



Studley Parish Council

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B80 7HJ

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NOTICE OF MEETING

**A meeting of the Planning Committee will be held on
Tuesday 9th January 2024 starting at 6pm
In the Council Chamber, Studley Village Hall, High Street B80 7HJ**

Members of the Planning Committee are hereby summoned to attend the meeting.

Committee members:

Cllr C Britt, Cllr C Summers, Cllr J Palmer, Cllr D Collett

Ex Officio with voting rights: Cllr M Osborne, Cllr Py Hunt, 1 Vacancy

Signed

Liza Rose
Clerk/RFO

Date 3rd January 2024

This meeting is open to all members of the public; if attending, please remain mindful of the potential for covid-related infection.

AGENDA

- 1. The Chair will be pleased to welcome everyone to the meeting.**
- 2. Apologies**
To receive apologies from absent committee members.
- 3. Declarations of Interest**
Members are referred to the requirements of the council's [Code of Conduct](#) to ensure transparency and retain public confidence in the council's decisions. Having declared an interest, **of whatever type**, the member must leave the meeting when that matter is discussed unless they have been granted a dispensation to stay in the meeting. Guidance is available here: [Excerpt from LGA Guidance](#)
- 4. To consider grant of any dispensation requests**
Written requests for the council to consider [grant of dispensation](#) to a councillor who has declared an interest in any item on the agenda must be delivered to the Clerk prior to the start of the meeting for full council consideration at this point.
If granted by the council at this point in the meeting, the dispensation will allow the councillor with the stated interest to:
 - a) participate, or participate further, in any discussion of the matter, or
 - b) participate in any vote, or further vote, taken on the matter at the meeting.**If not granted, the councillor must leave the meeting when relevant.**
- 5. Public Forum**
Members of the public are welcome to address the committee with regards to items on the agenda or for consideration at future meetings, however this is not an opportunity for wider debate and the opportunity to speak is limited to 3 minutes per person; the forum will last for no longer than 15 minutes subject to the Chairman's discretion.

- 6. To approve the minutes of the committee meeting held 12/12/2023 (pgs 3-6)
- 7. To receive consultations from the Planning Authority (Stratford District Council)
Comment required

A	Ref – <u>23/03269/FUL</u>	
Proposed	Demolition of existing dwelling and erection of 8no. dwellings including associated access and landscaping.	
At	:	113 Crooks Lane, Studley, Warwickshire B80 7QY
B	Ref – <u>23/03223/FUL</u>	
Proposed	Erection of new dwelling (in lieu of lawful residential caravan).	
At	:	59 Green Lane Studley Warwickshire B80 7HD

- 8. To note decisions made to previous consultations by the Planning Authority

Reference No: 23/02991/FUL Date of Decision: 21/12/2023	PERMISSION WITH CONDITIONS
Location:	6 Node Hill, Studley, Warwickshire B80 7RR
Proposal:	Demolition of timber side garage, shed and utility space and erection of new porch, garage utility room and ground floor cloakroom.
Reference No: 23/02856/LDP Date of Decision: 07/12/2023	CERTIFICATE OF LAWFUL PROPOSED USE OR DEVELOPMENT
Location:	6 Node Hill Studley Warwickshire B80 7RR
Proposal:	3m deep single storey rear extension with lean-to roof and bi-fold doors to rear.

- 9. Date and time of the next Planning Committee Meeting to be advised.



Studley Parish Council
Planning Committee meeting
Tuesday 12th December 2023 starting at 6pm
Council chamber, Studley Village Hall

Committee members present: Cllr C Britt – Chairman, Cllr J Palmer, Cllr Colin Summers,
Cllr D Collett
Ex Officio -Cllr Mike Osborne, Cllr Penny Hunt

In attendance: Liza Rose – Clerk/RFO, Kellie John – Administration Officer
23 members of the public.

Min #P074 Agenda item 1 - The Chair will be pleased to welcome everyone to the meeting.

The Chairman welcomed everyone to the meeting and gave a general overview of parish council including conduct during meetings.

Min #P075 Agenda item 2 – Apologies.
None

Min #P076 Agenda item 3 - Declarations of Interest.
None

Min #P077 Agenda item 4 - Grant of dispensation following DPI / ORI declaration.
None

Min #P078 Agenda item 5 – Public Form

The Headteacher from Studley High School spoke about planning application **23/01497/FUL** and why a 3G pitch would be a positive asset to the school and the local community. Reasons for the 3G pitch included providing additional space for students during break times as it is currently limited. The school would be able to offer additional sporting options such as hockey, touch rugby and netball, in all seasons.

The school would allow the local community use of the pitch outside usual school hours, at select times. The school are likely to use a system to manage bookings.

Charges would be set to cover future maintenance costs.

A few members of the public acted as spokesperson to raise concerns about planning application **23/01497/FUL**.

Concerns raised –

- Hours of operation, specifically the majority felt the proposed closing time of 21:00hrs during the week is too late. Representatives of Studley High School were permitted to address this concern and stated opening hours can be revised, and the application submitted to Stratford District Council can be amended.
- Use of a booking system and the prevention safeguarding issues.
- Lighting, noise, and drainage. The school's business manager advised the lighting would be directed down to the pitch and the

application contains various reports, which are accessible for all to read.

- Increase in traffic and parking issues.
- Drainage issues in and around the school.
- Health and safety concerns arising from materials used on the pitch and the lack of particle containment.

Min #P079 **Agenda item 7 – To approve the minutes of the committee meeting held 28/11/2023.**

Minutes were **approved** by members.

Min #P080 **Agenda item 8 - To receive consultations from the Planning Authority, Stratford District Council**

Members commented as follows:

A	Ref – 23/01497/FUL
Proposed	Erection of a 3G Floodlit Playing Pitch and associated works.
At :	Studley Gm High School Crooks Lane Studley Warwickshire B80 7QX
Decision:	No representation, with the following comments –
	The council could not make a balanced decision due to –
	- No response shown from some Statutory Consultees e.g. Highways.
	- Relating to Health and Safety concerns in particular the materials used to create and maintain the pitch, the committee felt that the unitary authority has access to detailed knowledge and expertise in that area, whereas Studley PC do not.
	Councillors wished for the unitary authority to fully consider the specialist areas such as health and safety, operating hours, noise, lighting and traffic.

Min #P081 Cllr Colin Summers briefly left the meeting at 7.25pm and returned at 7.26pm.

B	Ref – 23/03187/TPO
Proposed	T0077 (T8 TPO ref.) Norway maple - Remove basal epicormic. Ensure 3.5 metres crown clearance above car park and 2 metre crown clearance on lawn side, for mower access. -T0078 (T7 TPO ref.) lime - Remove basal epicormic and stem epicormic to 3 metres. Ensure 5 metres crown clearance above neighbouring driveway and 2 metres clearance on site side, for mower access. Remove deadwood exceeding 50mm diameter, or 1 metre length, particularly where adjacent neighbouring parking area. -T0079 (T6 TPO ref.) lime - Remove basal epicormic and stem epicormic to 3 metres. Ensure 5 metres crown clearance above neighbouring driveway. Remove deadwood exceeding 50mm diameter, or 1 metre length, particularly where adjacent neighbouring parking area. -T0080 (T5 TPO ref.) lime - Remove basal epicormic and stem epicormic to 3 metres. Ensure 5 metres crown clearance above neighbouring driveway and 2 metres clearance on site side for mower access. - T0085 (T4 TPO ref.) lime - Remove deadwood exceeding 50mm diameter, or 1 metre length throughout crown. Crown lift over car park to give 3.5 metres clearance above ground level of car park. Reduce back crown to give 2.5 metres clearance

from building. Remove caught-up branches throughout crown. Reduce southern crown to give 2metres clearance of building. -T0086 (T3 TPO ref.) lime – Remove basal epicormic growth to maintain clear stem to 3 metres. Crown lift over car park to give 3.5 metres clearance above ground level of car park. Remove deadwood exceeding 50mm diameter, or 1 metre length throughout crown.

At : Aspen House Birmingham Road Icknield Street Studley
Warwickshire B80 7BG

Decision: No representation

C Ref - [23/03102/LBC](#)

Proposed Proposed demolition of existing conservatory and erection of single storey extension and lean-to entrance lobby.

At : 1 Castle Road Studley Warwickshire B80 7LP

Decision: No representation

D Ref - [23/01595/FUL](#)

Proposed Replacement single storey side extension and demolition of existing outside utility.

Appeal in progress reference APP/J3720/W/23/3329627. The appeal is being dealt with by way of **Written Representations**. Any representations you made on the proposal at applications stage have been forwarded to the Planning Inspectorate to determine the appeal and have also been copied to the appellants.

At : Needlers Cottage 61 Green Lane Studley Warwickshire B80 7HD

Decision: No change or further comments.

E Ref - [23/03134/REM](#)

Proposed All reserved matters as listed above, including Landscaping Climate Change Checklist, Ecological Survey and House Design etc.

At : 65 Green Lane Studley Warwickshire B80 7EY

Decision: No representation

Min #P082

Agenda item 9 – To note decisions made to previous consultations by the Planning Authority, SDC.

The following list was shared and noted:

Reference No: 23/02981/FUL

Date of Decision: 29/11/2023

Location:

APPLICATION WITHDRAWN

17 Crooks Lane, Studley, Warwickshire
B80 7QX

Proposal:

Single storey side and rear extension, loft conversion and three storey rear Extension.

Reference No: 23/02487/FUL Date of Decision: 23/11/2023 Location:	PERMISSION WITH CONDITIONS 7 Canterbury Close, Studley, Warwickshire B80 7JF
Proposal:	Single storey side and rear extension to create cloakroom, utility and enlarged open plan kitchen dining area.
Reference No: 23/01767/FUL Date of Decision: 28/11/2023 Location:	APPLICATION WITHDRAWN 12-14, Marble Alley, Studley, Warwickshire B80 7LD
Proposal:	Conversion of shop in to three one bedroom flats with a rear dormer extension.
Reference No: 23/02605/FUL Date of Decision: 27/11/2023 Location:	REFUSAL 92 Alcester Road, Studley, Warwickshire B80 7NP
Proposal:	Demolition of existing dwellinghouse and erection of 5no. dwellings and all associated works.
Reference No: 23/02735/FUL Date of Decision: 01/12/2023 Location:	PERMISSION WITH CONDITIONS 3 Warwick Close, Studley, Warwickshire, B80 7RE
Proposal:	2-storey side extension with single storey garage and associated works.

Min #P083

Date and time of the next Planning Committee meeting to be advised.

Meeting closed: 7.40pm

Signed

Date.....

Chairman, Planning Committee