



BEAUDESERT & HENLEY IN ARDEN JOINT PARISH COUNCIL

PLANNING MEETING

Here are the MINUTES of the JPC Planning Meeting, held on **Wednesday 30th of March 2022 at 7.00 pm** at the Memorial Hall, Station Road, Henley. The meeting considered the items set out in the following.

Present: Cllr Field, Cllrs Bainbridge [Chair], Andrews, Brady, Turner, K Easton, G Easton.

In Attendance: There were FIVE members of the public present.

MINUTES

1. **Apologies**
2. **Declarations of Interest**
3. **Acceptance of Minutes of the last Meeting**
4. **Consideration of Planning Applications**
5. **Councillor's Matters**
6. **Items for next Agenda**

Please refer to ADENDUM at the foot of this document.

Public Session: The Council were addressed by three members of the public, all showed concern for the access arrangements to the site which it was felt was inadequate and would create additional traffic queues and disruption during the rush hour periods. Several remarks were directed at the massing of the site and the height of certain buildings. Council took due note of these comments when debating the item listed under Item 4 of the Agenda.

A copy of the full agenda/minutes can be found on the JPC website
www.henley-in-arden-pc.gov.uk



1.

<p>Acceptance of Apologies for Absence Schedule 12 of the Local Government Act 1972. Under Section 85(1) of the Local Government Act 1972, members present must decide whether the reason(s) for a member's absence are accepted.</p>	<p>Apologies were received and accepted by all from Cllr Harries.</p>
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2.

<p>To Receive Declarations of Interest and Dispensations Disclosable Pecuniary Interests Regulations 2012 (SI 2012/1464) (NB this does not preclude any later declarations).</p>	<p>Cllr M Bainbridge did not vote on Planning Applications 22/00702/LBC and 22/00686/TREE</p>
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3.

<p>To Receive & Sign Minutes of Last Meeting LGA 1972 Sch 12 para 41(1)</p>	<p>Minutes of the Planning Meeting 19th of July 2021. Cllr Field stated that she had read the minutes and found that they were a true and accurate record of the proceedings that meeting. The Clerk requested a signed copy for the file.</p>
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4.

<p>Consideration of the following planning Applications SUPPORTING DOCUMENT CR No. 2022-072-ARDEN HOUSE-21/04058/FUL</p>	<p>21/04058/FUL 22/00702/LBC 22/00686/TREE</p>
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E-Planning System

Disclaimer:

Details about previous planning applications are currently provided from 1974 onwards. This service is not a substitute for a local land charges or NLIS search. The online planning history is incomplete and should not be relied upon e.g. in connection with a property transaction. In addition, the Council reserves the right to remove or not display certain information (e.g. contact details, signatures, financial and sensitive information) for confidentiality and other reasons. Use of the system is at the user's own risk.

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Application Reference	21/04058/FUL
Address	Warwickshire College Stratford Road Henley-in-Arden B95 6AB View Map
Proposal	Redevelopment of the former Warwickshire College site at Stratford Road, Henley-in-Arden and Arden House, including demolition of former College buildings, erection of 39 new age restricted apartments, 19 new townhouses and change of use, refurbishment and conversion of Arden House into 15 apartments, together with ancillary structures, car parking, landscaping works and other associated works.
Application Type	Full Application
Status	Pending Consideration
Decision	
Date Decision Issued	
Case Officer	Alison Willers
Parish	Henley-in-Arden
Additional Adjoining Parishes	
Current Ward	Henley-in-Arden View Councillors

Resolved: Cllr Bainbridge addressed the floor concerning the findings and opinions of the Planning Committee, opinions, she said, had been reached after several days of discussions, observations of the plans and other matters affecting their decision. The text of her statement is as follows:

Beaudesert and Henley JPC would like to object to this scheme on the following grounds;
The Neighbourhood Development Plan ; emerging policy; states that any new housing developments should be restricted to no more than 10 dwellings unless there are very special circumstances. The JPC endorses this policy.

CS5 parts A & B landscape The Committee did not believe that this policy had been adhered to.

CS7 No account was taken for the abundance of fauna and flora in, around and adjacent to the Heritage Assets as evidenced by local residents at the Public Planning Meeting

CS8 The committee did not believe that the applicants paid enough attention to this, such as that the Heritage Assets and it's setting are endangered.

CS9 The scheme fails on design and layout. The proposed linier layout of identical blocks creates no sense of place or character. It does not relate to or respect the listed building or its setting

CS16 Housing requirement has met its target of 85 new dwellings between April 2011 and March 2031. So far we have had 86 not counting two new developments currently with permissions. The proposed development will stretch existing infrastructure of the town.

CS18 A development of this size must have 35% Affordable Housing on site except in exceptional circumstances which must be justified. There are no affordable houses and no justification!



CS19 This policy states there should be a mix of house types, and this has been ignored.

CS26 The context of the submitted statement is noted but the JPC do not believe that this takes into account the particular nature of Henley in Arden where there are a large number of households with 2/3 cars. This is likely to be replicated in the new development and will make a significant impact on the highway and access to the site.

Warwickshire County Highways comments are noted but we do not believe that the traffic counts were taken at peak times where tail backs from the traffic lights are a daily occurrence and provide significant danger for exiting this site.

Given that a high proportion of this development is proposed for high quality housing where car ownership will be in multiple units and the remainder is for the over 55 retirees who equally are likely to have more than one car parking is not sufficient.

The Planning committee believe that the developer has paid little attention to access and egress to and from the site where the lane is of insufficient width and terminates in a bell mouth with inadequate vision splay.

Finally, the Committee are concerned about the infrastructure and medical facilities of the Joint Parishes.

Marijana Bainbridge

Chair Planning Committee , Beaudesert and Henley JPC.

Cllr Bainbridge, proposed a motion of **OBJECTION** to this Planning Application, the motion seconded by Cllr K Easton and carried unanimously by all members present.

Stratford-on-Avon
 District Council

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Application Search
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Application Details
Important Dates
Applicant Details
Agent Details
Statutory Consultees
Associated Documents
Comment

Application Reference	22/00702/LBC		
Address	70 High Street Henley-In-Arden Warwickshire B95 5BX		View Map
Proposal	Proposed reroofing to front roof slope, proposed minor internal alterations.		
Application Type	Listed Building Consent		
Status	Pending Consideration		
Decision			
Date Decision Issued			
Case Officer	Joanne Manning		
Parish	Henley-in-Arden		
Additional Adjoining Parishes			
Current Ward	Henley-in-Arden		View Councillors

Resolved: Cllr Brady proposed a motion of **NO OBJECTION** to this Planning Application, the motion seconded by Cllr Turner and carried unanimously by all members present.



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- Application Details
- Important Dates
- Applicant Details
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- Associated Documents
- Comment

Application Reference	22/00686/TREE
Address	271 High Street Henley-in-Arden B95 5BG View Map
Proposal	-T1 sycamore- Reduce branches that overhang property boundary of 4 Market Way, as per annotated photograph.
Application Type	Notification for works to trees in CA
Status	Pending Consideration
Decision	
Date Decision Issued	
Case Officer	Sebastian Onslow
Parish	Henley-in-Arden
Additional Adjoining Parishes	
Current Ward	Henley-in-Arden View Councillors

Resolved: Cllr Turner proposed a motion of **NO OBJECTION** to this Planning Application, the motion seconded by Cllr Brady and carried unanimously by all members present.

5. COUNCILLORS MATTERS

Members of the council address the meeting [5 MINUTES MAX]

By request to the Chair	No request to speak were received by the Chair
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6. NEXT AGENDA

Items for Next Agenda	No items passed to the Clerk.
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Date of Next Meeting which will be an Extraordinary Meeting on the matter of the Croft Car Park 11th of April 2022

Signed..... Date.....



ADENDUM

Following the outcome of the meeting and the posting of the decision covering application reference **21/04098/FUL**, on the SDC website portal. The JPC were given an opportunity to meet with the developers to seek a form of compromise on the objections raised. The Clerk asked for advice from the Chair of Planning, Cllr Bainbridge, on the matter. She was not in favour of such a meeting. A poll of opinions was conducted by the clerk and the following outcome is hereby recorded:

In Favour of a meeting: Cllrs Andrews, Harries and Brady.

Not in Favour of a Meeting: Cllrs Bainbridge, Field, K Easton, G Easton and Turner.

The Clerk was given delegated power to contact the developers with this decision.

DRAFT