



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 Council Meeting of the Beaudesert and Henley-in-Arden Joint Parish Council that took place on Monday 11th December 2017 at 6.30 pm in the Baptist Hall, High Street, Henley-in-Arden.

Present: Cllrs. Bill Leech (Chairman), John Garner, David Broadbent, David Tomlinson, Peter Crathorne, Peter Cornford, Jayne Bridges and Sally Harfield

In Attendance: 9 members of the public.

Public Participation Session

- The Chair advised that there would only be one item discussed, which the proposed development at Warwickshire College was and he invited comments from members of the public.
- A near neighbour of the site confirmed that she had lived in her house for 32 years and had seen a lot of development at Warwicks. College over the years, some of which was beneficial and some not. She made the following points :
 - the development would be in the green belt and according to current planning legislation, there should be little or no impact on the visual and material amenity of the area and the current application diminished the openness of the green belt.
 - the current proposals were 60% larger than the footprint of the site and that application for a care home of 64 beds had increased from the original outline application.
 - the scale and style of the design of the proposed development was more suited to an urban than a rural setting and would have an impact on the wildlife and the trees.
 - there were also material considerations to take into account such as the noise impact from the generating plant and the large increase in traffic movements as the site will be largely lived in and that would create an increase in the access and egress of vehicles.
 - The traffic generated by the development would be far too great for the capacity of the narrow, unadopted lane which was the only access to the site and there wasn't room to accommodate an emergency vehicle and a car to pass side by side.
 - Access and egress to the site, especially at peak flow times was dangerous and there would be deliveries and an increase in vehicular movements to the site.
 - Henley has already grown and development has taken place over the years, which has provided jobs and housing for many.
 - She expressed concern for the current medical centre and the extra strain that the proposed development would create on all services in Henley.
- A Parishioner endorsed what the previous Parishioner had said and went on to say that he had great concerns regarding the proposed access arrangements as it would be close to the traffic lights and the school. In his opinion, a wider access farther down the main road would be more acceptable as vehicle movements would flow more easily. He went on to say that there would be an increase in deliveries and there would be a lot more traffic movement on the site if the proposals were to go ahead. He suggested that the JPC could contact WCC, Highways to express their concerns.
- A Parishioner who lived at the end of the narrow lane which was the only access to the site also endorsed what previous speakers had said and went on to say that he had concerns about the scale of the development and in particular movement of traffic when accessing the site. He went on to say that the development was excessive and stretched boundaries.
- A Parishioner also said that he endorsed what previous speakers had said and went on to say that he felt the development was too urban and intensive and the access would be too dangerous and because of that he could not support the scheme.
- Cllr Tomlinson responded and said that the JPC can only consider the current scheme and applications and that outline permission had already been granted for a care home and ancillary facilities on 24th November 2017.
- A Parishioner pointed out that the current applications were a lot larger and different in nature to the outline permission and had increased from a 16 to a 64 bed care home and that the original proposal was for a retirement complex to assisted living development.
- A Parishioner asked if WCC, Highways could come out and look at the proposed access and egress arrangements for the site and asked who made good the unadopted road on the site ? Cllr Tomlinson confirmed that the JPC was also concerned about the access on to the A3400 and the width of 4X4 cars.

- A Parishioner said that in his opinion, Highways should look at the traffic movements and suggested that the JPC could contact them direct expressing their concerns. The Clerk responded and said that she had already spoken to the Senior Planner at SDC who was dealing with the Development and Highways had not submitted their comments in respect of the application to date and when they did, the JPC would get in touch with them and mention their concerns.
- The Agent for the developer confirmed that a 16 bed care home was not a viable proposition and that in his experience, a development of 60 plus bed care would be feasible and that the developers, Octopus were the most logical choice to develop the site.
- He went on to say that Highways should look at the current application afresh, including the accessibility of road junctions and vehicular movements.
- A Parishioner asked what a 64 bed care home and the development of Arden House would look like and suggested that the proposals would not be aesthetically pleasing. She went on to ask if the 64 bed care home could be split in to three blocks ? The Agent for the developers responded and said that most health care providers agreed that a 64 bed care home was a minimum to break even and that three separate blocks would not work from an operational point of view.

Commencement of the Council Meeting

1 Apologies for absence and acceptance of apologies

Apologies were received and accepted from Cllrs Liz Jackson (Vice-Chair), Peaches Melhuish, Mike Wilmott, District Cllr Stephen Thirlwell and County Cllr John Horner.

2 Declarations of Interest and Dispensations

There were no interests declared.

3 To review the planning applications report

- To discuss the following Planning Applications :
 - 17/03206/FUL – Warwickshire College
 - 17/03208/LBC – Arden House, Warwickshire College
 - Full Details are available on the SDC Web Site
 - <https://apps.stratford.gov.uk/eplanning/>
- Cllr Tomlinson advised that he had written a report on the proposals at the above site and that they had been circulated to all Cllrs prior to the meeting. He read out the report which is attached to these minutes as Appendix 1.
- Cllr Broadbent pointed out that he felt that the assisted living accommodation was more of a concern and that the top floor was very angular and open. It was also pointed out that there were no illustrations for Arden House and how that would be developed.
- Cllr Broadbent advised that he had received some correspondence from a Parishioner who lived near to Blackford Mill. He had said that he had grave concerns regarding the problems of flooding at Blackford Mill, caused by water overflowing from the catchment pond. He said that during the winter months, the pond is permanently full to the brim and constantly overflows. Any water released will flow into the pond and then run into the culvert and straight into the river opposite Blackford Mill. He also said that his home had been flooded twice in the last ten years, due to the volume of water not being able to pass under the bridge and all of the storm and surface water from the proposed development would be discharged into the river opposite Blackford Mill.
- Cllr Cornford advised that the JPC would have to make a planning decision which could not be based on the economics of the development and went on to say that he could not support a development of the size proposed.
- Cllr Leech suggested that the JPC register all of their concerns in their response to SDC i.e., the design of vehicular and pedestrian access to the main road infrastructure from the proposed completed development and also during construction; the retention and final distribution to the watercourses and the impact that surface and storm water run-off will have on them; and the final design detail of the assisted living 'Villas', particularly at second floor roof level.
- Cllr Crathorne asked if SDC do not grant permission for the development would the developer have an option not to develop the site and made the point that if the site was not developed in line with the current proposals would the site be offered to an alternative developer ?
- Cllr Cornford asked if the developer did not receive consent would it be possible to go back and revise the plans ?
- **Following a robust discussion regarding the proposals in respect of the above development, the JPC RESOLVED that they had four areas of concern, as follows:**
- **The design of the vehicular and pedestrian access on to the A3400 and the potential dangers that will create on completion of the development and during construction.**

- The surface water and storm water run-off, the retention and final distribution to all of the water courses and the impact that would have if there was no revision and improvement, as it will create additional flooding issues for properties further south of the development on the River Alne.
- The final design of the living “Villas” particularly at the second floor roof level and the overall height of the buildings in respect of the development.
- The proposed development is now significantly larger than the original outline planning consent. It was felt that the overall presentation of the buildings is more urban and out of keeping with a rural setting. As such, the proposals are inappropriate for the site and, therefore, the JPC would be looking for substantial changes to these designs.
- The JPC further RESOLVED:
- Representatives of the JPC will attend the SDC Planning Committee meeting if and when this proposed development is considered.
- The Clerk contact the Senior Planner who is the officer dealing with this application and request that if a further extension of time is offered for the JPC to respond to the application, it will be dependent on the developers offering an improvement in respect of their proposals, in response to the JPC’s concerns and they will reconsider their objections at the next JPC meeting on 15th January 2018. In the meantime, the response from the JPC would be one of objection.
- The above motions were proposed by Cllr Tomlinson, seconded by Cllr Cornford, carried by a majority of seven, with one against.

4 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 which will be held on Monday, 15th January, commencing at 7.00pm in the Memorial Hall
2. Open Access Meeting which will be held on Monday, 19th February 2018, commencing at 10.00 am in the Heritage Centre

PLEASE NOTE THAT IF ANYONE WOULD LIKE A HARD COPY OF THE DRAFT MINUTES FOLLOWING THE JPC MEETING AND DOESN'T HAVE ACCESS TO A COMPUTER, PLEASE CONTACT THE CLERK ON 01926 814491 TO REQUEST A COPY.