summers and A Smith would obtain 2 quotes to remove and replace kitchen floor covering and investigate if the kitchen floor will require re-laxing.**
- **Quote for decorating bungalow at SS&SC.**
- **Proposed Cllr Mrs S Crofts, seconded C Summers, voting unanimous to approve recommendation from Finance Committee to accept Mr J Hobbs quote of £650.00 labour and £150.00 material costs for decorating the bungalow at SS&SC.**
- **Consider Cllrs M Fox & Tolley regarding obtaining Tablets for Councillors.**
- **Proposed Cllrs Mrs S Redman, seconded A Smith, voting 6 for, 4 against to approve recommendation to defer obtaining Tablets for Councillors based on the following reasons;**
- **The decision to provide Tablets to Councillors was primarily to support Cllrs at Council meetings. They would have the information relevant to agenda items available on their Tablet at the meeting.**
- **To significantly reduce the amount of information provided in hard copy for meetings.**
- **To be loaded with reference documents.**
- **Currently and for some time to come it is unlikely that there will be council meetings other than via a virtual platform.**
- **It is therefore not the appropriate time to make such an investment. It is considered that it would be better to wait until we return to a more normal way of life.**
- **Technology also moves forward rapidly, and it is likely that there will be further improvements with Tablets which will give further benefits.**

- There was counter proposal from Cllr M Fox, seconded Z Tolley, 4 for, 6 against, to not to delay looking at the proposal again and move forward to obtain tablets for Cllrs. This proposal from Cllr M Fox failed to gain a majority therefore it was not carried forward.
- Approve notes of Finance Meeting-14 May 2020
- Proposed Cllrs Mrs S Redman, seconded P Beaman, voting 8 for, 2 abstentions to approve the notes to be signed as true record of the meeting.

Date	Supplier	Description	Chq no	£
31 st March 2020	Studley Improvement Partnership	Grant	839	500.00
	Studley Flower Show	Grant	840	350.00
	G S Adams	Lighting maintenance for March	841	553.93
	Jon Vale	Grounds maintenance for March	842	489.00
	David Homer	Grave digging for 27 th March 2020	843	290.00
	P A Janes	Monthly Litter pick Crooks Lane Recreational Ground	844	360.00
	P A Janes	Monthly weekend litter pick Pool Road car park	844	45.00
	PA Janes	Empty skip 2 times at cemetery	845	280.00
	P A Janes	Erect and take down barriers at cemetery for burial	845	20.00
	P A Janes	Dig out and remove sign from entrance of St Chads to Brickyard Lane recreation field	845	30.00
	Mike Osborne	Mileage Claim	846	12.80
	Lyreco UK Ltd	Stationeries	847	154.38
	Matt Fox	Mileage claim for training and for passenger – Zoe Tolley	848	25.00
	CTKT Ltd T/AS Studley Lawns & Gardens	Grass cutting in Cemetery	849	225.00
	CTKT Ltd T/AS Studley Lawns & Gardens	Strim around graves & trees	849	150.00
	CTKT Ltd T/AS Studley Lawns & Gardens	Edge & strim pathways and strim perimeter and keep pathways clear of leaves	849	90.00
	CTKT Ltd T/AS Studley Lawns & Gardens	Weed and tidy beds around gazebo. Tend to brambles around perimeter	849	40.00

Date	Supplier	Description	Chq no	£
7 th April 2020				
	Boxer Enterprises Ltd	Monthly charge for website hosting & Maintenance	850	60.00
	Boxer Enterprise	Monthly Support for up to 5 computers	850	108.00
	HMRC	HMRC	851	1053.24
	Warwickshire Pensions	Pensions	852	1046.45
	David Homer	Grave Digging Fee for plot 1611	853	290.00

Date	Supplier	Description	Chq no	£
21 st April 2020				
	Studley Village Hall	Loan from PC to Studley Village Hall	854	2600.00
	ICCM	Membership renewal	855	95.00
	Excel Telecommunications	Telecom charges	856	105.51
	Studley Community Library	Grant for library rent from 2 nd April -30 th September 2020	857	2600.00
	N Power	Streetlight Electricity (1 st Jan- 31 st March 2020)	DD	3361.22
	D Homer	Grave digging fee for 8 th , 16 th & 17 th April 2020	858	830.00
	Came & Co	Insurance Premium re SS&SC	859	1679.37
	Came & Co	SPC pro-rate insurance for Bungalow	860	133.39
	Data Protection	Renewal fee	DD	35.00

Date	Supplier	Description	Chq no	£
5 th May 2020				
	WALC	Membership renewal	861	1073.80
	GS Adams	Street Lighting Maintenance for April	862	553.93
	J Vale	Crooks Lane Mowing- 6 th , 14 th , 21 st April	863	375.00
	J Vale	Village Hall- 8 th , 20 th April	863	70.00
	J Vale	Opposite Railway Inn- 10 th & 21 st April	863	140.00
	J Vale	SS& SC- 10 th , 16 th , 17 th April- mowing & strimming, mowing with tractor and mowing bungalow	863	88.00
	J Vale	Brickyard Lane- 16 th April mowing with tractor & mowing	863	150.00
	J Vale	Brickyard Lane- empty dog bin- 31 st March, 10 th , 21 st April	863	30.00
	J Vale	Village Hall- spraying	863	23.00

	Studley Lawns & Gardens	Studley Cemetery- Mowing 14 th April	864	225.00
	Studley Lawns & Gardens	Studley Cemetery- Mowing & strimming around graves and trees	864	375.00
	Boxer Enterprises Ltd	Monthly charge for website hosting & Maintenance	865	60.00
	Boxer Enterprise	Monthly Support for up to 5 computers	865	108.00
	HMRC	HMRC	866	1053.64

Proposed Cllrs P Beaman, seconded Mrs S Redman, voting unanimous to ratify accounts for payments authorised under delegated powers to the Clerk at the Studley Parish Council Meeting on 17th March 2020.

18. Approve accounts for payment

Date	Supplier	Description	Chq no	£
19 th May 2020				
	Excel Telecommunications	Telecom charges	873	105.24
	Studley Village Hall	Annual Grant	874	800.00
	Studley in Bloom	Annual Grant	875	1000.00

Proposed Cllrs P Beaman, seconded Mrs S Redman, voting unanimous to approve accounts for payments.

19. Date of next meeting: 16th June 2020

Meeting closed at 9:30pm