



**MINUTES OF THE 104th MEETING OF  
MAPPLEBOROUGH GREEN PARISH COUNCIL  
HELD ON Monday April 5th 2021  
at 7:00pm, via Zoom**

**PRESENT** Cllrs Coley, Berry, Chadwick and Lyon (arrived few minutes late)  
District Cllr Peter Hencher-Serafin  
Becky Howes Clerk

1. Chairman declares the meeting open at 7pm

2. Acceptance of apologies for absence received from County Cllr Clive Rickhards and Cllrs Cameron and Badwal

3. Declarations of Interest - none

4. Public Forum – to be 15 minutes duration at the Chairman’s discretion  
5 members of the public present.

Resident Norman McCleod reiterated his previous concerns raised regards the car parking issue at Studley sports centre and confirmed that he had emailed the Parish Council prior to the meeting photographic evidence from last weekend, which he described as chaotic.

Mr McCleod went on to state that this would affect the overall planning application for the building of the gymnasium on the same site, as it doesn’t allow for access to any part of the rest of their occupancy of the land, but could gain occupancy from the cricket ground end, nearest to Studley. He stated that on Saturday there was access to the large amount of land which runs down the side of the A435. He stated that he suspects in future weeks because the centre is open generally to all the junior teams the issue is going to get worse. Mr McCleod confirmed on questioning that the gymnasium is not going to be built on the car park and that according to the plans, it will be built on the area which is currently occupied by portacabins which they use as dressing rooms, are alongside the A435 access to the centre. Mr McCleod also confirmed that according to the plans it will be single storey and is replacing the existing portacabins, at ground floor level with no changing rooms allied to the gymnasium. He stated that it appears that they are replacing what is there with the gymnasium. Mr McCleod stated that he believed they will need to access the land adjacent to the A435 which they have already said they will use to accommodate parking on local farming land by putting down plastic covering in order to accommodate cars to park on existing grass land. Mr McCleod stated that the previous weekend was concerning and that people were moving the bollards and actually stopping traffic to come through Abbeyfields Drive which would have also prevented emergency services access, which Mr McCleod stated he is very concerned about.

When questioned Mr McCleod stated that all the information is available from the original planning application, which detailed fencing and the gymnasium build, to replace the existing portacabins. Cllr Berry stated that the photographic evidence of the parking is a Police matter, especially parking on grass verges and blocking access. Mr McCleod expressed his doubtfulness of any action being taken by the Police if reported. The discussion ensued regards the blocking of the road and emergency inability to access the estate. Mr McCleod stated that from previous experience in April last year, when the centre was last used for junior sessions, it was apparent that the road was not wide enough to accept an emergency vehicle. Mr McCleod confirmed that the Police were called at that time but did not arrive until 3 hours later, when the traffic had dispersed. He stated that the issues arise Saturdays and Sunday mornings, and Friday and Monday evenings. Cllr Chadwick suggested that if the issue persists and residents are aware that the issue will be next Saturday, perhaps the Police could be forewarned and requested to attend the site during that busy period. Mr McCleod stated that it is a lack of parking provision by the sports centre, stating that the centre should provide the right number of spaces for people to park, which is a planning matter. Cllr Coley thanked Mr McCleod for his comments.

Ann Bicknell then addressed the Parish Council regards a recent conversation she had had with planners, who were of the view, as Cllr Rickhards had previously reflected, that not having a neighbourhood parish plan was a conspicuous absence and stated that fellow resident, also present, Annette Leyland are happy to continue with this and to speak to the consultant regards taking it further and recognised that the Parish Council is busy and they would report back to the Parish Council, with a nominated Councillor to report back to. The Clerk stated that she was waiting for confirmation from Cllr Lyon regards this, at which point Cllr Lyon joined the meeting. Members present were supportive of this and Cllr Coley thanked Ann and Annette. Cllr Berry raised her continued concern regards the lack of consideration given to the plans, which she has been made aware of from numerous sources. Ms Bicknell stated that speaking with the planning consultant will identify what is needed and how much effort will be involved, then a decision can be made. Cllr Lyon confirmed that she will take on the role of Parish Council representative and will liaise with the NHP group and report back at Parish Council meetings. It was agreed that the Clerk would forward the contact details of the consultant and Cllr Lyon to Ann. Cllr Chadwick stated that the site allocations plan that has previously been discussed will identify Mappleborough Green as a site to take developments from Redditch and Birmingham and that will have a bearing on the progress of any neighbourhood plan. Cllr Coley stressed that in his opinion it is an uphill battle.

Ms Bicknell also added that the litter pickers are doing sterling work and the group is well managed by Annette.

Annette Leyland then gave an update regards litter in the village and acknowledged that it is looking tidier. She also added that she is growing plant seeds for the flower troughs and is approaching local garden centres for any supplies. Cllr Chadwick added that due to the inclement weather planting up should wait for a couple of weeks, to which Annette agreed. Cllr Berry added that the litter originating from the garage is still considerable and Mr Berry is collecting a bag a day. Mrs Leyland confirmed that she had spoken to the owner of the garage and speaks to staff every Saturday morning, however the feeling of the garage is that the litter is not originating from the forecourt but from the neighbouring restaurant due to the fence where it gathers. Mrs Leyland stated that she has and will continue to request the garage staff collect the rubbish and she will continue to collect it when she is able to.

Martyn Hale confirmed to the Parish Council that he had previously raised concerns via the Clerk regards the state of The Dog restaurant. Cllr Chadwick added that to his knowledge and what has been reported in the press, the Harvester Inn chain are in financial trouble. The Clerk added the item is on the agenda.

5.To Approve the Minutes of the 103rd meeting of the Parish Council held on Tuesday March 2nd 2021 Proposed by Cllr Berry, seconded by Cllr Chadwick, all agreed, Cllr Coley to sign at a later date.

#### 6. District & County Councillors Reports

- To include an update from Cllr Hencher-Serafin regards the parcels of land in the village belonging to Homes England – Cllr Hencher-Serafin confirmed he had emailed the Clerk the Land Registry documents regards the parcels of land showing who owns which parcels. He confirmed that most are owned by Homes England, apart from the parcel by The Boot public house which is owned, he believes, by Taylor Wimpey. Clerk confirmed she will forward the documents again to the Councillors for reference.  
Cllr Hencher-Serafin also stated he was chasing a response from Morris Homes to establish proof if the covenants on Mappleborough Woods have been lifted or not, or if any remain. He also confirmed that he was awaiting sight of new plans for the site regards more trees remaining and a wider screening from the main road. Cllr Hencher-Serafin will notify the Parish Council as soon as he receives a response on these matters.  
Cllr Hencher-Serafin stated that the other issue, local to Mappleborough, are the travelers encampment on the Henley Road. He confirmed after the travelers moved in on the Saturday, on the Monday he received from the Chief Enforcement Officer an email asking for his authority to put a 28 day stop on the site, restricting them from carrying out anymore work, but, however they have carried on. He confirmed that solicitors are involved regards a contract but he is unaware of any further progress. Cllr Chadwick requested Cllr Hencher-Serafin obtains a clearer parish map for Mappleborough Green, as the current one is unclear of the boundary. Cllr Coley confirmed that to his knowledge the site is outside Mappleborough Greens boundary and not in the Parish.  
Cllr Berry returned to the issue regards Mappleborough Woods stating that the Parish Council were consulted in February 2021, however the architects had confirmed that they have been in consultation with Redditch and Stratford Councils since 2013. She stated that this would have made a difference to the nursing home build which was approved with this knowledge, stating her disgust with how the Parish Council are treated, in her opinion, with contempt. Cllr Hencher-Serafin also added that he will be speaking at the Planning Committee meeting of April 14<sup>th</sup> regards The Nook. The Clerk confirmed that Cllr Berry had been registered to speak in support at the meeting.  
Cllr Coley thanked Cllr Hencher-Serafin
- To include an update from Cllr Rickhards regards the blocked and damaged drains on the A435 – The Clerk read email report from Cllr Rickhards stating that ‘so far I have no knowledge that the drains along the A435 have been fixed but I have made the necessary representation’.

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

To retrospectively approve formal comments submission made by Planning Consultant Gary Moss regards the Land off Far Lane and West of the A435 Birmingham Road planning application:  
Proposed by Cllr Berry, seconded by Cllr Lyon, all agreed.

To receive comments submitted by representative Graham Masefield:

The Clerk read email received from Mr Masefield regards the Parish Councils submission and giving his compliments and enjoyment working alongside Gary Moss. It was agreed by all that the Clerk write a letter of thanks to Mr Masefield for his support.

To agree and approve ecologist assistance:

After a discussion it was proposed by Cllr Chadwick, seconded by Cllr Berry, all agreed for the Clerk to make enquiries regards costs of an ecology report. Cllr Berry added that to her knowledge the ecology report has been carried out by the developers, Morris Homes, not Stratford District Council and as far as she is aware it was carried out a while ago but the Parish Council have not been given access to the report. Cllr Hencher-Serafin suggested contacting the County Council for grant assistance towards an independent report. Cllr Coley also requested that Cllr Hencher-Serafin attempts to obtain a copy of the Morris Homes report.

Update from Cllr Cameron regards Parish Council Website and emails and agree temporary cover:

The Clerk reiterated that following request made at the last meeting for help regards the website training from Cllr Badwal no action had been taken and due to time constraints requested temporary support from TEEC the hosters of the website for an additional monthly fee.

Cllr Chadwick proposed to agree the payment until the Clerk is fully trained, seconded by Cllr Berry, all agreed, Clerk to action.

To confirm future planning regards Neighbourhood Development Plan :

Item covered in the public forum, Cllr Lyon reconfirmed her assistance and will liaise with the group and report future developments to the Parish Council.

To confirm future dates and agree a speaker at the Parish Meeting:

After discussion it was proposed by Cllr Chadwick to invite Gary Moss, Planning Consultant, on the 19<sup>th</sup> April, seconded by Cllr Coley, all agreed. Clerk to action.

#### 8. Items for Discussion

- Drainage and Flooding issues along the A435  
A lengthy discussion ensued regards the blocked drains, and a sunken drain cover in the vicinity of The Dog island, which Cllr Berry confirmed had previously been reported to Highways and Severn Trent on several occasions without any resulting action. The Clerk confirmed receiving evidential photographs from resident, Ms Lewis, taken in January which show the extent of the flooding and drainage issues. Ms Lewis had also confirmed that the issues had been raised with the Member of Parliament and that Geoff Morris, of Highways is fully aware. Cllr Hencher-Serafin stated he would also report all the issues to the County Council Highways office. It was agreed the Clerk would chase County Cllr Rickhards for a response.
- To approve request from Studley Sports Centre regards installation of fence gates:  
A lengthy discussion took place regards the fence (pictures had been sent prior to the meeting). It was proposed by Cllr Coley to agree the replacement of the relevant panels with a gate either side of the pathway, seconded by Cllr Lyon, Cllr Chadwick agreed, Cllr Berry abstained.
- To consider action regards external appearance of The Dog Harvester:

Cllr Coley proposed the Clerk write to the brewery regards the derelict appearance of the premises and request it be addressed, seconded by Cllr Lyon, all agreed.

- To consider the Village Halls proposal regards a meeting venue:  
Clerk confirmed the offer from the Village Hall to hold meetings on alternative bi-monthly evenings. After a discussion it was proposed by Cllr Coley, for the Clerk to reply requesting the Parish Council has access to the hall for three Monday evening meetings at 7pm, throughout the year and to consider another venue for the remaining meeting dates. Cllr Berry and Cllr Coley will consider the Heart of England forest school and report back to the Clerk following their visit later in the month.
- To consider and agree response to Street Naming request:  
After a brief discussion regards the proposed name 'Lapwing Court', at The Paddocks, Birmingham Road, it was proposed by Cllr Coley, seconded by Cllr Lyon, all agreed to accept the proposed name. Clerk to action.

#### 9. To Consider Planning Applications and Enforcement Updates

To note actions regards :

##### **APPLICATIONS RECEIVED**

Amendment : 20/03054/FUL Mappleborough Green Garden Centre, Birmingham Road  
Extension to plant protection canopy attached to existing garden centre building to include removal of existing pergola under area of canopy extension.

After a discussion it was agreed by all to resubmit original comments regards the objection.

*The Parish Council objected to the canopy extension :-*

*The proposed canopy extension will project towards the boundary with Common Lane and be highly visible to most of the residents. The current Pergola falls below the top of the boundary hedge and is not visible. At night the current canopy is illuminated at all times and the extension will compound that annoyance. The Parish Council are very concerned that the garden centre has been granted an alcohol and music license and since the proposed enclosed area in practice extends the restaurant area, there is concern that the undercover area will be used for entertainment rather than plant protection. The properties in Common Lane will then be subject to potential high volumes of noise. Also, the junction of the A435 and Common Lane is subject to flooding brought about by poor rainwater management. This appears to have become worse since Mappleborough Green Garden Centre have developed the site. The water is managed by a ditch that runs on the Common Lane side of the boundary hedge. During heavy rainfall the ditch fills and flows into a drainage pipe into the developed site and any additional volume of rainwater caused by running off the canopy extension will only inflame the situation.*

21/00526/REM Chapel Far, Haye Lane

Reserved matters details (Access, appearance, landscape, layout and scale) pursuant to outline planning permission 20/01463/OUT

A lengthy discussion took place regards the site and applications and the email from the case officer was noted. It was agreed that Cllr Coley will conduct a site visit, consider the plans and Cllr Hencher-Serafin will speak to the case officer and report findings back to the Clerk prior to the comment submission date.

*Email received from David Millinship, Planner to confirm :*

*Basically there are two development sites that are directly adjacent to each other. Both have outline planning permission 20/01463/OUT & 20/02448/OUT. Outline planning permission is essentially assessed in terms of the principle of the proposed development (i.e. can the site support the construction of two dwellings in this location). In both cases the principle of the development was accepted so outline permission has been granted.*

*The plans submitted for outline planning applications are indicative/illustrative so they are not necessarily what will ultimately be built on site. As such, detailed plans (the reserved matters) must be agreed before any construction can take place (other than minor site clearance works). The 21/00526/REM is the detailed application associated with 20/01463/OUT (to my knowledge we haven't yet had the REM application for 20/02448/OUT which is the slightly more complicated of the two sites). As the principle of the two new dwellings has been agreed I am only expected to assess the REM application based on the details relating to the access, appearance, landscaping, layout and scale. To some extent the scale has been agreed at outline stage (as single-storey dwellings have been agreed).*

*My broad view, at this stage, is that the submitted details appear to be acceptable in terms of appearance, access and layout. However, I have asked for additional details relating to the proposed landscaping (mainly details of new tree and hedge planting) and drainage (as the district council will not normally accept surface water drainage to be connected to the mains sewer unless sound justification can be demonstrated). Details of layout and landscaping may be affected depending on what is proposed for surface water drainage.*

*There shouldn't be any substantial work being undertaken on site as yet. However, temporary site access and some clearance is likely to be permitted (or just not require formal planning permission). I should be visiting the site this week as I need to put up a site notice.*

*This information represents my informal opinion and is given in good faith. It is in no way binding on the district council or on any future decisions of the local planning authority.*

21/00286/FUL 5 Upper Skilts Court, Gorcott Hill

Erection of a single-story front extension as extension of existing kitchen and introduction of side access Door

*No representation*

20/03396/FUL Land at Redditch Eastern Gateway, Gorcott Hill

Internal works to facilitate a new mezzanine level in the storage and distribution building approved under the reserved matter consents 19/01545/REM (Stratford-on-Avon District Council reference number) and 19/00619/REM (Redditch Borough Council & Bromsgrove District Council reference number)

*No objection*

#### **NOTICES RECEIVED**

21/0042/0/ADVDog Inn, Henley Road

Consent to display advertisements (15 non illuminated signs) in relation to the car park area at Harvester

*Consent Refused*

20/02675/FUL Studley Football and Social Club, Abbeyfields Drive

Erection of 8 floodlights

*Permission with Conditions*

#### **PLANNING COMMITTEE**

20/02896/FUL The Nook, Birmingham Road  
Bedroom and bathroom extension to existing attached garage  
*Noted – Cllr Berry to attend*

**APPEAL**

20/02106/FUL Dog Inn, Henley Road  
Planning permission for the erection of 1 x 4 metre high column with Automatic Number Plate Recognition (ANPR) Camera

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

- County Record Office re archiving Parish Council records – the Clerk confirmed that WCC records office, following enquiry made by the Clerk, have requested an index of what is needed to be archived. The Clerk will action and arrange this once access to the cupboard is accessible.
- Heart of England Forest re classroom facility and site visit – Cllrs Coley and Berry confirmed their attendance, Clerk to reply regards their acceptance.

11.Approval of Accounts:

- To approve statement and balance of £17,920.41 proposed by Cllr Chadwick, seconded by Cllr Berry, all agreed.

12.Any work around the Parish:

Clerk confirmed reported damaged signs A435 The Boot bend and Pratts Lane

13.Items for Future Agenda:

Any items not dealt with

14.To Note Date of Next Meeting, time and place: full Parish Council meeting on t.b.a.

The Parish Assembly meeting Monday April 19<sup>th</sup>

The General Annual Meeting Monday April 26<sup>th</sup>

Meeting closed at 9:00pm

Date	Details	Payments	Receipts	Balance
31 JAN 21	Balance brought forward			18,726.58 *
9 FEB 21	Direct Debit (LLOYDS BANK PLC)	20.39		18,706.19 *
26 FEB 21	B/P to: R Howes	55.83		
26 FEB 21	B/P to: HMRC	103.80		
26 FEB 21	B/P to: R Howes	550.45		17,996.11 *
	Balance carried forward			17,996.11 *

  

Date	Details	Payments	Receipts	Balance
28 FEB 21	Balance brought forward			17,996.11 *
2 MAR 21	Direct Debit (NEST)	75.70		17,920.41 *
	Balance carried forward			17,920.41 *