



**MINUTES OF THE 110th MEETING OF
MAPPLEBOROUGH GREEN PARISH COUNCIL
Held on Monday July 25th 2022
at 7:00pm, at Ankcorn House, Birmingham Road**

PRESENT Cllrs Berry, Chadwick, Lyon and Badwal
District Cllr Hencher-Serafin
Becky Howes Clerk

1. Acting Chair to declare the meeting open, including obituary and to agree notifications:
Cllr Berry declared the meeting open at 7pm and gave the following statement –
I hope most of you are aware, Steve Coley passed away on July 9th and I am sure you will all join me in passing our condolences to his family. Steve was our Chairman for the last few years and as Chairman he has supported the residents and their views wholeheartedly, working hard and being outspoken on the villages behalf with regards to planning applications and attending training courses throughout his Chairmanship. I would like to give a vote of thanks to Steve for all the work he has put into this village over the last few years.

All present agreed and acknowledged the obituary and sentiments with a round of applause.
It was agreed that a notice of the funeral arrangements would be posted on the PC website and the Clerk to arrange an obituary for WALC's weekly article, as they too would like to honour his contributions.

2. Acceptance of apologies for absence:

County Cllr Kerridge

Members of the public A Leyland, A Bicknell, J Killick, N McLeod (via District Cllr) and M Hale

3. Declarations of Interest**

Cllr Berry re work around the Parish.

4. Public Forum – to be 15 minutes duration at the Chairs discretion

*Presentation by Khurram Shah, Architect re. Toll House Farm

Cllr Berry introduced Khurram and the Clerk confirmed that copies of the latest plans had been distributed to the Council upon their arrival to the meeting.

Khurram explained the changes to the proposed plans, including the reduction of the number of dwellings from 3 to 2, the design change to more of a countryside design, reduction of the height, removal of garages, wider, set back driveway and more open spaces.

A discussion ensued regards the ecology reports and bat findings. Khurram stated that he was requested by Chris Hill, County Ecologist to obtain a bat survey, which Khurram's ecologist will conduct in August. The discussion then moved to the proposed Mappleborough Woods application and surveys conducted prior to the care home development. Khurram agreed to forward the ecologist's details to the Clerk to approach regards the woods application. Clerk to action.

After a discussion and understanding of a number of issues regards the proposed development it was agreed that further consideration would be given when the plans are received from the planning authority, but from the drawings presented the Parish Council could see no reason to

object. District Cllr Hencher-Serafin also stated that he would speak to the Planning Officer regards the proposal and offer his support.

5. To Approve the Minutes of :

- 108th meeting of the Parish Council held on Monday March 7th 2022 (following amendment)
Proposed by Chadwick, seconded by Berry, all agreed, signed by Cllr Berry
- 109th meeting of the Parish Council held on Monday April 11th 2022
Proposed by Chadwick, seconded by Berry, all agreed, signed by Cllr Berry
- Annual Parish Meeting on May 16th 2022 - deferred to next meeting
- General Annual meeting on May 30th 2022 – deferred to next meeting

6. District & County Councillors Reports:

Feedback from County Cllr Kerridge via Clerk – *I have emailed Louise Koelman at SDC to chase up the last quarter ANPR figures and put me in touch with BWB re the HGV's not being captured by cameras.*

District Cllr Hencher-Serafin confirmed he has been in constant touch with Planning Officer Louise Koelman regards the Mappleborough Woods proposed development, who has advised that the proposed date for the application to be heard at committee is August 17th and that maybe the only application at that meeting. Cllr Hencher-Serafin confirmed he has requested that all committee members visit the site prior to the meeting.

Cllr Hencher-Serafin also stated that he was aware and had been dealing with a diesel spillage in Haye Lane and confirmed that the council have visited the site and put sand and neutralising material over it, which after the rain has left quite a mess on the lane and residents driveways. He also stated all residents involved or effected by the spillage have emailed Warwickshire CC, who have denied responsibility and placed ownership of the issue on to Stratford DC. Clerk to notify County Cllr Kerridge.

Cllr Hencher-Serafin had also received notice from resident Mr McLeod who had reported to him an incorrect sign at the roundabout by The Dog for the hospital, which is pointing in the incorrect direction and is not taking the shortest route. Cllr Berry confirmed that there are 2 different directions on it which she had reported after it had been erected. Cllr Hencher-Serafin confirmed he would investigate further and would report it accordingly.

Cllr Hencher-Serafin also stated there are still discussions regards the new boundaries taking place, as some Cllr's within the Council are not happy with the new boundaries. He stated that Mappleborough Green will be in Wootton Wawen from next May and that the changes were a result of trying to even out the numbers. The discussion then led onto the unitary council plans which had fallen through.

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

- Update regards Neighbourhood Plan and Housing Needs Survey distribution and findings – Clerk read email received from Housing Needs Survey administrator Sarah Brooke-Taylor, who confirmed that as of July 20th she had received 4 completed surveys (2 by post and 2 online). She also confirmed that she would start analysis next month. The Clerk also confirmed that the survey had been posted on noticeboards at the local businesses as instructed.

- Update regards 'Mappleborough Woods' proposed development
 - Retrospective agreement of Continuation of Consultant assistance and summary document

Discussed and agreed continuation of work by Gary Moss who will act on behalf of and represent the Parish Council if required.

The Clerk also confirmed that all Councillors had been given the summary document by Gary as requested by the SDC Planning Officer, who had required a condensing of the original summary to a one-sided document.

The discussion continued regards the application and changes made to the original plans.

Cllr Hencher-Serafin through the Chair stated that although he tried previously, he would request a complete ordnance survey again, a copy of the deeds from Morris Homes or Homes England and Land Registration confirmation of the land and any conditions held on it, which may help in arguing against the proposals.
 - Feedback from Ecologist

The Clerk and Cllr Berry gave an overview of the Ecologists response following our request to conduct an ecology survey of the site. The Ecologist had stated that following a site visit, although there is a rare species of bat in the vicinity it does not reside at the site.
 - To agree response to SDC Planner regards outstanding matters

Clerk confirmed that drafts had been distributed prior to the meeting regards the outstanding matters and developer Gary Goodwins response. All agreed, Clerk to action.

Cllr Berry added that she had made a request to Cllr Hencher-Serafin to request a postponement to the committee meeting due to the mentioned outstanding issues. The Clerk and Cllr Berry to submit details of those issues to him for the committees consideration and to make SDC Chief Executive David Buckland aware.

The Clerk had distributed details of the Governments 'Called-in' option and was instructed to obtain costs involved in the application. It was proposed by Cllr Berry, seconded by Cllr Chadwick, all agreed £500 or less Clerk to action and to report findings.

Cllr Berry confirmed that SDC have admitted the anomaly of housing needs survey figures being skewed by students living in student accommodation and been counted and been counted at their family homes. However, SDC stated that this anomaly doesn't apply to an individual planning application.

Discussion continued regards the outstanding issues.
 - Response from RBC regards comments

The Clerk confirmed that no response had been received from RBC regards the reduction of comments on the planning portal for the application, nor an explanation as to why residents had not been made aware of the re-consultation. Clerk to chase.
 - Meeting request update

The Clerk confirmed that a meeting request had been submitted to the Planning Officer regards meeting with her and the developer of the woods proposal, no response to date. Clerk to chase.

- Update regards the Queens Green Canopy and agree plot
After discussion it was proposed by Cllr Berry, seconded by Cllr Chadwick, all agreed the Clerk would request the protection rather than planting of woodland in honour of the Queens Green Canopy. Clerk to action and item deferred to next meeting.
- Update regards Speed issues within the Parish, agree plan ahead (including update from County Cllr Kerridge) and email from the Lead of the A4189 Group and notice regards New Average Speed Camera installation
After a lengthy discussion it was agreed that the Clerk would reply highlighting responses received previously regards the lack of funds, major roads network etc..and to defer the item until the next meeting and to consider speed awareness actions.
- Update regards Highways issues and response from Nicholas Dauncey and suggested meeting with Dylan White
The Clerk read email and gave a brief overview of the report received by Nicholas Dauncey, Principal Transport Planner from WCC, which had previously been emailed to Councillors (attached to hardcopy of minutes). All noted.
After discussion it was agreed the Clerk would arrange a site visit with Dylan White and Cllr Berry.
- Update regards Land at Redditch Eastern Gateway including outstanding matters (including HGV routing report) and comments due (discharge notice)
Cllr Berry confirmed that correspondence and discussions continue to take place with both the Planning Officer and key members of the Winyates Green Residents Group and with everyones agreement this should continue indefinitely.
Cllr Berry gave a brief overview of the outstanding matters and stated that the application comment due date had been put back until August 20th. She also stated that requests had been made to the Planner for samples of the materials and colours to be used, adding that the lighting around the site had been reduced and the acoustic fencing line raised, however concerns were raised regards the height of the road and lack of impact the fencing could make if not raised high enough or without the road being reduced in height. The additional access was also questioned, considering there is an entrance already in place and that there will be no bus route along the road so additional accesses appear to be unnecessary.
Cllr Berry also added that following receipt of the HGV routing report, dated up to January 2022, she had been made aware that the figures do not represent a true figure as the site was only half open and by Winter 2022 the site is expected to be 4 to 5 times busier.
- Update regards CiL expenditure
The Clerk confirmed she continues to liaise with Stratford District Council regards the process involved with the expenditure. Deferred until the next meeting.

8. All other items:

- To discuss and agree response to the Revised Preferred Options SAP Consultation as per Consultants response
Cllr Berry gave a brief of the response, the Clerk confirmed previously distributed for consideration. Proposed by Cllr Berry, seconded by Cllr Chadwick, all agreed to submit, Clerk to action.
- To discuss and agree letter to David Buckland, SDC
After discussion and approval of draft letter previously distributed it was proposed by Cllr Berry, seconded by Cllr Chadwick, all agreed to send letter with a copy of the woods leaflet sent to residents, a copy of case officers email and photos of the area.
- To discuss and agree response to Tree felling consultation, Gorcott Hill
After a discussion it was proposed by Cllr Chadwick, seconded by Cllr Berry, all agreed to submit a no comment response, Clerk to action.
- To agree change to office hours
The Clerk requested to change working office hours from Tuesday to Monday. Proposed by Cllr Berry, seconded by Cllr Lyon, all agreed, Clerk to begin change of days from September (12th).
- To agree annual leave notice and office cover procedure
Clerk distributed annual leave request, considered by all and all agreed. It was also agreed that a notice would be posted on the website regards office closure and if any urgent issues arise to contact the Parish Councillors and/or District Councillor/Council directly, Clerk to action.

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

APPLICATIONS RECEIVED

22/00562/OUT Washford Farm, Icknield Street Drive : Outline application for the construction of up to 9 dwellings with all matters reserved
No objection submitted

22/01114/FUL Studley Garden Centre, Henley Road
Removal of existing storage containers, part of retail canopy and retail marquee, and erection of extension to garden centre for retail sales and warehousing, as well as erection of canopies, creation of new service yard and installation of electric vehicle charging points.
No representation submitted

21/03552/OUT Land at Gorcott Hill, Beoley : Outline application for two dwellings (all matters reserved)
Withdrawn

21/00204/FUL Land Parcels 3 And 4 Birmingham Road
Cross boundary application for the erection of 236 homes with open space, landscaping, drainage, infrastructure and other associated works. 210 homes falling within Redditch District and 26 homes within Stratford on Avon District. (Redditch application ref; 20/01650/FUL)

Objection :

Following various communications and previous objections (which stand) the application is still at an incorrect address as are various reports. Claybrook Drive is not in Mappleborough Green and does not form part of the presumed application. With regards to the withdrawal of the number 62 bus as per page 11 of the travel plan, which had previously run every two hours is being withdrawn August 2022, therefore under Stratfords Sustainable Planning Policy as there is no public transport within the areas of Mappleborough Green or Winyates Green, this planning application does no longer comply with sustainability. Also, in the travel plan the Warwick Highway is shown as a 30mph limit this is also incorrect it is 40mph. Perhaps the changes in the updated Ecologist Report dated May 2022 could be identified as there is no acknowledgment of the care home construction that has since been erected. It was stated that the stream running through the site is running dry, as of the 24th June 2022 following dry spell of 14 days there was still water in the stream. The Ecology report states that there will be bat boxes placed within trees on the site after the development, however there is no comments of the effects of the streetlighting on the bats. How are the developers intending to keep the street lighting contained to the site and avoiding light pollution? The Bird Boxes that are proposed are they large enough to accommodate the birds of prey and what provision is been given to the deer and muntjacs? We can find no mention of the addressing of these issues. Also could we have your comments regards the anomaly regards the housing figures been incorrect due to the inclusion of students at university who are also been included on the electoral roll of their home address, making the overspill housing needs reportedly mis-proportionate. Following the visit of the Stratford MP on June 24th to the site he stated that although he could not get involved in planning matters and asked that planners look very carefully regards this development in terms of the trees and the environmental impacts including air and noise pollution etc. and also February 28th your email to DC Peter Hencher-Serafin that you would consult the County Ecologist regards the ecology reports, we would appreciate been copied into their reply. As the A435 and The Dog Island is already part of the major road network this development can only compound the already enormous amount of traffic which will be further compounded by the second stage of the Gateway Development. With reference to the last paragraph of letter dated 30th May 2022 addressed to yourself from Cerda, it expresses the fact that Morris has engaged in extensive dialogue with their consultees and following this dialogue additional technical evidence has been prepared and alterations made. We dispute there has been any dialogue let alone extensive dialogue with Morris Homes and to conclude in view of the errors in this application so far submitted with this application we have no alternative to object in the strongest possible terms.

COMMITTEE NOTICE

Application(s) reference: DISCN/00766/21 Land At Redditch Eastern Gateway Development
Discharge of Condition 20 HGV Surveys of planning permission 18/03746/VARY (Nother Parcel and Phase 1 Groundworks)

Planners comment : I am writing to let you know that the proposal described above will be considered at a Planning Committee Meeting on 3 August 2022. My recommendation is that the application be Discharge of Conditions Approved.

After discussion it was agreed that District Cllr Hencher-Serafin would request clarification of the notice with a full explanation, before any comments can be submitted.

NOTICES RECEIVED

21/03849/FUL Hillcrest Farm, Pratts Lane

Conversion of covered parking area into 1 x new dwelling with alterations to existing parking (alternative scheme to that approved under planning permission 21/01947/VARY dated 24th September 2021)

Permission with Conditions

21/03991/VARY High House Farm, Birmingham Road

Variation of conditions 2 and 17 of planning permission 20/00521/FUL dated 1 September 2020 to allow for erection of an outbuilding "bat house" to accommodate protected species, removal of previously approved "bat loft" and other associated development. Original description of development: Demolition of existing buildings and redevelopment of the site, to erect a purpose built care home (C2 Use Class) for older people with associated access, parking and landscaping.

Permission

22/01146/FUL Ash Mount, Warwick Highway

Erection of new dwelling and associated works.

Permission with Conditions

APPEAL

21/00778/FUL

Planning Inspectorate Reference Number: APP/J3720/W/21/3288945

Land Next To Oak Tree Farm, Redditch Road, Ullenhall

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)

Informal Hearing

ENFORCEMENT UPDATE

Email received 26/4/22 from Dan Wilson, Senior Planner (Enforcement) Re The Dog Inn

I write with reference to the above site. I believe you have contacted us before about the advertisements and camera on site. You might already be aware however all signage and the camera have now been removed from the car park. We did carry out an assessment to take formal enforcement action and before doing so we sent a letter before action warning of the intended action. This seemed to do the trick and has resulted in voluntarily compliance. In light of the above the enforcement file has been closed. I hope the above update is useful however if there is anything else you wish to discuss then please let me know.

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

- WALC Company Limited by Guarantee notice – Clerk explained, all noted.
- Notice of Alcester SNT Police weekly drop-in sessions – all noted.

11.Approval of Accounts

- Approve statement

Proposed by Cllr Berry, seconded by Cllr Badwal, all agreed balance of £29,797.99

- Quote for Chain of Office
Clerk gave quotes received for a chain in office for the Chair. After brief discussion it was agreed no further action.

12.To agree actions of any work around the Parish including :

- Litter issue along A435 (around petrol garage)
The Clerk stated the issue of litter around the garage is considerably worse. After a brief discussion it was agreed that a letter would be sent to the garage requesting more to be done to keep the area clear, with a referral to the District Council via Cllr Hencher-Serafin if no timely action or improvements are made.
- Installation of intrusive lighting at petrol garage
Cllr Berry declared in interest in this item.
The Clerk stated that the garage had a new roof and installed a light strip that covers the whole of the roof length on both sides, the lights are bright orange and very intrusive. According to the District Council no planning application has been submitted and that an Enforcement Officer had been made aware and will carry out a site visit shortly.
- Damaged school sign on A435 – Clerk confirmed that she had reported it again and will retry.

13.Items for Future Agenda
All outstanding items.

14.To Note Date of Next Full Council Meeting : Monday September 12th, 7pm Ankcorn House
All noted.

15.*Members of the Public and non-Parish Councillors to be excused for private matters to be discussed:*

- To consider and agree donation
It was proposed by Cllr Lyon, Seconded by Cllr Chadwick, all agreed a donation of £100 to Cancer Research in memory of Cllr Coley.
- To consider and agree additional payment (Clerk to withdraw from meeting)
After a lengthy discussion it was proposed by Cllr Berry, seconded by Cllr Chadwick, all agreed to give a benefit in kind payment to the Clerk of £75, as a thank you for extra work carried out and having to work out of normal office hours. Item to be discussed again at the next meeting and consideration to be given to an alternative method of payment.

Meeting closed at 9:05pm

Statement 82 from 01 Apr 2022 to 30 Apr 2022

Date	Description	Serial No	Debits	Credits	Balance
01Apr2022	Brought forward balance			26,607.11	26,607.11
11Apr2022	Direct Debit (LLOYDS BANK PLC)		(102.28)		26,504.83
25Apr2022	B/P to: D J Bennett		(70.00)		26,434.83
25Apr2022	B/P to: R Howes		(628.54)		25,806.29
25Apr2022	B/P to: SLCC		(36.00)		25,770.29
25Apr2022	B/P to: R Howes		(45.08)		25,725.21
25Apr2022	B/P to: Arden Marches Chu		(20.00)		25,705.21
25Apr2022	B/P to: WALC		(287.00)		25,418.21
27Apr2022	Direct Debit (NEST)		(75.80)		25,342.41
28Apr2022	STRATFORD ON AVON			7,426.50	32,768.91
29Apr2022	B/P to: HMRC		(26.60)		32,742.31

Statement 83 from 01 May 2022 to 31 May 2022

Date	Description	Serial No	Debits	Credits	Balance
01May2022	Brought forward balance			32,742.31	32,742.31
05May2022	HMRC VTR			681.84	33,424.15
10May2022	Direct Debit (LLOYDS BANK PLC)		(35.05)		33,389.10
24May2022	B/P to: R Howes		(632.80)		32,756.30
24May2022	B/P to: R Howes		(48.77)		32,707.53
27May2022	Direct Debit (NEST)		(76.43)		32,631.10
27May2022	B/P to: D J Bennett		(120.00)		32,511.10
27May2022	B/P to: SDC		(563.66)		31,947.44
27May2022	B/P to: Arden Marches Chu		(10.00)		31,937.44
27May2022	B/P to: Bill Robinson		(199.00)		31,738.44
31May2022	B/P to: HMRC		(27.80)		31,710.64

Statement 84 from 01 Jun 2022 to 03 Jun 2022

Date	Description	Serial No	Debits	Credits	Balance
01Jun2022	Brought forward balance			31,710.64	31,710.64
01Jun2022	B/P to: Zurich		(387.55)		31,323.09

Statement 85 from 04 Jun 2022 to 30 Jun 2022

Date	Description	Serial No	Debits	Credits	Balance
04Jun2022	Brought forward balance			31,323.09	31,323.09
08Jun2022	B/P to: R Howes		(20.00)		31,303.09
08Jun2022	B/P to: R Howes		(166.92)		31,136.17
09Jun2022	Direct Debit (LLOYDS BANK PLC)		(116.81)		31,019.36
27Jun2022	B/P to: D J Bennett		(170.00)		30,849.36
27Jun2022	B/P to: R Howes		(689.58)		30,159.78
27Jun2022	B/P to: SLCC		(141.80)		30,017.98
27Jun2022	B/P to: R Howes		(75.35)		29,942.63
29Jun2022	Direct Debit (NEST)		(84.64)		29,857.99
30Jun2022	B/P to: HMRC		(42.00)		29,815.99
30Jun2022	Service Charge		(18.00)		29,797.99