



The Beaudesert & Henley-in-Arden

Joint Parish Council

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

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

The Minutes of the Council Meeting of the Beaudesert and Henley-in-Arden Joint Parish Council that took place on Tuesday 15th December 2015 at 6.00 pm at Forward House, High Street, Henley-in-Arden.

Present: Cllrs. Bill Leech (Chairman), David Broadbent, Heather Hemus, Linda Jackson, John Garner, Peter Cornford, Mike Willmott, Lorraine Taylor-Green, Jayne Bridges, Peter Crathorne.

In Attendance: 14 members of the public and Mr Norman Kench the High Bailiff.

1. Apologies for absence: The following apologies were received and accepted from Liz Jackson (Vice-Chair), SDC Cllr. Stephen Thirlwell, Cllr Peaches Melhuish.

2. Declarations of Interest and Dispensations:

- 2.1 There were no Declarations of Interest
- 2.2 There were no written requests for dispensations for DPI.
- 2.3 There were no requests for dispensation.

3.1 Public Participation Session:

3.1.1. Reflections on the outcome of the application for a Burial Ground on the Haven Pastures land

Martin Fell: Mr Fell expressed his thanks to the Parish Council on behalf of the residents local to the [cemetery application site](#) referred to above. He said that without the persistence, expertise and support of a number of local councillors the application would have been approved. He noted also that, had we not discovered, late in the day, an appeal court ruling that stated burial grounds were inappropriate development for greenbelt land, the outcome might have been very different.

Cllr. Cornford clarified the query concerning the applicant's withdrawal of the plan by stating that if the council indicated they were going to reject the application under delegated powers they were required to give 7 days notice, during which time the applicant had the right to withdraw the application. In effect it has not been rejected. He also commented that we needed to remain vigilant because he was sure that this was not the last we had heard of this proposal.

3.1.2. Plans for the redevelopment of Warwickshire College Henley-in-Arden Campus

Sylvia Doyle: Mrs Doyle stated that she was the resident of a property adjacent to the planned development. She commenced by saying that the only access to the development was by an unadopted narrow private lane, bordered by a listed wall. She was convinced that the traffic generated by the development would be far too great for the capacity of the lane. Mrs Doyle pointed out that the lane was also access for five properties and that in her view it would not accept the volume of traffic that the development would generate. She said that Warwickshire College does not own the lane and access is available to all the users of the site by mutual agreement. She was very concerned the piecemeal development of the site which would leave 27 acres available for future development and she was concerned about what might happen in the future to that area which is not going to be developed under the current plan. She pointed out that over the last 20 years there have been four regimes on the site including the present one of Warwickshire College.

The buildings and the way in which the landscape of the area had been changed by each successive failed enterprise left a lot to be desired. She said it was so important that this site, a key asset of the town, should be cared for by some very serious thought about what the town wanted to happen to this land. Although it was designated greenbelt land she felt that this not might not always be the case. Stratford District Council were preparing new plans and there is no doubt that national government will put pressure on all local authorities to increase availability for building as a matter of urgency. She mentioned that Birmingham has to find a massive amount of housing land and has the legal right to ask adjacent authorities to help them deliver their housing needs. The importance of the Neighbourhood Development Plan in stating quite clearly what Henley believed was right for the town could not be over-emphasised. Mrs Doyle concluded by saying that she hoped that the Parish Council would give serious consideration to these issues before making a decision in relation to this planning application.

Warren Harding: Mr Harding indicated he lived in the farm at the end of the lane referred to and that although he was not totally against the plan he thought that the present lane access would create huge problems even though those putting forward the plan had said that they would be able to make changes. He said it was hard to see how those changes could be made, given the constraints of the listed wall and the private land on the other side of the lane. He could only see this causing huge problems both to the existing and new residents. His suggestion was to move the access further south along the Stratford Road, which would have the advantage of making it safer both for the users of the main road and for those attempting to join the main road from the new development and existing housing.

Mrs Harding: Mrs Harding referred to their experience of putting in a planning application to Stratford District Council providing a residence for four people in a converted barn adjacent to their property and the very strict conditions in order to get permission for this development. In the light of this, she wondered how planning permission would be obtained on the site for many more people to live.

Cllr. Broadbent: Posed the question "what else could be built on the site?" He said that the councillors had met informally with the college, raising many of the concerns expressed by the residents. This included the possibility of the sports facilities becoming a community run resource for our town.

Sylvia Doyle: Asserted that there should be a co-ordinated approach for the whole site with consideration given to what was to happen to the sports facilities.

Cllr. Cornford: Offered the information that the building volume in the plan was less than that presently on the site. He commented that Highways would be consulted and would have a view about access, egress and safety between the site and the Stratford Road. He added that he thought it was unlikely that the plan could be stopped but we could, by our response, influence for the benefit of Henley and get the best out of the project for the town.

Mr Harding: Stated that the entrance and exit was dangerous now and it would not be long before someone was killed at this this point, particularly if the plans went ahead unchanged.

Cllr. Bridges: Responding to comments about the pressure on local medical services said that she had had experience of this and it was likely that all new residents would be registered at the local surgery. Even with a local consulting room, this would probably be only once per week, which would still mean that residents would need appointments or call outs during the rest of the week.

3.1.2. Complaints about noise at the White Swan

Sarah Cossey made the following points:

Residents of Swancroft, Brook End Close and further afield took correct and appropriate steps to address an ongoing problem in regard to noise pollution from the White Swan. This was done via the appointed channels and took in the region of 18 months to achieve. They were upset by the vitriolic attacks against them on Facebook, mainly instigated by Jem Jones that were manipulative and provided only half-truths. She

emphasised that the residents considered that the (non) issue of the Music Festival was just being used as a way to have the Noise Abatement notice removed. Direct attempts to enter dialogue with Councillor Perry had been rejected.

Cllr. Crathorne commented that at the last meeting the council had asked Cllr. Perry to meet with the relevant publicans and the residents with concerns to arrive at a mutually acceptable solution to the issues raised over the Music Festival. In this discussion, the council had recognized the very genuine concerns of residents who lived adjacent to the White Swan and Matricardi's and were as upset as the residents about the comments made in public media that exploited unreasonably the right to free speech.

Cllr. Leech (Chairman) stated that the law was clear that the generator of the excessive noise had the responsibility to mitigate the nuisance to neighbours.

3.1.3. Lamp in Swancroft Footpath

Sarah Cossey asked when this lamp was going to be mended and could anything be done about the very slippery path as it was dangerous.

Cllr. Crathorne said that the faulty lamp had been reported by several people, including the parish council and he would ask WCC why it had not been repaired. He would ask the council's contractor to attend to the wet slippery leaves even though the path was the responsibility of SDC.

3.1.4. Planning application for changes to Arden Galleries

Mrs Keeley Melhuish drew the attention of the council to her very difficult situation regarding the planning application to refurbish the building known as Arden Galleries into a home for her family. They had now sold their house and would have to rent while the work was done but despite strenuous efforts to co-operate with the wishes of the Conservation Officer they still had not received consent. She apologised for the state of the building but said at the moment there was nothing she could do.

Cllr. Broadbent said that SDC planning department was unbelievable in their demands. The council had asked to meet with the conservation officer about several concerns over the rejection and approval of plans that we could not understand.

Cllr. Leech said that we were aware of the situation and would be monitoring it very carefully.

The Chairman thanked the public for their contributions to the meeting.

4.To consider the Council's responses to the following substantial planning application(s) and to review the planning applications report

4.1.15/03669/OUT New Care Village on the Site of Warwickshire College Henley-in-Arden Campus. Following discussions that reflected the comments made by the public with contributions from all councillors present,

It was resolved that:

The council gave cautious support to the outline planning application subject to the following conditions:

1. Entrance and egress from the site is changed to a new access approximately 50 metres south of the present dangerous and unsatisfactory access and that the council was minded to support of the removal of a small number of trees that had TPOs in order to achieve this.

2. A S106 agreement be invoked to ensure that there was no further development on the remainder of the site in order to preserve its pleasant environment and the sporting facilities for the community.

3. That the sports facilities presently owned by the college should be given/leased or offered in some other sustainable and continuous way to the community to be managed by the council in conjunction with The Henley-in-Arden War Memorial Trust who already managed the existing sporting facilities. Proposed by Cllr Cornford Seconded by Cllr. Broadbent and carried unanimously.

4.2.15/04306/FUL Part demolition of existing factory unit and construction of 3 two storey dwellings with access from Prince Harry Road. Following discussion

It was resolved not to object to this application with the following concerns:

This further development with access into Prince Harry Road will further add to the congestion experienced by users of the road with access to the Medical Centre and car park being key. Concern was also expressed over ambulance access to the doctor's surgery. Proposed by Cllr. Crathorne Seconded by Cllr Garner. Carried unanimously.

4.3.No. 15/03819/FUL; Demolition of the Pound Café and building three detached houses. After discussion **it was resolved to give approval not to object to this application subject to the observation that access must be changed into Nuthurst Road for all three dwellings and not out on to the very busy main A3400.** Proposed by Cllr Leech Seconded by Cllr Willmott. Peter Cornford voted against as too far from the village settlement. Carried 9 votes to 1.

4.4. Councillors reinforced the importance of the Neighbourhood Development Plan as a way of the town expressing their wishes in relation to planning for the future of Henley. They also noted the exceptional increase in planning applications. The working party were asked to consider the remaining applications and advise the clerk, who would exercise her delegated power to respond to these.

5. Reports from County Councillor and District Councillors

No Reports had been received. In particular no report of progress over complaints relating to the Music Festival had been received as requested by the council at its last meeting. It was noted that that there had been no apology from Cllr. Perry.

6. Minutes of previous meeting:

It was resolved that the Minutes of the meeting held on 16th November 2015 to be approved and signed. Proposed by Cllr. Broadbent. Seconded by Cllr. Garner

7. Matters arising from the minutes of the meeting held on 16th November 2015 September 2015

Page 7: The Chairman reported that Cllr. Perry had had not met with the residents and publicans as requested and the following resolution was agreed.

It was resolved that the clerk should write to County Councillor Mike Perry expressing their disappointment that he had not been able to meet with the relevant publicans and affected residents to attempt to arrive at a formula that would preserve the Music Festival and address the concerns of the affected residents. The council confirmed their belief that it was possible to achieve both of these objectives. Proposed by Cllr Crathorne, Seconded by Cllr. Garner and approved unanimously.

Page 7 15/050. The Chairman requested that the Council's contractor be asked to take down any fly posted advertising immediately he sees it.

8. Report by the Parish Clerk, including the Financial Report and schedule of recent payments

In the absence of the Clerk, Cllr Garner reported that the bank balances on 15th December 2015 were:

- **Current Account £6096.15**
- **Deposit Account £75617.89**

It was resolved that the following list of payments was approved:

<u>Name</u>	<u>Exc VAT</u>	<u>VAT</u>	<u>Total</u>	<u>Services</u>
Jon Vale	£670.00	£134.00	£804.00	Maintenance Work (BACS)
T Mousley	£180.00	£ 36.00	£216.00	Tree Work (26 Prince Harry Rd) (Cheque)
T Mousley	£500.00	£100.00	£600.00	Tree Works Clearing rubbish from previous tree work left in an unsatisfactory condition by previous works. (Cheque)
UBC	£576.00	£115.20	£691.20	Office – Forward House (DD)
UBC	£ 4.40	£0.88	£5.28	Telephone Charges (DD)
Henley Focus		-	£35.00	Half Page (magazine) <i>Monthly newsletter</i> (Cheque)
RC W.Cleaning		-	£50.00	Windows, Bus Shelters etc (BACS)
Kev's Fencing		-	£300.00	Remove/Re- site Henley Town Entrance Signs (BACS)
Online P/G	£ 77.50	£15.50	£93.00	Replace damaged Swing Seat Play Ground (Cheque)
John Hicks	£154.00	£30.80	£184.80	Legally required safety 6 monthly inspection of all Play Areas (Cheque)

Proposed Cllr. Garner Seconded: Cllr. Willmott. Passed unanimously

9. Given the time, it was resolved to defer the following items to the next meeting

Proposed by Cllr. Crathorne and seconded by Cllr. Garner carried unanimously.

9.1.Review of the Committees and Working Parties

- a. Financial and Asset Working Party
To discuss the budget & precept request and appointment of the JPC Internal Auditor
- b. Communications and Events Working Party
- c. Children's Facilities Working Party
- d. Traffic and Parking Working Party No Report Received.
- e. Emergency Planning Working Party

9.2.Matters arising from previous meetings and new matters for consideration

15/030 To consider and discuss the maintenance programme for properties and land owned by the JPC

10. Reports from Councillors – exchange of information only

Cllr. Cornford reported that the church clock needed attention.

The chairman welcomed The High Bailiff to the meeting in what was recognised as a very important stage in developing the council's wish to work more closely with significant contributing organisations of the town. The High Bailiff said he was very glad to attend but felt a little overdressed. He invited all present at the meeting to return with him to the Guild Hall for some Christmas refreshments.

11. Items for private session

There were no items to be discussed in private session.

12. To confirm the date and time of the next meeting

It was confirmed that the next meeting is scheduled for Monday 18th January 2016 – commencing 7.15 pm in the Baptist Church Hall.

Signed as a correct record.

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Date 18th January 2016.