

BEAUDESERT & HENLEY IN ARDEN JOINT PARISH COUNCIL



MINUTES – PLANNING SC

Here are the MINUTES of the Planning Sub-Committee and advisors to the JPC meeting, held using Zoom technology, **Monday, 23rd November 2020, at 7.00pm.**

Present: Cllr Bainbridge [Chair] Cllrs R Hubbocks, V Hubbocks, J Kingsnorth and E Field. Mr D Tomlinson [Advisor to the JPC]

Item 1.00

Apologies for Absence

None, all present.

Item 2.00

Declarations of Interest and Dispensations

No declarations received.

Item 3.00

Approval of Minutes of previous meeting held on the 28th October 2020

It was **RESOLVED** that the MINUTES of the above meeting were confirmed as a true record and could be signed by the Chair.

Item 4.00

To note the Council's responses to planning applications –

4.01

20/03045/FUL

40 Castle Road B95 5LS

Erection of a wooden post and vintage memorabilia.

Discussion regarding impact on neighbours but no objections have been lodged on the SDC portal. It was **RESOLVED** that the Clerk submit a response to SDC advising that the Councillors have **NO OBJECTION** to this application, the motion proposed by Cllr Kingsnorth, seconded by Cllr Field, and carried in favour by four members of the committee present, with one abstention [Cllr R Hubbocks]

4.02

20/03048/TPO

[Delegated to Clerk]

4.03

20/03127/TPO

[Delegated to Clerk]

4.04

20/03118/TREE

[Delegated to Clerk]

4.05

20/03113/DDT

[Delegated to Clerk]

4.06

20/03008/TREE

After discussion which brought concern to the Committee that the felling of any trees within the Joint Parish, should at least have the support from a professional tree expert, it was **RESOLVED** that the Clerk submit a response to SDC advising that the Councillors **OBJECT** to this application, the motion proposed by Cllr V Hubbocks, seconded by Cllr Bainbridge, and carried unanimously in favour by all members of the committee present.

4.07

20/02849/DDT

[Delegated to Clerk]

4.08

20/02945/FUL

Nutkins development, 6 dwellings.

The Committee noted that a previous application for development on this site had been refused by SDC. That the new plans were amended but still posed problems from accessing via existing roadways. That the design allows four of the dwellings to overlook other buildings/gardens, massing is excessive and inappropriate for six dwellings and that consideration should be given to reducing the number of dwellings on the site. Finally there appeared to be problems for parking on the designated plots. It was **RESOLVED** that the Clerk submit a response to SDC advising that the Councillors **OBJECT** to this application on the grounds that it represents over development of the site, massing is excessive, and that there are overlooking issues with adjacent properties. The motion proposed by Cllr V Hubbocks, seconded by Cllr Bainbridge, and carried unanimously in favour by all members of the committee present.

4.09

20/03072/COUO

Henley Golf Club, three dwellings, change of use.

This is a request for **comments only** and no decision was taken in respect of the application. A summary of the discussion included, previous applications which had not been approved, whether the viability of the plot ever being a going concern as a golf club again appeared doubtful, that the design and location for the apartments is questionable, the motives for the development are unclear, that the JPC are most concerned that this may lead to the entirety of golf club turned into residential accommodation without full and detailed application.

Case Officer David Millinship

Item 5.00

Matters Arising

The Chair raised the matter of application number **20/02554/FUL Broadmead**

It was resolved that the Clerk writes to the Case Officer seeking a clear statement as to why the SDC appear to be vacillating on this development having been decisive about the 30% rule on other applications recently considered. That the JPC feel that the SDC's guidance contains mixed messages making a decision difficult to reach. However, the application is considered to be perfectly harmless, a small extension to a large dwelling, therefore, the

Committee is prepared to support this application provided **no further development is permitted** on the site.

The text of this letter to be approved by the Chair of the Planning SC before sending out.

Please refer to SDC portal for further details

Date of next meeting to be agreed,

DRAFT