



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, 3rd December at 6.00 pm in the Heritage Centre, 150 High Street, Henley-in-Arden.

Present: Cllrs. Peter Cornford, David Tomlinson, David Broadbent and Elaine Field

Public Participation Session

Parishioners spoke regarding planning applications: **18/02244/FUL** and **18/03294/FUL**

Commencement of the Council Meeting

1. Apologies for absence and acceptance of apologies

Apologies were received and accepted from Cllrs Peter Crathorne, Sally Harfield and Marijana Bainbridge.

2. Declarations of Interest and Dispensations

There were no Declarations of Interest declared.

3. Minutes of the Planning Sub-Committee meetings held on 1st October 2018 and 29th October 2018 to be approved and signed.

It was **RESOLVED** to sign the Minutes of the Planning Sub-Committee meeting held on 1st October. This motion was proposed by Cllr Tomlinson, seconded by Cllr Broadbent and carried unanimously by those present at the meeting. It was **RESOLVED** to sign the Minutes of the Planning Sub-Committee meeting held on 29th October. This motion was proposed by Cllr Field, seconded by Cllr Cornford and carried unanimously by 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
18/02244/FUL	Demolition of Existing Garage and Office & Construction of 1 New Dwelling	Land at Rear of 225A High Street, Henley	Mr M Jennings	07.12.2018
18/03421/TREE	Various Tree Works – 20 Trees	Henley in Arden High School, Stratford Road, Henley in Arden	Ms J Steadman, Henley High School	10.12.2018
18/03294/FUL	Erection of Single & Two Storey Side Extension	1 Market Way, Henley in Arden	Ms T Arkell	11.12.2018
18/03391/FUL	Proposed Double Garage	15 Beaudesert Lane, Henley	Mr N Kench	14.12.2018

- **18/02244/FUL – Following robust discussions, when the applicant spoke in support of his application – please see attached as Appendix A, the JPC Planning Sub-Committee unanimously RESOLVED to object to the application for the following material planning reasons:**

- The style and design of the new dwelling is inappropriate in the location as the established building design is predominant;

- The proposals utilise the majority of the site from the dominant property at 225 High Street which is in a Conservation Area.
- **18/03421/TREE – Following a discussion, the JPC Planning Sub-Committee unanimously RESOLVED not to make any representation.**
- **18/03294/FUL - The JPC Planning Sub-Committee unanimously RESOLVED to object to the application for the following material planning reasons:**
 - It is over-development of the site;
 - The separation distance between the extension and next door's gable is 8.5m and not the 13m required;
 - The garden is approx. 42.5 sq metres and not the 50 sq metres required for a three-bedroom dwelling.
- **18/03391/FUL - The JPC Planning Sub-Committee unanimously RESOLVED to support the application for the following material planning reasons:**
 - There will be no impact on the existing street scene
- 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 – 21st January 2019, 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.

Signed

Dated