



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, 4th March 2019 at 6.00 pm in the Heritage Centre, 150 High Street, Henley-in-Arden.

Present: Cllrs. Peter Cornford, Peter Crathorne (Chair), Sally Harfield, Marijana Bainbridge. Cllr Peter Crathorne was elected Chairman for the meeting.

Public Participation Session

- The applicant for application 18/03808/LBC advised that an Enforcement Officer from SDC had advised that she was required to submit a planning application to paint the exterior woodwork of her property a different colour. The applicant confirmed that she had carried out extensive research about the colours which would be acceptable for painting the exterior of her property in a Georgian Style.
- A Parishioner asked if she could comment on application 19/00152/FUL. She advised that planning application 17/00295/FUL which had been granted permission on 5th April 2017 had breached Conditions 3 & 4 of the permission. She went on to say that WCC, Highways had objected to application 17/00295/FUL on the grounds that 'the frontage area to 36 Whitley Road was being utilised for parking, however the area did not meet the minimum size requirement and could potentially obstruct pedestrian movements in the area, therefore being hazardous to highway users'. The only difference in the new application seemed to be the addition of a new bin area. The new application was for a wider building which will cut off more light to the adjoining buildings.

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 Cllrs David Broadbent and David Tomlinson.
- 2 Declarations of Interest and Dispensations**
There were no dispensations received or interests declared.
- 3 Minutes of the Planning Sub-Committee meetings held on 4th February 2019 to be approved and signed.**
It was **RESOLVED** to sign the Minutes of the Planning Sub-Committee meeting held on 4th February 2019. This motion was proposed by Cllr Cornford, seconded by Cllr Bainbridge 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
18/03808/LBC	Painting of exterior woodwork including the front door, surround fascia, windows, sills. This includes all windows on the front elevation of the property.	151 High Street, Henley in Arden	Mrs S Niderost	08.03.2019
19/00332/FUL	Replacement single storey extension and garage extended forward.	73 Meadow Road, Henley	Mr C Matthews	11.03.2019
19/00074/VARY	Variation of Condition 2 of planning permission 18/01770/FUL dated 23.10.2018 to allow for alterations to the elevations and to accurately depict the	Garage Blocks, Arden Road,	Ms E Cherenkova	12.03.2019

	ridge heights of neighbouring properties. Original description of development: Erection of 2 dwellings on former garage court site.	Henley in Arden		
19/00152/FUL	Proposed demolition of existing garages and erection of two residential flats.	36 Whitley Road, Henley in Arden	Mr C Hurst	13.03.2019
19/00262/FUL	Removal of concrete canopy over front door and replacing it with a small enclosed porch with tile pitched roof.	3 B'desert Place, Beaudesert Lane, Henley in Arden	Mrs B Colclough	19.03.2019

- **18/03808/LBC** – Following a discussion, the JPC Planning Sub-Committee agreed to support the application as the colour chosen was appropriate for the Georgian era and is in keeping with the integrity of the building and historic style of the existing street scene.
 - **19/00332/FUL** - Following a discussion, the JPC Planning Sub-Committee agreed to support the application because there are similar properties which have been extended in Meadow Road.
 - **19/00074/VARY** - Following a discussion, the JPC Planning Sub-Committee agreed to object to the application as they felt that the Variation had an overbearing presence on the existing street scene and there were no other properties which were notionally three storeys in the area. They also felt that the proposed ridge height was too high. Cllrs also commented that on the plans which had been submitted with the application, it shows ownership of land which they believe is highway land which was for the provision of enough space for the parking of four vehicles.
 - **19/00152/FUL** - Following a discussion, the JPC Planning Sub-Committee agreed to object to the application as conditions 3 & 4 had been breached of planning application 17/00295/FUL which had been a previous application for 'proposed alterations and extensions to former shop to create two self-contained flats (amendment to appeal decision APP/J3720/W/15/3005146)'. Furthermore, WCC, Highways had objected to this application because the proposals could be hazardous to highway users and there did not appear to be any changes which had been made in the new application. Cllrs also questioned whether the application complies with the 45-degree rule affecting other properties to the rear.
 - **19/00262/FUL** - Following a discussion, the JPC Planning Sub-Committee agreed to submit a response of No Objection as the proposed structure has already been erected and this would seem to be a matter for the SDC Enforcement Officer or a retrospective application should be submitted.
- 5 To discuss requesting WRCC to carry out a Housing Needs Survey.**
Following a discussion, the JPC Planning Sub-Committee requested this item to be added to the agenda for the meeting of the full council on 18th March, with the recommendation that a Housing Needs Survey be carried out.
- 6 To discuss the response to John Barnes in respect of his proposals regarding an affordable housing scheme and public open space within Bear Lane.**
Following a discussion, the JPC Planning Sub-Committee requested this item to be added to the agenda for the meeting of the full council on 18th March, with the recommendation that The JPC had decided not to engage any further with Mr J Barnes.
- 7 Items for private session**
There were no items for private session.

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

- 1. JPC Ordinary Meeting – 18th March 2019, commencing at 7.00 pm at the Memorial Hall**

Signed

Dated