



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 Planning Sub-Committee Meeting of the Beaudesert and Henley-in-Arden Joint Parish Council that took place on Monday, 7th January 2019 at 6.00 pm in the Heritage Centre, 150 High Street, Henley-in-Arden.

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

Public Participation Session

- **Five members of the public requested to speak about Item 5 – the approach by Waterloo Housing to develop land off Bear Lane for affordable housing.**

Pause for a few members to allow members of the public to leave the meeting if they wish to do so.

Commencement of the Council Meeting

- 1 Apologies for absence and acceptance of apologies**
Apologies were received and accepted from Cllr Peter Crathorne.
- 2 Declarations of Interest and Dispensations**
Cllr Bainbridge declared an interest in Planning Applications 18/03526/LBC and 18/03713/FUL as her husband is the Architect for the Applicants. Cllr Cornford declared an interest in Planning Application 18/03526/LBC as the company he works for are managing agents for the landlords.
- 3 Minutes of the Planning Sub-Committee meetings held on 3rd December 2018 to be approved and signed.**
It was RESOLVED to sign the Minutes of the Planning Sub-Committee meeting held on 3rd December 2018. This motion was proposed by Cllr Cornford, seconded by Cllr Broadbent 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
18/03526/LBC	Proposed internal alterations to include enlarging openings between two sides of the ground floor shop unit. Levelling the floor through the retail area to be compliant with the DDA legislation. Forming changing rooms.	94 High Street, Henley in Arden	Ms E Sargent	07.01.2019
18/03180/FUL	Proposals to relocate the main staircase to the non-historic part of the property. Introduce an extended first floor landing to give separate access to 2 nd floor bedroom. Alterations & additions to the existing kitchen extension involving the bricking up of an existing north window and door opening. Replacement of the existing kitchen window and skylight and roof. The addition of a rear utility room and toilet. Replacement of 2 non-historic timber windows to the rear west first floor, and replacement of the landing window to a fire escape window. Replacement of existing large rear side window to the ground floor. Remedial repairs to the lower brickwork to the front east elevation.	170 High Street, Henley in Arden	Ms V Barley	14.01.2019

18/03713/FUL	<p>Associated external redecorations. Removal of existing timber shutters. Provisional permission to replace existing plastic rainwater goods with aluminium gutters and downpipes. Proposal to erect a timer feather board fence with gates to enclose the existing side shared passageway.</p> <p>Proposed demolition of garden wall and construction of single storey side extension. Proposed replacement of close boarded fence with brick wall with pedestrian gate.</p>	14 The Croft, Henley in Arden	Ms P O'Sullivan	18.01.2019
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- **18/03526/LBC** – Following a discussion, Cllrs who had not declared an interest voted unanimously (4/4) to support the application because they felt that the proposals converted the premises so that they are compliant with statute and it was desirable and necessary in a retail unit.
- **18/03180/FUL** – Following a discussion, Cllrs agreed unanimously (6/6) to support the application because they felt that the proposals would enhance the frontage and the street scene, together with improving the layout of the existing dwelling.
- **18/03713/FUL** – Following a discussion, the majority of Cllrs agreed to object to the application (4/5 with one abstention) because they had noted that there was the loss of two parking spaces. Cllrs requested that the response to SDC included a note to the planning officer that she was satisfied that there were sufficient parking spaces available.

5 To discuss an approach by Waterloo Housing to develop land off Bear Lane for affordable housing.

- Cllr Broadbent read out one of the reasons that an application at Calcutts Coal Yard (16/02333/FUL) to redevelop the site, erect an office building and three dwellings was refused by SDC. 'The application site lies adjacent to open areas, including allotments, a golf course and countryside and lies in a visually prominent position from the public realm. The proposed development by reason of its size, density and design is considered to introduce harm to the rural character of the area. The development is therefore considered to be contrary to Core Strategy Policy CS.9'.
- Following a robust discussion, Cllrs agreed that the JPC could not go forward until there was a proven need identified for affordable housing in Henley and the number of units that were required. The last Housing Needs Survey had been carried out in 2014.
- It was agreed that there would be an item included on the agenda for the next scheduled full JPC meeting on 21st January to request an Affordable Housing Needs Survey.

6 Items for private session

There were no items to be discussed 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**
2. **JPC Planning Sub-Committee Meeting – 4th February 2019, commencing at 6.00 pm at the Heritage Centre, 150 High Street, Henley in Arden**

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

Date