

# BEAUDESERT & HENLEY IN ARDEN JOINT PARISH COUNCIL



## MINUTES – JPC PLANNING SC MEETING

Here are the Minutes of Planning Meeting of the Joint Parish Council which took place on **Wednesday the 3rd of March 2021**, at 7.00pm, using zoom technology.

**Members Present:** Cllrs Bainbridge, Kingsnorth, White and Field [JPC members attending as members of the public observers, T Woods, J Jones and A Okey.

**In attendance:** Ray Evans, Clerk, Mr David Tomlinson [Advisor to the JPC], Mr Ian O’Gorman, Lockley Homes, re: Item 6.00 of the agenda] Mr Jake Russell, CPC [Advisor to Punch Taverns] Ms Donna Savage, DSP Limited [Pinks Court Advisor]

### **Public Participation Session:**

There were two members of the public present.

The Chair invited members of the public to speak. Mr Andy Wilkins, a resident, spoke out in connection with the Black Swan application, Item 7.00, he was agreeable for the JPC to publish his statement as follows –

**I wish to register my objection to this application on the strongest of possible grounds, for the following reasons;**

**Contrary to CS.25**

**This is the central plank, the foundation, the keystone of this application. The applicant consistently states that there is no demand for the premises to continue in its existing use.**

The Policy states that Community Facilities such as shops, pubs medical and leisure, will be retained unless it can be demonstrated that one or more of the following criteria is satisfied:

- 1. There is no realistic prospect of the facility continuing for commercial and/or operational reasons for the site;**
- 2. Not Applicable to this application**
- 3. Not applicable to this application**
- 4. Not applicable to this application**

The applicant hangs their hat on criteria 1 being satisfied, however This is not the case. At least one offer, above the asking price, has been submitted by a local pub operator on the 21st August last year. However this has been glossed over in the application.

As Planning Officer you might also ask the author of the viability report, James A Baker, to explain what is meant by “alternate use” in paragraph 10.06 of the Viability Report, as they seemingly trip themselves up here? The report states that interest was predominantly for alternate use, by definition, some interest must have been to continue the existing use. Perhaps the applicant could confirm the exact position here?

Clearly marketing the pub / restaurant operator in the midst of a pandemic that has hit the hospitality industry as hard as it has, gives the applicant the best opportunity for no interest to come forwards, however it is clear that offers have been received for the pub to continue in its existing use and therefore the application falls at this first test.

In addition, and as requested by Policy CS25 the applicant has not included a thorough analysis of the existing operation and its importance to the local community. It has referred to existing competition and local licensed premises – however a lot of these operations are no longer in existence and have been closed for years.

**Contrary to CS.4 & Para 158 of The Framework.**

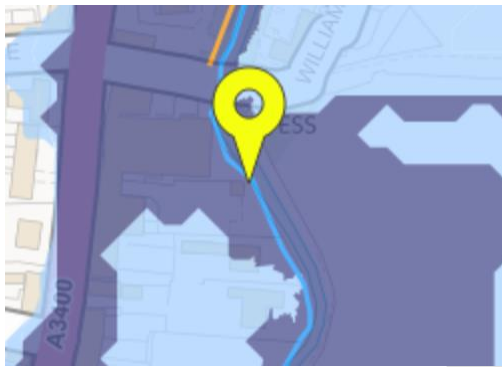
The proposal is contrary to CS4. The site is primarily located in Flood Risk Zone 3, with a nominal amount in Zone 2. The Policy cites that

‘all development proposals should be located in Flood Risk Zone 1’ **which clearly this is not, the Policy also says,**

‘For Brownfield development sites, developers are expected to deliver a substantial reduction in the existing rate of surface water runoff generated from the development and, where possible, limit the rate of surface water runoff to the equivalent Greenfield rate’

**It is unclear whether this is achievable here, but clearly the site regularly floods and the proposals are considered contrary to CS.4.**

No sequential test has been carried out as required by the Framework.



**Contrary to CS.6**

The application is contrary to Policy CS.6. There is no ecological phase 1 report included within the submission and developments of this nature are expected to achieve a +10% Biodiversity Net Gain. Without the information it is unclear as to how this can be achieved. Clearly the river corridor will be a biodiversity haven, potentially a bat commuting zone but in the absence of an assessment one cannot draw any further conclusions from the application. The existing building to be converted also needs survey work carried out to determine the presence of bats and the like.

**Contrary to CS.8**

The submitted Heritage Statement concludes that the proposals would cause no harm to the heritage significance of the Grade II Listed Black Swan, the Conservation Area and the Listed Buildings nearby.

This cannot be the case and I would welcome SoADC's Conservation Officer considering the impact of the proposed 6 houses to the rear of the Black Swan. By its very nature and juxtaposition, these proposals have to have an adverse impact on the Black Swan, be this a less than significant impact or a significant impact, I would welcome the comments of SoADC's Officer.

**Contrary to CS19**

Mix of housing. The proposals are for 75% 2 bed, 25% 3 beds. This is not in accordance with Policy CS.19.

**Residential Amenity**

In terms of the proposed residential amenity for the proposed 6 houses this is clearly inadequate. All of the new plot gardens are too small, not even close to the SPD guidelines and the proposals are therefore unacceptable.

The Chair thanked Mr Wilkins for his report and invited Mr Jake Russell [Punch Taverns] to respond. He confirmed that the closure of the pub was regrettable but after a long period of marketing, ten expressions of interest had been received from developers, there were no enquiries from public house operators. He reported that there had been six tenants in a three year period and trading had deteriorated. That the cost to refurbish the building would be of the order of £250K which again may have depressed interest for pub operators. He pointed out that there were four other public houses within

walking distance so the loss of the Black Swan would therefore not impact greatly on residents. He went onto address environmental issues and said that he felt the development had been thoughtfully put together and would be to the benefit of the community. He promised he would pick up on other issues raised by Mr Wilkins with his client. Chair thanked him for his response. Angela Okey, rejected Mr Russell's statement that no serious enquiries from pub operators had not been received and said she had proof of ne particular applicant who had experience of running pub restaurants and had adequate financial backing but had not been invited by Punch Taverns to negotiate a purchasing deal. The Chair asked if anyone else wished to speak, Mr Jem Jones, asked if he could ask Mr O'Gorman a question about the Goldsmiths development by Lockley Homes, saying after viewing drawings, that the streetscene form Prince Harry Road, that the hight of the building facing was excessive. Mr O'Gorman asked if he might speak at the point on the agenda, Chair agreed. Mrs Earle, resident, spoke of her concern that the proposed building adjacent to her property would suffer from loss of light. End of session.

## MINUTES

### Item 1.00

#### Acceptance of apologies for absence:

**Resolved:** All members were present.

### Item 2.00

#### Dispensations

**Resolved:** There were no dispensations offered.

### Item 3.00

#### To receive declarations of Interests

**Resolved:** Cllr Okey declared an interest in the Goldsmiths development **Item 6.00** [Neighbour]

### Item 4.00

#### To receive and sign the Minutes of Last Ordinary Meeting – 8th February 202

**Resolved:** The Chair asked if all assembled had read the minutes and were happy that they were a true and accurate record of the proceedings. Cllr Bainbridge proposed that they were, seconded by Cllr Field, and carried unanimously by all members present.

### Item 5.00

#### Matters Arising from the previous minutes

**Resolved:** There were none.

### Item 6.00

#### To briefly discuss a pre-application by Lockley Homes. [Mr Ian O'Gorman]

Mr O'Gorman, thanked the Clerk for the invitation to join the meeting. He reiterated that this was a preliminary request to speak to the JPC about his proposed plans for the site before formal submission to the SDC. He described his companies' activities and the nature of the development. This included demolition of existing buildings and the erection of SEVEN dwellings. Members of the Committee questioned Mr O'Gorman, about certain aspects of the plans, particularly the loss of light due to the overbearing nature of the block of flats which are on the Prince Harry side of the development. Mr O'Gorman thanked all and said he would now refer back to his architect raising all of the points made by the JPC.

### Item 7.00

#### The JPC Planning Sub-Committee considered the following Planning Applications

**21/00565/AGNOT** Land off A3400

**Resolved:** The committee reached a decision of **NO OBJECTION** but asked that the Clerk raise the matter of screening landscaping around the site to mitigate the size and nature of the building, and the fact that it is at the entrance to Henley and a conservation area.

**21/00259/FUL** Hill Cottage Liveridge Hill

**Resolved:** The committee reached a decision of **OBJECTION** to the extension to the existing building as the footprint was excessively large, rising from 194 m2 to 360m2, and would impact on the green belt.

**21/00390/LBC** Black Swan

**Resolved:** The committee reached a decision of **OBJECTION** and asked that the Clerk write to SDC giving their rationale.

The Clerk asked that **all three applications** be subject to a vote by the committee, this motion was proposed by Cllr Bainbridge, seconded by Cllr Kingsnorth, and carried unanimously by all members present.

**Item 8.00**

**Notice of items to be taken into consideration at the next meeting.**

Mr Tomlinson reminded the members that Ms Donna Savage had expressed an interest in commenting on her application, reference **20/03627/FUL**, Pinks Court. Chair used her prerogative to invite Ms Savage to speak briefly on the matter. Ms Savage explained that she had attempted to clarify the confusing information last presented to the JPC by way of revision to the original draft. There were a small number of issues raised in response by the JPC, finally the Clerk was requested to write in defence of their decision, to the Case Officer, and the Chair thanked Ms Savage for her representation. There was no further business raised and the meeting closed at 20.21 hours.

**Date of next meeting: 15<sup>th</sup> March 2021**

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**Signed** .....

**Dated** .....