



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 Monday 14th March 2016 at 7.00 pm in the Henley in Arden Memorial Hall, Station Road, Henley-in-Arden.

Present: Cllrs. Bill Leech (Chairman), Liz Jackson (Vice-Chair), Peaches Melhuish, Linda Jackson, John Garner, Peter Cornford, Peter Crathorne, David Broadbent.

In Attendance: 14 members of the public.

Apologies for absence: The following apologies were received and accepted: Cllrs Heather Hemus, Mike Wilmott, Lorraine Taylor-Green, Jayne Bridges, District Cllr Stephen Thirlwell and County Cllr. Mike Perry,.

Declarations of Interest and Dispensations:

- The Chair asked if Councillors had any interests to declare. There were none.

3.1 Public Participation Session:

- Mr Warren Harding asked if he could talk about Planning Application 15/03669/OUT – Henley in Arden College, with specific reference to the access route in the Care Village Masterplan. Cllr Leech advised that the applicants had changed the plans and created a central refuge in the centre. Mr Harding went on to say that the proposed access to the development was via an unadopted narrow and private lane which was 2m wide and had two blind bends. He said that the volume of traffic generated by the development would be too much for the capacity of the lane, especially as access was required for five properties along the lane. Mr Harding advised that if an emergency vehicle had to access the development, they would not be able to do so. Mr Harding suggested that the Highways Agency would need to conduct a site visit and they would be able to see the issues with the access road. Cllr Melhuish advised that as the development was principally for a Care Home, Ambulances would need access in an emergency.
- Cllr Linda Jackson asked if an alternative access could be considered and Cllr Broadbent suggested a one way system. However, the access way is bordered by two walls, the first on the boundary of Mrs Doyle's property. The second wall on the southern side that is listed, which could not be moved. So widening the access road was not an option.
- Cllr Cornford confirmed that the application was an Outline Application at the moment and further detail would be submitted with a Full application. However, he agreed that it would be prudent to comment at the present time.
- There was a discussion regarding an alternative access and whether the applicants might consider creating an access through the centre of the development.
- Cllr Leech read out the last paragraph of an email which the JPC had received from the planner at SDC which said that 'additionally, the application had to be made invalid when it emerged that the applicant had incorrectly completed ownership certificates. They have now corrected this and undertaken the necessary advertising/served notices etc. to make the application valid'. Cllr Leech went on to say that the JPC would be supportive and take note of the comments which had been made.
- Following a discussion, it was agreed that members of the public were strongly advised to re-submit their original comments.
- Mrs Doyle said that she felt that the comments that the public had made in respect of the original application had been disregarded. She went on to say that there is evidence that the applicants did not own the lane, although she appreciated you can apply for planning

permission on land you did not own. Mrs Doyle also mentioned that she was in the process of considering building a further property along the lane which would exacerbate the access issues. She said that traffic accessing the development would not be able to do so safely and she felt that if access to the site could be considered via the Pavilion area, that would be preferable. Cllr Cornford advised that representatives of the JPC had attended a site meeting with the agents and it was stated that the access cannot be too close to the access currently used and the cost would be prohibitive.

- Mrs Doyle said that she had spoken to the planner at SDC and she would be alerting the other agencies and the owners of the dwellings along the lane to the proposals.
- Cllr Broadbent said that the applicants had changed the outline development so that the Care Village would utilise the existing college and the conversion of Arden House, which was a listed building could be used for the self-contained apartments.
- Mrs Doyle said that the proposals to use the old teaching block area to build a property three storeys high was unacceptable and would have a detrimental effect on the character of the landscape. She went on to say that the proposals were for a comprehensive development and Henley needed to think about what development they would like to have on the site.
- **It was RESOLVED to respond to Planning Application 15/03699/OUT as follows :**
 1. The existing single carriageway Lane bordering the site has not been proven to be owned by the College. As a result this Lane should be reserved solely for the use of the existing & future properties adjacent to and beyond the Planning Application site.
 2. All new properties on the site should be served by roadways, within the site boundary, suitable to take two vehicles in opposite directions at all locations, one of which must be equivalent to a Standard Ambulance or Fire Engine.
 3. The ridge height of all new properties built on the site must not be higher than existing buildings on the site.
- **This motion was proposed by Cllr Broadbent, seconded by Cllr Melhuish and carried unanimously.**

5. To review and consider the Council's responses to the following planning application:

- **Planning Application 16/00370/FUL – 6 Brook End Close**
- The Clerk reported that the Beaudesert & Henley JPC had objected to the application and this would, therefore, trigger a SDC Planning Committee response. She would advise further as regards a date.

6. To authorise a budget of £500.00 for installation of a socket and the purchase of a flagpole for the Queen's 90th Birthday Celebrations.

- Cllr Leech confirmed that the budget would cover the cost of two flags and the Court Leet would also be involved. The flags would be stored in the Guildhall garden.
- **It was RESOLVED that the budget of £500.00 for the above purchases were to be made. This motion was proposed by Cllr Melhuish, seconded by Cllr Cornford and carried unanimously.**

7. To adopt the General Power of Competence

The Clerk confirmed that documentation regarding the GPC had been previously circulated to all Councillors. She went on to say that the General Power of Competence gives local authorities the power to do anything that individuals generally may do, as long as it is nothing illegal and it is found in the Localism Act 2011, Sections 1–8. However, the JPC must fulfil the following criteria :-

- A council must pass a resolution that meets the criteria at a full council meeting and must be recorded in the minutes. This resolution remains in place until the next annual meeting following an ordinary election. If eligibility remains at this time, the motion is re-confirmed.
- At least two thirds of the total number of seats must be filled by members who have stood for election.

- The clerk must be CiLCA qualified or have achieved a similar professional sector-specific qualification through Gloucester University. Qualifications must include Section 7 CiLCA 2012.
- **It was RESOLVED that Beaudesert & Henley in Arden JPC adopt the General Power of Competence. This motion was proposed by Cllr Cornford, seconded by Cllr Melhuish and carried unanimously.**

8. To approve Application for a Road Closure Order

- **It was RESOLVED that Beaudesert & Henley in Arden JPC apply for a Road Closure Order. This motion was proposed by Cllr Cornford, seconded by Cllr Liz Jackson and carried unanimously.**

9. Items for private session

There were no items to be discussed in private session.

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

The Clerk confirmed that the next JPC meeting was scheduled for Monday 21st March 2016 – commencing at 7.00 pm in the Memorial Hall Committee Rooms, Station Road, Henley.

The meeting closed at 7.35pm

Signed as a correct record.

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Date 21st March 2016