



MINUTES OF THE 92nd PARISH COUNCIL MEETING OF
MAPPLEBOROUGH GREEN PARISH COUNCIL
HELD ON MONDAY 1st APRIL 2019
at 6:30pm, in Mappleborough Green Primary School

PRESENT Cllrs. Coley (Chair), Chadwick, Lyon, Cameron
District Cllr Kerridge

1. THE CHAIR DECLARED THE MEETING OPEN AT 6:30pm
2. APOLOGIES – Becky Howes Clerk, Cllr M Berry and County Cllr Rickhards
3. DECLARATIONS OF INTEREST – No Declarations made
4. PUBLIC FORUM:

Norman McLeod Resident, Karandeep Badwal Resident and Peter Hencher-Serafin

a. Mr McLeod objected strongly to the planning submission regarding a hand carwash at the Sports Ground, on the grounds of increased traffic on the A435, insufficient parking provision, potential contamination of the Arrow and pointed out that the report issued by Seven Trent was made in 2016.

b. Mr Badwal closely observed all discussions

c. Mr Hencher-Serafin (Candidate for County Council election) made comments when requested through the Chair.

5. TO APPROVE THE MINUTES OF THE 91st MEETING OF THE PARISH COUNCIL HELD

ON 14th January 2019

• Cllr Chadwick proposed the minutes, seconded by Cllr Lyon Cllr Coley signed the minutes as a true record.

6. DISTRICT AND COUNTY COUNCILLOR'S REPORTS

County Cllr Rickhards – No Report Made

District Cllr Kerridge – No Report Made

7. MATTERS ARISING

To receive feedback from Cllr's Cameron and Chadwick following attendance at Nalc Legal Team workshop March 2nd, 2019: Cllr's Chadwick and Cameron reported that the meeting was very well attended and covered a lot of ground, the two main points learned were:

- i. That the website must comply with the Government requirement that all public websites must be accessible to people suffering from visual, audio, or movement impairment.

ii. That it is against the law for the Parish Council to donate money to the church or it's upkeep.

b. Update regards Eastern Gateway developments, recent Stoford meetings and to consider response to letter received from neighbouring Parish

Council: Considerable discussion took place regarding current revisions to outline planning permission being made by Stoford's to each Council and to the meeting held in Studley by Stoford's to answer questions from the Parish Councils.

Meeting notes are available, to view them please contact the clerk. It was generally agreed to invite a representative from the neighbouring parish to the next meeting.

c. To discuss and agree questions to be set for speaker at the Parish Assembly

Monday April 8th: It was agreed to base the questions unrelated GDPR

issues: Cllr Cameron apologised for not yet reconfiguring the email addresses on the Councillors personal machines but would try to do so before the next meeting.

Cllr Cameron also reported that he had spoken to the ICO regarding the Parish Council making use of the Clerk's home telephone and postal address and publishing them on the website. The ICO advised that the Council should change this situation as soon as possible and that we should write to the Clerk explaining what we were going to do and when. It was agreed that the Council will supply a second-hand mobile telephone for the Clerk and find a suitable Postal Address.

8. ITEMS FOR DISCUSSION –

Request from Project Group A4189:

i. It was decided that we should get involved as a Council. The clerk would be asked to find out from the Project Group the date and time of their next meeting.

d. To Agree Action Regards Response from SDC re Land Parcels:

i. It was agreed that Cllr Kerridge would gather more information regarding the situation.

e. Consider Litter Picking Emails:

i. It was agreed that the Clerk should seek more information re-the litter picking contract that SDC have with their contractor in particular their schedule in relation to the A435

f. Request From SDC Regarding Church Burial Capacity:

i. It was agreed that the Clerk should write to SDC and explain that we do not have and Burial Grounds within the Parish.

g. Reply to WCC Regarding Additional Gritting Responsibility:

i. It was agreed to ask the Clerk to reply to WCC stating that there was no additional gritting requirements in the Parish.

9. COMMUNITY FORUM ITEMS: Nothing for Discussion

10. PLANNING APPLICATIONS:

Cllr Coley addressed the items below. The outstanding applications were considered, Clerk to action:

APPLICATIONS RECEIVED

18/03745/FUL Outhill Farm, Hardwick Lane, Outhill

Dual purpose agricultural / equestrian building. No representation

19/00392/FUL New Oakdene, Birmingham Road

Erection of two storey extension. No representation

19/00439/FUL Hillcrest Farm, Pratts Lane

Agricultural building (retrospective). No representation

18/03626/FUL Lower Skilts Farm, Henley Road

Two storey rear extension, two new side windows and alteration to existing rear window. No representation

19/00036/FUL Studley Football and Social Club, Abbeyfields Drive

Change of use of part of car park to create a hand car wash facility.

The Parish Council strongly object to the planning application for the following reasons:-

Concern of pollution of the Arrow River and flooding

Traffic overspill causing problems to the residents of the Abbeyfields estate and users of the club

A similar car wash at the rugby club in Alcester has high usage at weekends which results in congestion problems on the A435. The same situation at this site could impact on the Washford turn off the A435.

18/03746/VARY Redditch Gateway Land Adjacent To The A4023 Coventry Highway East Of Ravensbank And Winyates Green Redditch

Proposal Variation of conditions 2 and 8 to amend the parameters of development for the northern development parcel, and Phase 1 Ground Engineering works (and changes to conditions 12, 16, 18, 21, 29, 31, 32, 36 and 37 to allow hedgerow and tree removal prior to the coming into effect of the relevant condition, and conditions 28 and 29 to relate to updated flood risk assessment) in respect of

Hybrid planning permissions 17/01847/OUT (Stratford reference number), 17/00700/OUT (Redditch reference number), and 17/00701/OUT (Bromsgrove reference number) dated 11 June 2018. Original description of

development (for 17/01847/OUT, 17/00700/OUT, 17/00701/OUT): 'Hybrid application comprising: Outline planning application (with matters of appearance, landscaping, layout, scale and details of internal circulation routes reserved) for the development on a phased basis of 32ha of employment land for business/industrial uses (Use Classes B1, B2, B8). The development shall include: landscaping, parking, associated infrastructure, utilities, drainage (including SUDS) and ground engineering works; And Full planning application for Phase 1 Ground Engineering works, and details of means of access to the site from the A4023' Mappleborough Green Parish Council object to the proposed variations submitted to Stratford District Council.

1. The change in of the proposed building does not follow the outline planning permission.

2. The potential increase in HGV volumes will negatively impact on the health and wellbeing of Mappleborough Green and Redditch residents through:

a. Increased particulate air pollution leading to poorer health.

b. Increased vehicle noise, leading to increased stress.

c. Increased through-night activity will result in residents suffering poor sleep.

3. The developer argues that this site is the only one suitable to their client in the West Midlands Region and that the development is necessary in order to meet economic forecasts. The council argue that there are many brownfield sites in Redditch and that the Council understand that unemployment is not a major problem (See report from the ONS re-benefit payments). The Council worry that this project is more about making money for a few rather than to meet a real need.

4. The original 'north side' application showed many more parking spaces 850 as opposed to 450 in revised application, part of the original reason was to meet employment needs, it seems the developer's client's needs outweigh the original needs of the area.

5. The developer argues that the site has walkways, cycle lanes and is on a public bus service route, however the council understand that the public bus service is already overcapacity and will require additional busses to meet an increased demand.

6. With the proposed increase in HGV's (assuming all of the loading bays will be in use) it is even more important that the hauliers follow the proposed routing plan, however the Parish Council do not believe a voluntary system will work and feel that the only certain way is a ban on HGV's over 7.5 tonne through Studley and Mappleborough Green. This ban could be temporarily lifted in the event of Problem on the M42.

7. The Parish Council are also concerned that the loss of trees, hedge rows and the re-routing of streams will have an effect on rare and protected wildlife that will not really be known until after the changes are made.

8. The council are concerned that when comparing drawings 5372-203K with BMT/2116/100- 01 drainage features do not correlate

9. The council fear that with 24-hour operations lighting will further pollute the night sky and insist that all baffles and shields are fitted as a matter of course rather than "if needed". The council would also prefer that all lighting units be fitted no higher than 10 metres.

Questions for the Developer

1. The Council would like the developer to explain what they mean by "comprehensive management plans" and "effective management regime" in reference to all planted areas and existing features that they have worked to retain.

2. The Council would like to understand how much of the materials to be used in the construction of the buildings will be recyclable or reclaimed.

3. The Council would like to know an estimated percentage of locally sourced construction materials.

4. The Council would like the developer to define the steps they will take to avoid using materials and surface treatments that give off harmful emissions and how they will manage the process. How the waste will be managed and if the materials will have any potential to harm the surrounding neighbourhood.

5. The Council would like to understand how the developer will control noise emanating from the site both during the construction phase and the operational phase. Since the operational service yard will be well lit it seems that there will be 24hour operations.

6. The Council fail to see how with such a potential increase in HGV's how the transport assessment remains unchanged and would expect the developer to explain their reasoning.

NOTICES

18/03667/HRN Land at Winyates Green, Longhope Close, Savills

Removal of hedgerows at land bound by the A4023, A435 and Far Moor Lane

The Parish Council strongly object to this application as the hedgerow in question could be incorporated into gateway landscaping and should be considered once building positions are known

Consent for hedgerow withdrawn

18/03419/FUL Haye Pastures Farm, Haye Lane, Mr and Mrs Richards

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)

Permission with Conditions

18/03700/ADV Land adjacent Birmingham Road/Alcester Road

Single sided totem sign

18/03701/ADV Lamp posts 28 and 31 Alcester Road

Double sided lamp post banners

18/03703/ADV Land adjacent Birmingham Road, lamp post 8, 9, 10,13,17 and 19 Birmingham Road

Double sided lamp post banners

18/03707/ADV Footpath, Alcester Road

Single sided information board Studley in Business

All Consent Granted with Conditions

19/00027/FUL Lower Skilts Farm, Henley Road

Retrospective planning permission for a renewable heat pump and associated works

Permission with Conditions

APPEALS

18/00394/FUL Pinetops, Pratts Lane

Erection of two-bedroom bungalow, single detached garage, access drive and associated works

Appeal dismissed

18/00941/FUL Mill Stone House, Henley Road

Install summerhouse/log cabin complete with foundations

Appeal dismissed

ENFORCEMENT

None

11. CORRESPONDENCE AND CIRCULATION –

1. Response from Stratford District Council regards Broadband Bid Update.

The Chairman read the correspondence and it was decided that in the absence of the Clerk, Cllr Cameron would contact Cllr Tony Jefferson on the Councils behalf.

2. CSW Broadband Update regards Cabinet 17 Studley.

The Chairman read the correspondence and it was decided that we should advise people locally and post the newsletter on the website as soon as it becomes available. Cabinet 17 is located on the A435 south side adjacent to Mappleborough Green nursery.

3. Rural Services Network re Rural Strategy Support Request.

The Chairman read the correspondence and after discussion it was decided that we needed to understand more about the organisation and the proposal being made. The Clerk was tasked with investigating.

4. Press Release – New Funding For Road Safety for Warwickshire Police.

The Chairman read through the Press Release pertaining to a new fund to support innovative ideas to support the police, fire and rescue and local authorities. The fund was going to be launched with a workshop on 12th April 2019 in Leek Wotton.

12. APPROVAL OF ACCOUNTS

1. Items Paid/Awaiting payment: Clerk distributed up-to-date Bank details since the last meeting; all agreed a balance of £15008.16 proposed by Cllr Lyon seconded by Cllr Chadwick, all agreed.

13. WORK AROUND THE PARISH –

Trees required trimming in Pratts Lane, Cllr. Kerridge passed contact details to the Chairman, the Chairman agreed to pursue the matter.

14. ITEMS FOR FUTURE AGENDA –

All outstanding matters not dealt with

15. DATE OF NEXT MEETING

on Monday April 29th 7:30pm Mappleborough Green Primary School

The Chair declared the Meeting closed at 20.45pm

Date	Details	Payments	Receipts	Balance
28 FEB 19	Balance brought forward			15,559.50 *
4 MAR 19	B/P to: HMRC	51.00		
4 MAR 19	B/P to: R Howes	459.76		
4 MAR 19	B/P to: R Howes	40.58		15,008.16 *
	Balance carried forward			15,008.16 *