



# The Beaudesert & Henley-in-Arden Joint Parish Council

*Working for the Benefit of the Residents of Henley-in-Arden*

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## The Minutes of the Ordinary Council Meeting of the Beaudesert and Henley-in-Arden Joint Parish Council that took place on Monday, 13<sup>th</sup> August 2018 at 6.00 pm in the Memorial Hall, Station Road, Henley-in-Arden.

Present: Cllrs. Peter Crathorne (Chairman), Bill Leech, David Tomlinson, John Garner, David Broadbent, Jayne Bridges, Sally Harfield and Elaine Field.

In Attendance: 2 members of the public.

*The Chairman requests all mobile phones are switched to silent mode and welcomes everyone.*

### Public Participation Session

- A Parishioner mentioned her concerns regarding the erosion of the green belt surrounding Henley, particularly in the light of the emerging Beaudesert & Henley in Arden Neighbourhood Development Plan. She went on to say that the National Planning Policy Framework stated that special circumstances needed to be demonstrated if a planning application for development within the green belt were to be considered and subsequently granted.
- Cllr Crathorne responded and said that the Beaudesert & Henley in Arden Neighbourhood Development Plan was a proposed policy at the present time.

### Commencement of the Council Meeting

#### 1 Apologies for absence and acceptance of apologies

Apologies were received and accepted from Cllrs Peter Cornford, Liz Jackson, Mike Willmott, District Cllr Stephen Thirlwell and County Cllr John Horner.

#### 2 Declarations of Interest and Dispensations

Cllr Leech advised the meeting that he knew the management of Henley Golf & Country Club well, however, he did not feel that he had to declare either a personal or pecuniary interest.

#### 3 Minutes of the Planning Sub-Committee meeting held on 30<sup>th</sup> July 2018 and the JPC Planning Terms of Reference to be approved and signed, together with the approval of Cllr Crathorne, as an additional member of the JPC on to the Planning Sub-Committee. It was **RESOLVED** to approve the minutes of the Planning Sub-Committee meeting held on 30<sup>th</sup> July, the Terms of Reference and Cllr Crathorne as a member of the Planning Sub-Committee. This motion was proposed by Cllr Broadbent, seconded by Cllr Leech and carried unanimously. It was agreed to sign the minutes and the Terms of Reference at the next Planning Sub-Committee meeting.

#### 4 To consider the Council's responses to planning application(s)

Application no.	Proposal	Address	Submitted by	Comments due by / decision
18/02074/FUL	The construction of four buildings containing six residential apartments each, 24 in total (as retirement dwellings), to replace planning permission 07/03270/FUL for a 72-bedroom hotel. New associated works include package sewage treatment plant and provision of car parking	Henley Golf & Country Club	Crocketts Holdings Ltd	15.08.2018

Cllr Crathorne advised that he had uploaded some of the site plans regarding the above application on to the screen so that everyone could see the intended proposals for development.

- Cllr Broadbent was invited to introduce the salient elements of the application and said that in his opinion, the site was a brownfield site as there was evidence that the construction of a hotel had taken place since the application for a 72-bed hotel had been granted in 2008.
  - Cllr Tomlinson advised that the site was undulating, and, in his opinion, there would be little or no visual impact from the surrounding area and most of the development would be hidden by the contours of the land.
  - Cllr Tomlinson went on to say that the design would utilise the same materials as the present development and would fit in with the area. He advised that he felt that the massing would be more aesthetically pleasing than that of a 72-bed hotel.
  - Cllr Bridges said that she felt that there was more need in Henley for apartments if parishioners in the area wished to downsize.
  - Cllr Broadbent indicated that he was supportive of the development so long as there would be no further development in the immediate vicinity. The applicant advised that there were no plans to further develop the area.
  - Cllr Field asked if the proposed development would be subject to Community Infrastructure Levy (CIL) and the applicant confirmed that there would be CIL payments due.
  - The applicant advised that the apartments would be promoted locally for those wanting to downsize and Cllr Bridges said that she felt that this was both relevant and pertinent now.
  - Cllr Tomlinson said that Henley Golf & Country Club provided a leisure asset for Henley and perhaps these could be included in the 'special circumstances'.
  - The applicant advised that membership of Golf Clubs had been in decline nationally for several years and he indicated that if the site were to remain sustainable, a re-configuration of the site needed to take place and an extra income stream be considered.
  - Cllr Crathorne asked Cllrs to consider all the comments that had been presented, including those made by a Parishioner in the Open Session.
- Following a brief discussion, it was agreed that the JPC support the proposed development due to the material considerations below:
- The proposed development would be beneficial and meets the need of the town and community in Henley;
  - The proposed development is a revision of the existing planning permission;
  - The proposed development will not impact visually on the surrounding area for some distance and would have less impact than a 72-bed hotel;
  - Access/egress to and from the A3400 to the site is good and there would be less traffic movement.
- It was RESOLVED that the Clerk formulate a response for SDC and forward a copy to all Cllrs for consideration prior to submission. This motion was proposed by Cllr Bridges, seconded by Cllr Broadbent and carried unanimously.**

- 5 Finance: To approve the invoice from Jon Vale for £899.10 excl VAT. It was RESOLVED to pay the above invoice which had been previously circulated to all Cllrs. This motion was proposed by Cllr Garner, seconded by Cllr Bridges and carried unanimously.**

## **6 Items for private session**

*Under Section 1, Sub Section, 2 of the Public Bodies (Admission to Meetings) Act 1960 and in view of the confidential nature of the business about to be transacted, it was felt advisable in the public interest, if members of the public were present during the consideration of such business, there would be disclosure to them of exempt information that the public be temporarily excluded and they are instructed to withdraw. There needs to be a resolution at the meeting for items to be discussed in private session.*

**To confirm the date and time of the next JPC Meetings:**

- 1. JPC Ordinary Meeting – 17<sup>th</sup> September 2018, commencing at 7.00 pm at the Memorial Hall**

**PLEASE NOTE THAT IF ANYONE WOULD LIKE A HARD COPY OF THE DRAFT AGENDA OR MINUTES FOLLOWING THE JPC MEETING AND DOESN'T HAVE ACCESS TO A COMPUTER, PLEASE CONTACT THE CLERK ON 01926 814491 TO REQUEST A COPY.**