



**MINUTES OF THE 107th MEETING OF
MAPPLEBOROUGH GREEN PARISH COUNCIL
HELD ON Monday January 10th 2022
at 7:00pm, Studley Village Hall Chamber Room**

PRESENT in person : Cllrs Berry, Lyon and Chadwick
District Cllr Peter Hencher-Serafin
Becky Howes Clerk

1.Vice Chair Cllr Berry declared the meeting open at 7:00pm, in the absence of Chair Cllr Coley

2.Acceptance of apologies for absence – Cllr Coley and Badwal

3.Declarations of Interest – none

4.Public Forum –

Three members of the public present: Norman McLeod, John Killick and Andrew Whiting

Mr Whiting addressed the Parish Council requiring an update regards the current cross border planning application from Morris Homes. Cllr Berry gave a thorough account of the proposal, stating the Parish Council found out about the application in February 2021, confirming that the site forms part of Redditch Councils Core Plan which was passed in 2017, the site at the time was reduced in size and was granted. At that time there was no mention of cross border opportunities or encroachments on the Stratford District side, and there had been a number of comments made at the time from high standing members of Stratford District Council who opposed this on the basis that the woodland area between Mappleborough Green and Redditch was there as a sound barrier, visual impact buffer etc.. However, we later discovered that the site had been proposed as a reserved site on the Stratford side. As of this moment in time Cllr Berry stated, since the amendments to the current application were announced, it remains as a reserved site only, confirmed by District Councillor Hencher-Serafin and is still under consultation and although they can submit planning applications, they cannot build on it until its been adopted as a development site. Both residents Mr Whiting and Mr Killick confirmed that they had submitted their objections and viewed the comments submitted. Cllr Berry confirmed that as a Parish Council it is fighting this proposal but as the land is owned by Homes England, which is Government owned there is no way of knowing the outcome. Mr Whiting asked what more can be done in order to support the Parish Council, Cllr Berry responded stating that the Parish Council had approached numerous news broadcasting bodies, Wildlife experts including the Woodland Trust, Protection of Rural England, and TV personalities etc.. Those bodies who were consulted have given representations on the planning portals. Cllr Berry confirmed that later on the agenda the Parish Council are going to agree instructing an independent Ecologist and confirmed that a Planning Consultant had also been commissioned to represent the Parish Council, whose comments are on the planning portals. Incidentally Cllr Berry added, everyone who had commented previously on the application had been notified of the amendments, however the Planning Consultant who submitted comments on the Parish Councils behalf did not receive any notice of the change in the application, and this, she stated is what 'we' are constantly fighting against. Cllr Berry confirmed that the Parish Council feel it necessary to instruct an independent Ecologist to carry out a survey on the woods as there were a number of anomalies in the surveys Morris Homes carried out. She also clarified that a leaflet drop had been carried out on receipt of the original application, which was distributed to every home in the Parish, making residents aware and asking them to comment.

Returning to Mr Whittings opening question, Cllr Berry suggested if he or Mr Killick know anybody that could assist to please spread the word.

A discussion then occurred regards the ecology surveys carried out, and on what, with Cllr Berry pointing out that the surveys conducted on-behalf of Morris Homes were done on 'a location between A435 Birmingham Road and Claybrook Drive, Mappleborough Green, Redditch', which Cllr Berry stated she has made clear to the planning officer numerous times that this location is incorrect.

Cllr Berry gave a summary of the planning process regards consultation periods and planning committee format etc..

District Councillor Hencher-Serafin confirmed that he liaises with the planning officer regularly regards this application and has recommended that she reads a report from the very experienced Stratford Planner David Nash (Policy Manager), in which he stated that the area is unfit for building on and should remain as a screen between settlements. Cllr Hencher-Serafin could not confirm if the planning officer had read the report or not, regardless of that he stated, it is the job of the planning officer to recommend grant or refuse, and it will then go to both councils planning committee meetings.

Mr McLeod through the Chair confirmed he had read 16 professional objections for the Redditch application and 12 for Stratford, with 1,200 comments objecting on the Redditch site and 256 objections on the Stratford site. He also noted his struggle to get a response from either planning officer when he has contacted them. Cllr Berry stated that she had met with the Chair of Redditch Borough Council who claimed to be 'sitting on the fence'.

Cllr Berry also added that the amendments delay any development which, with the Governments biodiversity stance forever being prevalent that could result in refusal, as it wont be economical to build there, because of global warming etc.. She added that for every tree cut down, Stratford are supposed to be planting a tree. The question had been put to the planning officer regards where those replacement trees will go, however it was deemed that because the trees to be cut down in the application are poplars and not indigenous, they are irrelevant. However, Cllr Berry stated that with biodiversity as the poplars die down the natural Oaks grow so it makes no sense to destroy them. Mr Whiting also added that even if they plant replacement trees its not going to have any impact for 20-30 years.

Cllr Berry then referred to the planning application amendment and the conclusion from the architect (section 4), and responses to public consultation where there are several errors, for example stating that site is within Stratford's Core Plan, which it is not and again which Cllr Berry has reported on. She also added and has queried, that although the number of dwellings has been reduced in the amendment, and the green open spaces are on 'Stratfords side', whose responsibility will it be to maintain those open spaces, as there will be no council tax from those dwellings to Stratford but to Redditch.

Cllr Berry also gave the example of the recent nursing home development which should not have gone ahead for numerous reasons, such as : outside the curtilage of the village, insufficient number of parking spaces under the NPPF, developed into green opens spaces, all of which should have prevented a development but as Cllr Berry stated, this was granted. She also added that it was granted via the planning committee at the time who voted one against, two were for it and three abstained!

Cllr Berry added that Warwickshire's intake at the primary school is 4% and therefore even though the school is oversubscribed every year, due to child place applications from Worcestershire, and therefore according to the infrastructure required for the development the school has capacity, but this is incorrect. Mr McLeod added that to his knowledge the schools nearest to the development site in Redditch are also oversubscribed. Mr McLeod also raised his concern regards amendments being made and the lack of transference of existing comments, which appeared to be removed and only new comments were usable. Cllr Berry stated that she would recommend accessing both sites and refer back to original comments which still remain valid and in addition add new comments regards the amendment/s.

Cllr Berry concluded and requested that those present in the public forum ensure that comments are submitted before the deadline date, spread the word amongst friends and neighbours, contact anyone who they think may help. Cllr Berry quoted David Attenborough's Green Planet 'for every breath we take we are reliant on a plant'.

Cllr Berry also concluded that as a consultee, the Parish Council via the planning consultant will request a dispensation to be given time to employ an Ecologist for an independent report. Also, the Clerk will send a

reminder email to all residents on the Parish Council mailing list regards resubmission of comments, members present also shared their details for the mailing list.

Cllr Berry thanked members of the forum for their attendance and support.

Public forum closed at 7:25pm

5.To Approve the Minutes of the 106th meeting of the Parish Council held on Monday September 20th 2021

Cllr Chadwick proposed the minutes, Cllr Lyon seconded, all agreed and Cllr Berry signed as a true record.

6. District Councillors Report:

Cllr Hencher-Serafin confirmed that he continues to liaise with Louise Koleman, Planning Officer for the Mappleborough Woods proposed development and the developer.

Cllr Hencher-Serafin also added that he had been in correspondence with the owner of Eureka, Haye Lane, regards concerns of the proximity of the neighbouring proposed development, which Cllr Berry confirmed would be discussed later on the agenda.

Cllr Hencher-Serafin also confirmed that he would further investigate the Queens Canopy project regards planting of trees in the parish for the Queens Platinum Jubilee and he would report back at the next meeting.

Cllr Hencher-Serafin also gave a brief update regards the gypsy site on the Henley Road, stating that although they have been refused planning permission, they have appealed and are continuing with works, such as new driveway, kerbs etc...all during unsociable hours, when no officers are available. Cllr Chadwick also added that the site appears to have electric now, with outside lighting, which Cllr Hencher-Serafin confirmed they have planning permission for, however the cables have been erected overhead rather than underground and that nothing more can be done until the appeal hearing. He also stated that there is a shortage of Enforcement Officer which is an issue, as the three in post are fully stretched and do not have the capacity to deal with all, minor incidents. Cllr Lyon asked if there is likely to be more if the merger with Warwick DC goes ahead, Cllr Hencher-Serafin did not think so.

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

- Update regards Neighbourhood Plan – Clerk read update from Ann Bicknell, Leader of the NHP working party requesting the go ahead from the Parish Council to conduct a Housing Needs Survey. A brief discussion followed, and it was proposed by Cllr Berry, seconded by Cllr Chadwick, all agreed, that the Parish Council in principal grant the request on the understanding there is no cost to the Parish Council. Clerk to respond.

The Clerk also added that a licence for the Ordnance Survey Map of the parish boundary has also been requested and obtained to use the official map in correspondence and marketing.

- Update regards Parish Councillor Vacancy - to agree re-advertising position and promotion

The Clerk confirmed that she had sent interested parties' details of 'Being a Parish Councillor' but had not received a response and therefore suggested re-advertising the position, all agreed.

- Update regards Highways issues including WCC reporting portal

The Clerk confirmed that she had been liaising with County Cllr Kerridge regards the Report IT which was under review as it wasn't working as required.

Cllr Chadwick added that Highways had completed a suction of the drain outside his property, but it remains very slow, stating if it rains heavily it blocks up.

A brief discussion ensued regards the ANPR cameras, Cllr Berry confirmed the locations and that the Parish Council were waiting for monthly report feedbacks, which has not been forthcoming since November and that the Clerk continues to chase. Reference was also made to the approved reduction of speed limits through Studley and HGV traffic.

- Update regards 'Mappleborough Woods' proposed development

Further discussion regards the resubmission of comments took place. The Clerk confirmed that those who submitted previous comments should have been notified of the amendment. The Clerk confirmed that the resident's reminder email will state again that resubmission needs to be made. Cllr Hencher-Serafin stated that the planning officer had confirmed that any consultee or neighbour who had previously commented would be notified of the amendments. He also raised his concern regards other areas in the parish owned by Homes England, which Cllr Berry clarified had previously been refused in 2017 by the Planning Inspector, which resulted in the area being removed from the Core Plan and any reference to those plots now remains under consultation and are not approved sites for development.

It was agreed that the Clerk would request an update to comments previously submitted, regards the amendments, via planning consultant Gary Moss.

Cllr Berry also stated that she had requested a copy of the research as stated in the summary of the developers report states mental health will be improved by green open spaces.

- Update regards inadequate cycle provision along the A435 Gorcott Hill

Cllr Berry stated that Transport and Highways have asked for contact details of someone at the Redditch Road and Paths Cycling Club to find out why cyclists would want to use the A435. After discussion it was agreed and the Clerk was instructed to respond by quoting the zoom meeting held in October 2021, which was attended by the Chairman of that group, therefore they have the details already if they wish to make contact.

- Agree to appoint Ecologist

After a summary from the Clerk regards the seasonal requirements of the formulating of ecology reports (ie. May – Sept) it was agreed that Cllr Berry and the Clerk would write to Louise Koleman, planning officer for Mappleborough Woods requesting that, as the ecology reports carried out on behalf of Morris Homes have been conducted on the wrong area the Parish Council is appointing its own Ecologist and therefore require additional time in responding.

It was proposed by Cllr Chadwick, seconded by Cllr Lyon, all agreed to appoint and instruct James Goldsmith at Insight Ecology, Clerk to action.

8. All other items:

- To discuss current grass cutting service provision – The Clerk read email response from Streetscene Contract Officer who confirmed grass cutting contractors had been in the parish in October, this was for the

last cut of the season, stating that 9 cuts are annually scheduled. Cllrs Berry and Chadwick agreed to monitor the cuts in the future and report any anomalies. Cllr Chadwick will report back at the next meeting as he is still investigating the service provision.

- To discuss and agree expenditure of Community Infrastructure Levy – Cllr Berry gave an overview of the disused exercise area in the school grounds, which potentially could be invested in using the CiL payment. Cllr Berry confirmed she had approached the Headteacher who was obtaining quotations for the works, to reinstate and improve the facility.

Cllr Chadwick also suggested improvements to The Dog roundabout (to address the change in white lines to create single approach) and the Clerk suggested the Abbeyfields footpath (redo the footpath and make improvements as required).

Item deferred, Cllr Berry to report back before a decision.

9. To Consider Planning Applications and Enforcement Updates (incl.any other plans received after agenda distribution) and to note actions regards :

All plans were considered and proposed by Cllr Berry, seconded by Cllr Chadwick, all agreed.

APPLICATIONS RECEIVED

21/00204/FUL Land Parcels 3 And 4, Birmingham Road

Morris Homes development : Cross boundary application for the erection of 236 homes with open space, landscaping, drainage, infrastructure and other associated works. 207 homes falling within Redditch District and 29 homes within Stratford on Avon District. (Redditch application ref; 20/01650/FUL)

Objection - comments to be submitted via Planning Consultant, Gary Moss

21/03801/FUL Five Elms , Pratts Lane : Proposed alterations and extensions

No representation

21/03859/VARY Haye Pasture, Haye Lane

Removal of condition no.7 (Access works) of planning permission reference 18/03419/FUL dated 22 February 2019. Original description of development: Partial demolition and Change of use of existing redundant ancillary outbuildings to five 1 and 2 Bed Holiday Lets with ancillary Office and store (resubmission of 15/00492/FUL)

No representation

21/03764/OUT Land Adjacent To Eureka, Haye Lane

Outline application for erection of 1no. dwelling and associated development (all matters reserved)

Westerby Trustee Services Ltd

After discussion it was agreed to object to this application due to overdevelopment, and encroachment of the streetscene and neighbouring property, stating that a repositioned bungalow is preferred and to refer the planning officer to the delegated report of planning application 21/02317/FUL which was refused for the aligned reasons.

21/03094/FUL Toll House Farm , Birmingham Road

Demolition of existing dwelling and stable building and erection of 3 dwellings along with the creation of a new access.

After discussion it was agreed to object to this application due to overdevelopment, stating that like for like is preferred and to refer the planning officer to the delegated report of planning application 21/02317/FUL which was refused for the aligned reasons.

21/03325/FUL Amazon, Unit A Redditch Eastern Gateway, Coventry Highway

Application for temporary planning permission for the erection of a canopy. Provision of a guard hut and speed bumps on a permanent basis

Comments submitted, all agreed : Although the Parish Council does not object to this application they would like confirmation of : how temporary this canopy is likely to be? (timescale of how long will it be in place?)

21/02434/FUL Chapel Farm Haye Lane Mappleborough Green Studley B80 7BU

Construction of 2.no detached 4-bedroom dwellings including parking, turning areas and landscaping at Chapel Farm, Haye Lane, Mappleborough Green, Studley, B80 7BU. (Resubmission of Application 20/02448/OUT in Detailed Format to Amend Red Line).

Comments submitted, all agreed, Cllr Chadwick abstained : The Parish Council support this application but request no alterations be made to the submitted design and specifications.

NOTICES RECEIVED

21/01519/FUL The Manor Haye Lane Mappleborough Green B80 7DS

Replacement of existing stable building with ancillary accommodation unit.

Withdrawn

21/01374/LDE Field Cottage, Common Lane

Property is split into 'the main' property, a 3 bedroom dwelling and 'the flat', a one bedroom annex with its own entrance. The flat has been paying separate council tax for 25 years and is tenanted out.

Withdrawn

21/01579/FUL Jalna, Pratts Lane

Erection of oak framed garage

Permission with Conditions

21/02574/FUL Gorcott Hill Park, Gorcott Hill, Beoley, B98 9EN The Heart of England Forest Limited

Change of use of agricultural building to an education facility, modification of access and associated works.

Permission with Conditions

21/01945/FUL Outhill Farm, Hardwick Lane

Proposed agricultural storage facility

Permission with Conditions

21/02694/FUL White Oaks, Pratts Lane

Erection of a wall including pillars and gate

Permission with Conditions

21/02317/FUL Ash Mount, Warwick Highway

Erection of new dwelling and associated works

Refusal

21/00778/FUL Land Next to Oak Tree Farm, Redditch Road

Change of use of land from agricultural use to mixed use for the keeping of horses with stables and the stationing of 3no. caravans and utility block for residential purposes for private Traveller site, an earth bund and associated development (retrospective)

Refusal

APPEAL

21/00420/ADV Planning Inspectorate Ref No: APP/J3720/Z/21/3275735 Dog Inn , Henley Road
Consent to display advertisements (15 non illuminated signs) in relation to the car park area at Harvester - Dog Inn

PLANNING UPDATE REGARDS CIL AND S106 FUNDS:

Update received from the Cil and S106 monitoring office January 5th 2022 :

Re: Nursing Home development at High House Farm : To confirm the planning application 20/00521/FUL was determined to be not CIL Liable as it is a 'C2 Care Home' and currently Stratford on Avon District Council do not charge CIL for these type of developments. [Charging Schedule | Stratford-on-Avon District Council](#). There is a S106 agreement attached which again can be viewed through the planning portal [E-Planning | Stratford-on-Avon District Council](#) under the planning reference, however it indicates there will be no s106 monies due to the Parish directly.

Re: Amazon development : The Amazon Warehouse development comes under the planning application reference 19/01545/REM and the planning team have determined that although CIL liable, no monies are due as the type of development comes under 'All Other Forms of Liable Floor Space' and attracts a NIL charge in reference to the Councils charging schedule [Charging Schedule | Stratford-on-Avon District Council](#). Therefore, there will be no CIL payment due to the Parish under this planning application.

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

- Invitation to online budget consultation meeting with Warwickshire Police and Crime Commissioner Philip Seccombe on Wednesday Jan 12th – noted, no further action
- South Warwickshire Local Plan Newsletter Jan 2022 – Clerk confirmed she had difficulty opening some of the links and had emailed for assistance – noted, no further action

11.Approval of Accounts

- Approve statement – current statement proposed by Cllr Berry, seconded by Cllr Chadwick, all agreed current account balance of £29,993.25
- Consider Precept 2022-2023 – after a lengthy discussion it was proposed by Cllr Berry, seconded by Cllr Chadwick, all agreed to request precept increase of 3% for the forthcoming financial year, Clerk to action.
- Consider Budget 2022-2023 – after a brief discussion it was proposed by Cllr Berry, seconded by Cllr Chadwick, all agreed to accept budget (copy attached as hardcopy to minutes).
- To agree training request – retrospective approval of Clerks training, proposed by Cllr Berry, seconded by Cllr Chadwick, all agreed.

12.Any work around the Parish

- Cllr Chadwick requested Cllr Hencher-Serafin to inspect plantation outside new development on A435 (The Paddocks)
- Cllr Chadwick to identify blocked drains and will inform the Clerk to report, with photographic evidence
- Signs along A435 require cleaning, Clerk to report

- Signs obscured by branches, entering the village on left-hand side indicating to move to the left and speed signs. Clerk to report on portal and to the County Councillor, confirming resident Mr McLeod had reported the lack of visibility in October 2021, with no response from Highways following their site visit

13.Items for Future Agenda

- All items not dealt with
- Update regards grass cutting provision
- Cllr Hencher-Serafin to investigate CiL payments (specifically re. the care home development) and report back to the Parish Council

14.To Note Date of Next Meeting, time and place: date and venue t.b.c

Meeting closed 8:45pm

Date	Time	Description	Serial No	Debits	Credits	Balance
31Dec2021	18:59	Service Charge		(18.00)		29,993.25
30Dec2021	06:19	Direct Debit (NEST)		(67.01)		30,011.25
29Dec2021	06:35	B/P to: HMRC		(11.00)		30,078.26
23Dec2021	12:28	B/P to: R Howes		(568.17)		30,089.26
23Dec2021	12:28	B/P to: R Howes		(46.43)		30,657.43
23Dec2021	12:28	B/P to: D J Bennett		(118.00)		30,703.86
23Dec2021	12:28	B/P to: D J Bennett		(115.00)		30,821.86
23Dec2021	12:28	B/P to: WALC		(30.00)		30,936.86
23Dec2021	12:28	B/P to: WALC		(30.00)		30,966.86
10Dec2021	06:24	Direct Debit (LLOYDS BANK PLC)		(58.68)		30,996.86
03Dec2021	06:24	Direct Debit (NEST)		(69.80)		31,055.54
30Nov2021	11:28	B/P to: HMRC		(15.80)		31,125.34
30Nov2021	11:28	B/P to: R Howes		(587.51)		31,141.14
30Nov2021	11:27	B/P to: D J Bennett		(118.00)		31,728.65
30Nov2021	11:27	B/P to: SLCC		(36.00)		31,846.65
30Nov2021	11:26	B/P to: R Howes		(49.13)		31,882.65
09Nov2021	06:25	Direct Debit (LLOYDS BANK PLC)		(190.01)		31,931.78
08Nov2021	06:25	STRATFORD ON AVON			11,262.73	32,121.79
29Oct2021	06:32	B/P to: HMRC		(3.40)		20,859.06
27Oct2021	06:18	Direct Debit (NEST)		(62.66)		20,862.46
21Oct2021	14:36	B/P to: R Howes		(538.24)		20,925.12
21Oct2021	14:36	B/P to: R Howes		(45.08)		21,463.36
21Oct2021	14:36	B/P to: TEEC Limited		(439.19)		21,508.44
21Oct2021	14:36	B/P to: SLCC		(130.00)		21,947.63
11Oct2021	06:27	Direct Debit (LLOYDS BANK PLC)		(26.39)		22,077.63
01Oct2021	06:24	Direct Debit (NEST)		(76.31)		22,104.02
01Oct2021	06:22	HMRC VTR			537.99	22,180.33
30Sep2021	18:58	Service Charge		(18.00)		21,642.34
28Sep2021	11:55	B/P to: HMRC		(27.00)		21,660.34
28Sep2021	11:55	B/P to: R Howes		(632.62)		21,687.34
28Sep2021	11:55	B/P to: R Howes		(54.53)		22,319.96
20Sep2021	06:22	STRATFORD ON AVON			7,210.00	22,374.49
09Sep2021	06:23	Direct Debit (LLOYDS BANK PLC)		(68.87)		15,164.49
03Sep2021	14:29	B/P to: D J Bennett		(118.00)		15,233.36
03Sep2021	14:29	B/P to: TEEC Limited		(48.00)		15,351.36
27Aug2021	06:35	B/P to: HMRC		(23.20)		15,399.36
27Aug2021	06:23	Direct Debit (NEST)		(74.14)		15,422.56
24Aug2021	11:45	B/P to: D J Bennett		(118.00)		15,496.70
24Aug2021	11:45	B/P to: R Howes		(617.65)		15,614.70
24Aug2021	11:45	B/P to: R Howes		(38.33)		16,232.35
09Aug2021	06:26	Direct Debit (LLOYDS BANK PLC)		(26.39)		16,270.68