



The Beaudesert & Henley-in-Arden Joint Parish Council

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

Clerk : Gill Peacock email : clerk@henley-in-arden-pc.gov.uk

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The Minutes of the Planning Sub-Committee Meeting of the Beaudesert and Henley-in-Arden Joint Parish Council that took place on Monday, 1st October at 6.00 pm in the Heritage Centre, 150 High Street, Henley-in-Arden.

Present: Cllrs. Peter Crathorne, Peter Cornford, David Tomlinson, David Broadbent, Elaine Field Sally Harfield and Marijana Bainbridge.

Public Participation Session

A Parishioner spoke regarding planning application: 18/02535/FUL

Commencement of the Council Meeting

1. **Apologies for absence and acceptance of apologies**
There were no apologies received.
2. **Declarations of Interest and Dispensations**
There were no Declarations of Interest declared.
3. **Minutes of the Planning Sub-Committee meeting held on 3rd September 2018 to be approved and signed. Minutes of the Planning Sub-Committee were approved and signed by the Chair and agreed by all those present at the meeting.**
4. **To consider the Council's responses to planning application(s)**

Application no.	Proposal	Address	Submitted by	Comments due by / decision
18/02375/FUL	Ground Floor Extension at rear of existing garage with first floor extension over.	38 Riverside Gardens, Henley in Arden	Mr S Jary	04.10.2018
18/02535/FUL	Demolition of existing garages and erection of two semi-detached dwellings	36 Whitley Road, Henley in Arden	Mr C Hurst	08.10.2018

- **18/02375/FUL** – Following a discussion, it was **RESOLVED** that the JPC Planning Sub-Committee support the proposals because they felt that the development design follows previous and similar additions within the existing street scene. It was also felt that the proposals utilise the existing footprint and the design was appropriate for the area.
- **18/02535/FUL** - Following a discussion, it was **RESOLVED** that the JPC Planning Sub-Committee object to the proposals for the following reasons:-
 - The three conditions attached to the previous consent have not been met i.e., the retention of garages and tarmacked area to the front to create four parking spaces and soft landscaping to the front of the properties.
 - In the opinion of the JPC, the area is overdeveloped and there is no amenity for the existing flats and no outside space.
 - The proposals do not comply with current planning requirements i.e., the gable wall should not be less than 13m from the existing three flats – 62a & 62b.

- There is also a potential right to light issue for No 34 as the proposals do not meet the 45 degree rule.
- The rear garden should be 10.5m deep X 5m wide and not the other way round.
- It was unanimously agreed that the Clerk utilise her delegated powers to respond to each of the above applications on behalf of the JPC.

5. Items for private session

There were no items for discussion in private session.

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

1. **JPC Ordinary Meeting – 15th October 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.