



**MINUTES OF THE 103rd MEETING OF
MAPPLEBOROUGH GREEN PARISH COUNCIL
HELD ON Tuesday March 2nd 2021
at 7:00pm, via Zoom**

PRESENT Cllrs Coley, Badwal, Berry, Chadwick and Lyon
County Cllr Clive Rickhards
District Cllr Peter Hencher-Serafin (joined part way through)
Becky Howes Clerk

1. THE CHAIR DECLARED THE MEETING OPEN AT 7:00pm Cllr Coley opened the meeting and gave special dispensation to resident Graham Masefield to speak regards response to Redditch planning application. The Clerk stated the zoom etiquette rules.

2. APOLOGIES: Cllr Cameron and District Cllr Peter Hencher-Serafin

3. DECLARATIONS OF INTEREST: none

4. Public Forum – to be 15 minutes duration at the Chairman’s discretion

7 members of the public present.

Mr Andrew Simms re proposed development : Mr Simms introduced himself and his family and the back story to the proposal. Mrs Simms uncle owned the land that Hilliers Garden Centre used to sit on which has now been sold to British Garden Centres. Sadly Mrs Simms uncle passed away few years ago and has left the family in his will the land. Mr Simms stated that the family currently live in Coleshill and are looking to build on the land, the house of their dreams. Mr Simms explained that he was new to planning and was unsure what they were delving into. He confirmed he is in touch with a planning consultant, Jane Cashmore, and has spoken to District Councillor Hencher-Serafin regards the plans and what they are looking at doing. Mr Simms stated that he wanted to introduce himself to the Parish Council and get some feedback regards the proposal.

Cllr Coley stated that the land is greenbelt and was concerned about spreading developments into the greenbelt but acknowledged as Mr Simms stated this is a single dwelling rather a large development. Cllr Coley stated he was doubtful planning permission would be granted because of the location. Cllr Coley confirmed the development looks like it is a multi-million-pound house. Mr Simms stated he is currently in the process of re-designing it due to the enormity of the current plan and is looking to downsize it. Cllr Coley restressed his concerns regards building in the greenbelt and potential difficulty Mr Simms may experience going forward, he also recounted issues he had experienced on a personal level in the past and suggested Mr Simms to continue in how he feels appropriate. Cllr Coley stated that once planning applications are submitted, they are brought in front of the Parish Council to consider and at the point

will consider if the Parish Council can support the development or not. Mr Simms confirmed he is changing the design again and will try pre-planning.

Cllr Chadwick stated that we have to protect the greenbelt but questioned the derelict buildings on the site, that are an eye saw and the possibility of that giving brown belt status, which would need discussing with the planners. Cllr Chadwick confirmed having multi-million-pound homes nearby is beneficial to the surrounding dwellings and their value. Mr Simms explained that the buildings are derelict now as the garden centre were renting from them but that has now ended. He also confirmed that he would like to leave a lot of the area as it is, with the site covered by trees and not a lot will change, apart from tidying it up and the build for the dwelling. Cllr Chadwick reconfirmed advice from Cllr Coley, stating Mr and Mrs Simms should talk to the planners. Cllr Berry also suggested that route initially and the potential benefit having the derelict buildings there. Cllr Berry asked the question re the area being designated as commercial use. Mr Simms stated that in the 1970's the old nursery used to be on the site and part of the land was bought by the garden centre from Mrs Simms uncle and continued to rent the additional land. However that has now ceased. Cllr Berry stated that possibly historically it isn't greenbelt. Mr Simms confirmed he would speak to the planners.

County Cllr Rickhards added that absence of District Cllr Hencher-Serafin was due to attendance at a meeting at Studley Parish Council and that if he was in attendance, he couldn't commit himself in either way because that would be pre-determination, as he sits on the Planning Committee at Stratford District Council. Cllr Rickhards also added that his involvement at County Council level would be for example regards highways issues and he would be notified if there were any implications in terms of highways. Mr Simms thanked the Parish Council.

Annette Leyland, Pratts Lane, Litter Picking Group coordinator: Annette confirmed the Clerk had forwarded names of potential volunteers and stated she has received a positive response. There are approximately 13 adults wanting to join the litter group and approximately 7 children. The issue currently is that the Council buildings are closed so equipment cannot be borrowed and everything now has to be carried out within the covid restriction guidelines. Annette stated she was hopeful the picking could start in May or June. She also confirmed that fellow litter picker, Elaine was present in this meeting and that she and others do have their own equipment. Annette stated she will email the group to confirm who has what, stressing that it would be beneficial if everyone had their own equipment rather than borrowing and having to return items to Stratford District Council. Annette confirmed she had been costing for various items and she approached the Parish Council for a grant or donation to help with those costs. Annette stated she had completed a risk assessment and will plan a zoom meeting with the volunteers regards progressing. She had also completed a brief health and safety assessment which she had forwarded to the Clerk to disseminate to the Parish Councillors. Annette stated that the litter picker in Studley had suggested that sometimes individuals just want to do their 'own patch' but if not she will organise a central meeting place, for example Castle Nurseries car park and she will ask them for their permission. Annette stated she will also obtain the District Councils schedule litter pick timetable to plan around that, avoiding same timings. Annette confirmed she is also carrying out research on other voluntary litter picking groups and picking the best out of those in order to get up and running.

Cllr Berry stated that Mr Berry and grandson have both carried out a litter pick and had collected 10 black bags worth of 'rubbish' and the day after collected 2 more black bags full. Cllr Berry made a request that a letter be sent to the garage because a lot is originating from the forecourt, for example, gloves for the diesel, paper towels etc... Annette confirmed that she had spoken to an employee at the garage regards the litter surrounding the site but is not aware anything has been done about it. Cllr Berry also stated that a lot of rubbish is been carried by the large lorries who pick it up along the Henley Road and dropped as they slow down at the island. Elaine via Annette had also collected 2 black bags full from Hays Lane and the Henley Road recently too.

Annette stated that there is an issue regards sorting of what has been collected, which they will discuss in the groups zoom meeting.

Annette stated that with what everyone has been doing lately the village is definitely looking better. Annette confirmed it is 'work in progress'. Cllr Coley thanked Annette.

5.To Approve the Minutes of the 102nd meeting of the Parish Council held on Monday January 25th 2021

Proposed by Cllr Berry, seconded by Cllr Chadwick. All agreed, Cllr Coley to sign at a later arranged time.

6. To Approve the Minutes of the Extraordinary meeting of the Parish Council held on Tuesday February 16th 2021

Proposed by Cllr Badwal, seconded by Cllr Chadwick. All agreed, Cllr Coley to sign at a later arranged time.

7. To Approve the Minutes of the Parish Annual meeting held on Tuesday February 23rd 2021

Proposed by Cllr Berry, seconded by Cllr Lyon. All agreed, Cllr Coley to sign at a later arranged time.

8. District & County Councillors Reports

Report from District Cllr Peter Hencher-Searfin : In his absence the Clerk confirmed that Cllr Hencher-Serafin was still waiting for a covenant response on the Mappleborough Woods , and would update the Parish Council as soon as he receives an answer.

The Clerk also read email correspondence as below:

Copy of email dated 1 March 2021 To: John Careford

Hi Can you tell me have you read David Nash's report on this land of woods? And any other report done before? Also have you done a CO2 assessment on the impact of cutting down all of these trees as each new house creates 50 Tonnes of CO2 so you would need approximately 100Trees to compensate for that. All Reports have come up with no building on this land . And can you please tell me how long have you been in negotiations with Redditch regarding the building this urban sprawl in woodland? I would appreciate your response then I can inform the Parish Council, and Residents. Thank you.

Response received 2 March

Apologies for the delay - still catching up with emails.

I haven't read Dave Nash's report although my colleagues will have done - if you can forward a copy that would be appreciated so there is no confusion over which report you are referring to.

I'm not aware that SDC has done a CO2 assessment relating to the loss of the trees. Just to confirm, you don't need planning consent to fell trees - in some cases you don't even need a forestry commission licence. To that extent the trees could be removed by the landowner without our involvement or our say so. I also understand that it was created as a plantation to be felled.

Also, our polies in the Core Strategy require climate change adaptation and mitigation as well as securing a biodiversity net gain. The more ecologically important the site is to start with, the more difficult that can be to achieve. It doesn't mean that it cannot be achieved but it will be for the applicant to satisfactory demonstrate that they have done so. If they can't, it may not get consent.

Just to be absolutely clear SDC objected during the Redditch Local Plan to the allocation of their land in their plan. We lost that argument. In that changed context of homes being built on the Redditch part of the woodland, we have been consulting on whether we should allocate the adjacent land within Stratford District. Why? Because a comprehensive approach to development (i.e. three modest development parcels of 25, 25 and 5 homes interspersed with landscaping) would create new publically accessible open spaces which could be used by the residents of Mappleborough Green including the children of the nearby school. With the exception of the footpath

the land is private with no public access. Our proposals would incorporate structural landscaping to help retain a sense of separation.

As always, planning is a balance between competing objectives. We've been consulting on whether the benefits of new homes (including affordable housing) and additional publicly accessible open space outweighs the loss of privately owned plantation woodland.

John Careford Policy Manager (Enterprise, Housing & Planning) Stratford-on-Avon District Council

Discussion then took place regards the response and lack of acknowledgment of a number of points raised by Cllr Hencher-Serafin.

Report from County Cllr Clive Rickhards : Cllr Rickhards confirmed he had attended a roadside meeting with Marcus Alford-Longley of Traffic and Safety section at County Highways, and was accompanied by Cllr Berry. There was recognition at the meeting that there is very little width at some of the approaches and Cllr Rickhards confirmed a plan for extra markings at the Dog Island is being drawn up. Cllr Rickhards stated that this should go ahead, although, of course, the Parish Council would have to approve that. Cllr Berry also stated that there was also acknowledgment regards the approach from the Henley Road which again is not wide enough, same as the A435 coming north to south. The proposal will be for the lines to be adjusted on the island, so there will not be two lanes but one, as lorries cannot get round easily. The aim of the adjustments will be done with white lines and hatching. Cllr Berry had stated that it could cause a backlog of traffic at rush hour.

9. Matters Arising from previous meeting(s), not otherwise dealt with (including):

- To agree the retrospective instruction of Planner Gary Moss regards response to the planning application from Redditch BC - 'Land off Far Moor Lane'

Unanimous agreement to instruct Planner, Gary Moss as per below quote, all agreed prior to the meeting due to the urgency of the instruction:

Gary J. Moss BSc (Hons), DipTP, DipUD, MRTPI Director, MSC PLANNING ASSOCIATES LTD

1. My fee for reviewing the information and assessment as to where the areas we can target objections to would be £300 exc. VAT and could be done within 2 weeks.

2. Preparation of letters of objection (One to Redditch and one to Stratford) , subject to the outcome of 1 above, to meet deadline of 27th March (Redditch) and assuming similar for Stratford would be £750 exc. VAT.

I am working on the information currently showing on RBC website, although once registered at Stratford a review will be taken to ensure everything correlates. However, if the Parish Council have other information that is of relevance (relating to the preparation of the Core Strategy?) then this would be welcomed.

Attendance at meetings/committee if required would be charged separately and at an hourly rate to be agreed.

Cllr Berry proposed that resident Graham Masefield, due to his knowledge and understanding of Mappleborough Green history regards the Redditch ADR option 4 liaise with Gary Moss in representing the Parish Council and Mappleborough Green residents in determining an official response to the current and future plan, regards the 'Mappleborough Woods' proposed development. Cllr Coley seconded the proposal, all present agreed. Cllr Chadwick stated that having read Mr Masefields

correspondence thus far he would have no hesitation in accepting Mr Masefields offer to assist regards this matter.

Due to his previously agreed dispensation to speak Mr Graham Masefield addressed the Parish Council and gave a brief regards help he can offer following his past experiences and an account of the current proposal, recounting what had been agreed previously.

Discussion took place regards requesting assistance from the local and national press, Chris Packham TV presenter and The Protection of Rural England et al. Cllr Berry and Clerk to further investigate.

- **Update from Cllr Cameron regards Parish Council Website and emails**
In Cllr Camerons absence the Clerk thanked Cllr Badwal for his assistance in setting up the dedicated email accounts. Cllr Badwal and Berry confirmed that they are making plans to finalise the setting up of Cllr Berrys and Cllr Coleys email accounts.
The Clerk requested assistance from Cllr Badwal regards the Parish Council website. Cllr Badwal confirmed he assistance. Clerk to arrange.
- **Update from Cllr Chadwick re: The Dog island and approach system**
A brief discussion took place regards funding for the proposal. Cllr Rickhards stated that the delegated budget does cover this type of project. Item to be discussed at future meeting once the proposal has been received.
- **To agree response to NDP consultation from Tanworth in Arden PC**
All agreed no further action. The discussion also covered concerns regards the Governments forthcoming changes to planning legislation and the impact that will have on the need, if any, for a NHP.
- **Update regards Neighbourhood Development Plan, following Parish Assembly meeting and presentation from SDC Policy Planner**
A lengthy discussion took place regards the process and advantages/disadvantages of a plan, costs, Birmingham housing need and relevance to the current Site Allocation Plan.
Via the chat in zoom Cllr Berry raised a point from resident Ann Bicknell who confirmed there are a number of volunteers willing to be involved.
The Clerk to forward details of the NHP consultant to resident Ann Bicknell and liaise if a meeting with members of the Parish Council is requested.

***District Cllr Hencher-Serafin joined approx. 8:15pm

10. Items for Discussion

- The Local Government Boundary Commission for England consultation (emailed prior to the meeting) - noted
- To discuss future meeting dates – discussed Government roadmap and lifting of restrictions regards future meetings. Clerk confirmed to send proposed dates for consideration.

11. To Consider Planning Applications and Enforcement Updates

To note actions regards :

APPLICATIONS RECEIVED

21/0042/0/ADV Dog Inn, Henley Road. Consent to display advertisements (15 non illuminated signs) in relation to the car park area at Harvester

It was agreed to object on same grounds as last objection due to same impact from 15 signs rather than originally proposed 18.

20/02675/FUL Studley Football and Social Club, Abbeyfields Drive. Erection of 8 floodlights

It was agreed that the lights must be shrouded and angled to protect neighbouring residents.

21/00209/FUL Studley Football and Social Club, Abbeyfields Drive. Erection of gym building, palisade fencing and associated development

A discussion ensued regards the plan and location of the gym. It was agreed to support the application.

21/00095/FUL Rafcote, Pratts Lane. Erection of a two-storey side extension

No objection

21/00632/TPO High House Farm, Birmingham Road. T3 – ash – Category C tree. Proposed to crown lift the tree to 5 metres

After discussion it was agreed that a condition be added that if the tree dies it is replaced with a mature native oak.

NOTICES

20/1131/FUL The Paddocks, Birmingham Road. Erection of four dwellings with associated parking and landscaping and alterations to existing accesses

Permission with Conditions

TEN/00016/21 Land at Redditch Eastern Gateway Development, Gorcott Hill. Request for temporary variation of construction working hours as allowed by Condition 18 of planning application permission 18/03746/VARY up until 31st March 2021. Internal building fit out requiring operation 24 hour basis 7 days a week

Modification of Conditions Relating to Construction Working Hours

APPEAL NOTICES

20/01814/FUL Brookfields Farm, Haye Lane. Erection of an extension to existing buildings to form additional workshop and storage space, together with associated works

20/01385/FUL Outhill Farm, Hardwick Lane. Proposed muck storage facility (retrospective)

12. To note items of Correspondence (*incl. any other items received after agenda distribution*)

- WALC notice regards meetings following Government Roadmap announcement - noted
- Thank you letter from Mappleborough Green Primary School – noted

13.Approval of Accounts

- Approve statement - Clerk distributed up-to-date bank details since the last meeting, all agreed current bank balance of £18,726.58 Proposed by Cllr Rickhards, seconded by Cllr Badwal. All agreed.
- Retrospective approval of purchasing a Laminator - Agreed by Cllr's Coley and Cameron to purchase Council laminator
- To discuss a Chairpersons dedicated Parish Council laptop – Cllr Coley confirmed he will attempt to utilise a personal laptop in future to enable a full view of participants in zoom meetings.

14.Any work around the Parish

Cllr Berry raised concerns regards blocked drains and the need for a replacement on the A435, A4189 and the island and had reported the issues to Highways, who had agreed to send a surveyor to carry out an inspection, over a week ago. Cllr Rickhards agreed to chase a response.

15.Items for Future Agenda

All items not otherwise dealt with.

- Cllr Hencher-Serafin to investigate Homes Englands ownership of parcels of land throughout the Parish.

16.To Note Date of Next Meeting, time and place: Parish Council meeting on Monday April 5th 2021 by zoom

Meeting closed at 8:45pm



Customer: Mappleborough Green Parish Council

Statement 62 from 01 Jan 2021 to 31 Jan 2021

Date	Description	Serial No	Debits	Credits	Balance
01Jan2021	Brought forward balance			19,955.86	19,955.86
05Jan2021	Direct Debit (NEST)		(65.77)		19,890.09
06Jan2021	B/P to: Global Collect BV		(120.99)		19,769.10
12Jan2021	Direct Debit (LLOYDS BANK PLC)		(54.37)		19,714.73
25Jan2021	B/P to: MG School		(300.00)		19,414.73
25Jan2021	B/P to: R Howes		(481.85)		18,932.88
25Jan2021	B/P to: R Howes		(53.93)		18,878.95
27Jan2021	Direct Debit (NEST)		(65.77)		18,813.18
29Jan2021	B/P to: HMRC		(86.60)		18,726.58

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