



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 Council Meeting of the Beaudesert and Henley-in-Arden Joint Parish Council that took place on Monday, 19th February 2018 at 11.30 am in the Field Room, The Heritage Centre, 150 High Street, Henley-in-Arden.

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

Cllr Leech, as Chairman, welcomed Cllr Elaine Field to the JPC and said that Elaine had already volunteered for the Finance Working Party and the Planning Working Party.

In Attendance: 4 members of the public.

1 Apologies for absence and acceptance of apologies

Apologies were received and accepted from Cllr Liz Jackson (Vice-Chair), Jayne Bridges, David Broadbent, Mike Wilmott, Peaches Melhuish, District Cllr Stephen Thirlwell and County Cllr John Horner.

2 Declarations of Interest and Dispensations

Cllr Sally Harfield declared an interest in Item 4 as she is a resident in The Croft and also on the Croft Management Committee.

3 Public Participation Session

- A Parishioner, who had been a Cllr on the JPC advised that a great deal of work had been carried out by the previous JPC, including a town survey of the car parks. The results had shown that members of the public did not want the JPC to take over the car parks in the town. She went on to say that the major concern from residents was about the amount of on-going maintenance and the costs involved in managing the car parks. She also mentioned that there was a lot of historical information available to the JPC.
- A Parishioner, who had also been a Cllr in the past went on to say that there had been previous consultations with both Taylor Wimpey (the owners of the Croft Car Park) and SDC and it was the general perception that the general maintenance costs, such as resurfacing would be prohibitive. He suggested that a more effective way of reducing the car parking issues in Henley would be to increase the number of hours that the traffic wardens were in Henley so that they could enforce illegal parking more effectively.
- Cllr Leech thanked everyone for their input and said that it was important that everyone worked together to tackle a problem which has been an issue in Henley for years.
- Cllr Cornford responded to the concerns that had been raised in the open session and said that there was the necessity to look at the car parking problems in Henley as a matter of urgency because Taylor Wimpey had indicated that if the JPC were not willing to take over The Croft Car Park, they would sell it to a third party. Therefore, the town would have no control over the management and the costs incurred for parking. It was Taylor Wimpey's intention to sell all of the car parks in their ownership.
- Cllr Cornford also advised that there was a real concern that parishioners were using the free car parks in Henley as their own personal car parking spaces which meant that potential shoppers were not able to park in Henley and take advantage of free parking. He went on to say that if shoppers were not encouraged to shop in Henley, the small businesses and shops in Henley would not be sustainable in the long term.
- Cllr Cornford advised that there was a Section 106 Agreement between SDC and Taylor Wimpey giving SDC the option to take over The Croft Car Park, however, SDC did not want to take up this option. He confirmed that discussions had taken place between SDC and representatives of the JPC regarding the possibility of the JPC taking over the Medical Centre Car Park as well as the other car parks.

- Representatives of the JPC had also had discussions with LPS, the company who manage the northern car park, to see whether they would be able to manage all three car parks in Henley. He went on to say that the intention was to have a uniform charging structure which would include a voucher which could be redeemed by shoppers in one of the shops in Henley and also the possibility of purchasing a yearly parking permit.
- Cllr Cornford confirmed that discussions had also taken place with WCC regarding the possibility of increasing the yellow lines in Henley, however, they had advised that they would like to see the outcome if the JPC were to take over the management of the car parks in Henley prior to agreeing to install more yellow lines.
- Cllr Cornford went on to say that it was unofficially viewed that when members of the public parked outside the Co-Op and One-Stop that this acted as a traffic calming measure, however, when you exited Beaudesert Lane, the vision splay was appalling. One thought was to have a parking bay outside these two shops which allowed loading for a two hour period from 9.00 am to 11.00 am only and then have disabled access for legitimate badge holders for the remainder of the day.
- Cllr Leech advised that the fundamental difference from what had occurred in the past to the present day was that it was the intention of Taylor Wimpey to sell the Croft Car Park and SDC had agreed to defer a decision regarding the Medical Centre Car Park to the JPC.
- A Parishioner said that the main irritation for residents in the Croft was that the car park had up to nine car parking spaces which were used for all day parking. She went on to ask if this would still be the case if the JPC took over the Croft Car Park and Cllr Cornford responded and said yes, although they would have to pay an all-day parking charge of potentially £6.00 per day from 8.30 am to 6.00 pm.
- A Parishioner advised that 50% of the northern car park was used for Forward House employees and visitors and the remainder for members of the public. Cllr Cornford confirmed that the car park was rarely used to full capacity because members of the public did not want to walk into the town.
- Cllr Cornford advised that it was the intention of the JPC to hold a town meeting on 9th April to seek the views of residents in Beaudesert & Henley regarding their proposals. Cllr Crathorne said that he felt that it would be better for the JPC to have some control over the car parks rather than anyone from outside the town who could charge what they liked.
- Cllr Cornford advised that Taylor Wimpey had agreed to pay £1,000 towards the legal fees for the JPC to take-over The Croft Car Park, which would bring down the overall expenditure for legal fees to not more than £3,750.00.
- Cllr Field questioned the necessity to pay the legal costs prior to the town meeting and before the JPC had gauged the views of residents. Cllr Cornford said that the initial expenditure would be to acquire the freehold lease of The Croft Car Park and this would be paid for by Taylor Wimpey.
- A Parishioner asked if the Clerk could write a letter to the Chief Constable of the Police requesting that a representative attend the Neighbourhood Watch meetings in Henley because a representative from the Police had not been present since October 2017. It was agreed that the Clerk write a letter to the Chief Constable, copying in the PCC, Philip Seccombe.
- A Parishioner asked if the JPC would consider using the notice board on the High Street outside the Co-Op to advertise JPC meetings because residents would take more notice of potential meetings as the location of the board was more central to the town. Cllr Leech responded and advised that he had asked the JPC if the notice board could be used for the Rural Cinema.
- A Parishioner advised that he had raised the question of the positioning of the CCTV camera at a recent SCAN meeting. Cllr Crathorne advised that he and Cllr Leech attended the CCTV meetings regularly and had requested that the camera be moved from outside the Old Police Station to a more appropriate location. However, it was not possible to move the camera as there was no funding available to do this at the present time. Cllr Crathorne advised that there was a full report on the JPC web site.

4 To discuss and ratify instructions to a firm of Solicitors in respect of the Freehold Acquisition of the Croft Car Park, Securing a 100 year lease with a break clause every 10 years on the Prince Harry Road Car Park and putting in place a Commercial Lease over both Car Parks with LPS Ltd at a cost of no more than £4,850.00 plus VAT

- **Cllr Cornford proposed that the JPC instruct Solicitors to prepare a freehold lease agreement for the acquisition of the Croft Car Park. This motion was seconded by Cllr Garner and carried unanimously. It was RESOLVED that the JPC instruct Thomas Guise to commence the legal process to acquire the Croft Car Park.**

5 To discuss the JPC response to a Consultation in respect of the Site Allocations Plan for Stratford on Avon District

- The Clerk advised that the JPC Planning Working Party had met just prior to this meeting and it had been agreed that Cllr Tomlinson would formulate a response to the consultation and then send a copy to the Clerk for circulation prior to the deadline on 9th March 2018. The Clerk confirmed that once a response had been approved, she would upload a copy to the JPC web site.

6 To ratify the addition of a further Cllr to the JPC Grants Working Party

- Cllr Garner advised that Cllr Field had volunteered to join the Grants Working Party and it was proposed that this motion was accepted by Cllr Crathorne, seconded by Cllr Tomlinson and carried unanimously. Cllr Garner went on to say that he would scan the salient information in each of the applications and circulate them to the members of the Grants WP prior to them meeting to discuss the applications received.

7 Items for private session

There were no items to discuss in private session.

The date and time of the next JPC meeting was confirmed and the next meeting will be held on Monday 19th March 2018 commencing at 7.00pm in the Memorial Hall, Station Road, Henley.

Signed

Date