



BEAUDESERT & HENLEY IN ARDEN JOINT PARISH COUNCIL
PLANNING & DEVELOPMENT COMMITTEE MINUTES
FEBRUARY 20TH 2023

PUBLIC SESSION: The public were given an opportunity to speak by the Chair before the business meeting.

Best practice for the publication of Minutes taken at Parish Meetings, as recommended by the Society of Local Council Clerks, and conforming fully with The Local Government Act 1972 sch. 12 para. 41.

Parishioners are not normally named in minutes as attendees or in terms of representations made unless necessary for the performance of a council's statutory duties, functions, and contracts. Doing so creates the potential for Data Protection issues and as parishioners are not formally part of a parish council meeting doing so serves no purpose. Minutes are normally a record of decisions made and little else. It is not necessary to produce a verbatim record of what individual Councillors have said, unless they specifically ask for their comments to be recorded. It is rarely necessary to record details of debate (examples of when it would be material to do so would be in evidencing that appropriate advice had been considered, or risks assessed in relation to decisions). Decisions made in council meetings are immediate and do not need the minutes to be approved before they are enacted.

Clerks' Note: This assembly attracted a large audience and the JPC have asked that I apologise for the noticeable lack of chairs, or indeed, the floor space in which to accommodate them. The JPC are now considering whether the use of a larger venue for meetings on the SWLP may be prudent and will advise all when this has been established. A scan of the assembly can be viewed by clicking on the following link:

<https://www.henley-in-arden-pc.gov.uk/nearly-250-residents-attend-the-swlp-meeting-monday-20th-february-2023/>

In Attendance: Cllr Andrews [Chair], Cllrs Bainbridge, Clark, Tomlinson, Broadbent, and Brady

Present: The Clerk, Cllr Shenton, WCC.

A total of **141 residents/registered** their presence, and approximately 50 residents and/or visitors, did not sign the register.

1. Apologies for Absence

M1.

Apologies received and accepted by full Council for Cllrs Okey, Harries and Turner [JPC] and Cllr M Jennings [SDC]

2. Declarations of Interest

M2

The Clerk reported that he had not received any such declarations.

3. Acceptance of Minutes of the last Meeting [06.02.2023]

M3

Chair asked if all members present at the previous meeting [06.02.2022] approved the minutes.

RESOLVED: All members present at that meeting unanimously approved said minutes which were duly signed off and handed to the Clerk for filing.

4. Planning Applications

M4.

Application Ref	Address	Outcome
23/00113/FUL	Meadow Bank, Camp Lane	M4.1 WITHDRAWN
23/00239/TREE	207 High Street, B95 5BA	M4.2 UNRESOLVED More information sought
23/00251/FUL	Riverside Cottage Alne Close	M4.3 RESOLVED NO OBJECTION



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5. The Chair of the JPC will address the assembly to acquaint members and residents with the progress reached to date and, following planning applications will pass the matter of the SWLP and NDP to the Chair of the Working Party, Cllr Richard Clark.

M5.1

Cllr Richard Clark, supported by a slide show which is appended to this document, gave a comprehensive summary of where the Working Party were in terms of progress and explained the six major principles which would form the platform for going forward to the submission to the Issues and Options Consultancy due on the 6th of March. Chair then invited the assembly to raise their hands so that questions may be asked of Cllr Clark and a lively and courteous exchange ensued, leading finally to a summary:-

Cllr Clark proposed two major PROPOSALS which would be the major thrust in the response to SWLP:-

M5.2

That the assembled endorse the approach being taken by the JPC in relation to the South Warwickshire Local plan and the Henley and Beaudesert neighbourhood plan.

RESOLVED: The assembled voted by a show of hands and were unanimous bar one, in endorsing the proposal numbered M5.2 above.

M5.3

That the assembled agrees that the town needs modest and sustainable growth in keeping with the character of the existing settlement. This growth is supported subject to the Local Authorities providing substantial improvements to the infrastructure of the town in advance. The specific sites providing this growth should be determined locally in an approved Neighbourhood Development Plan.

RESOLVED: The assembled voted by a show of hands and were unanimous in agreeing the proposal numbered M5.3 above.

M5.4

The Chair asked the Clerk to report on the outcomes of the recent letter posted on the website and delivered to 1750 homes in Beaudesert & Henley.

The Clerk held up the folder containing over 100 emails and annotated replies from the community and thanked all that had made the effort to support the campaign as well as those who had delivered the letters.

He further gave a 'snapshot' of the nature of those replies as follows:

A] Approximately 10-15% did not want ANY changes whatsoever to be made in town.

B] Approximately 25% requested the return of the Golf Course, Town Market and Sports Facility.

C] Approximately 50% agreed with the JPC principle points and would support the response being formulated by the JPC Planning WP.



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D] Approximately 10% were very upset by the very limited services offered by the Post Office and were uncomfortable with the delays encountered at the Pharmacists.

E] Approximately 1% asked that the JPC provide the community with an indoor swimming pool.

The Clerk stressed that the breakdown was not subject to any scientific analysis and was merely a summary of sample responses. He then advised all that such postings on the website, had now been removed thus complying with data protection laws and that the hard copies would be committed to a secure archive used only for reference purposes and would not be shared or used for any other purposes. He thanked those who had responded to the letter and those who had voted at the meeting. **He confirmed that the Planning Working Party were reading all of the responses received to ensure that the comments they carry, along with those collected at the meeting, are represented in the JPC submission on the 6th of March 2023.**

M5.5

The Clerk sought permission from the Chair to invite Cllr Ian Shenton to address the meeting which he kindly accepted.

He confirmed to all that development was not about to commence any time soon and that all issues were only at a consultancy stage. A member of the audience asked that he confirm his support for all of the events that had transpired and been agreed upon in the meeting. Cllr Shenton confirmed that he stood firm on the safeguarding of all Arden parishes from unreasonable and/or speculative development, and he would listen to all points made by parishioners and take them to the SWLP representatives.

M5.6

The Chair brought the meeting to an end, thanked all participants and promised to update all at future Planning and Ordinary Meetings.

Meeting Closed at 21.00 hours.

The next meeting will be the Ordinary Meeting, **Monday 6th March** next at the Memorial Hall, Station Road, at 7.00pm prompt.

Signed

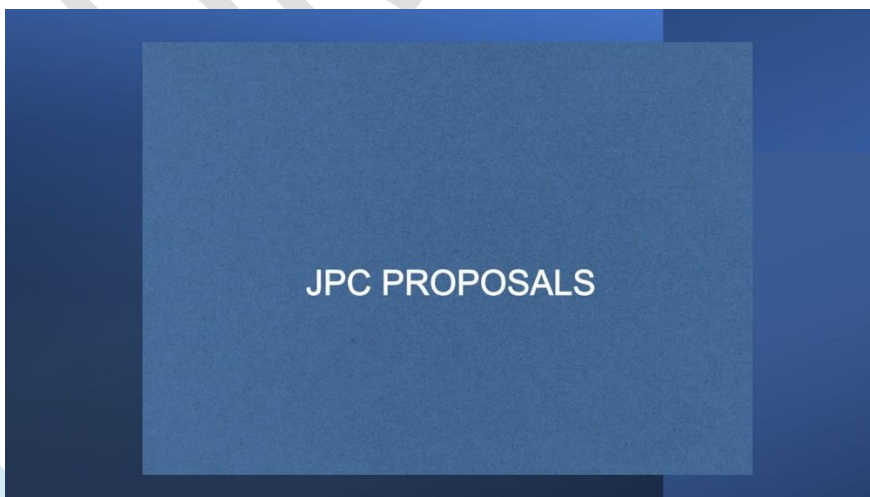
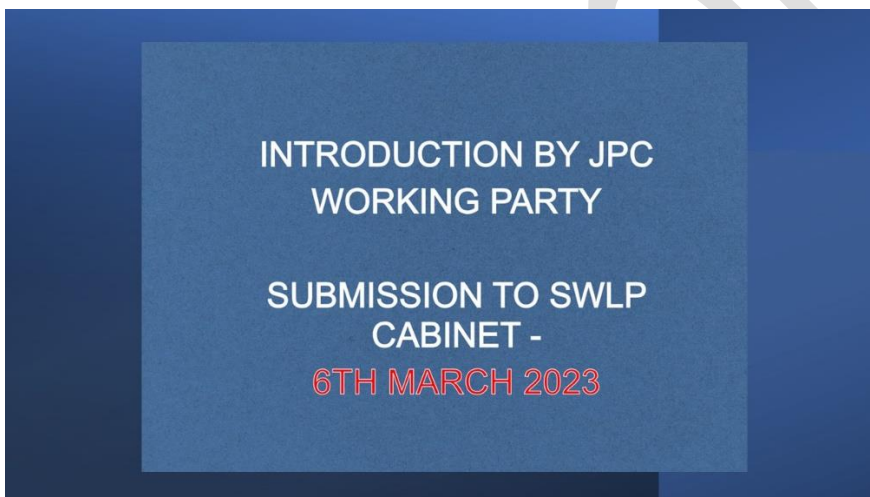
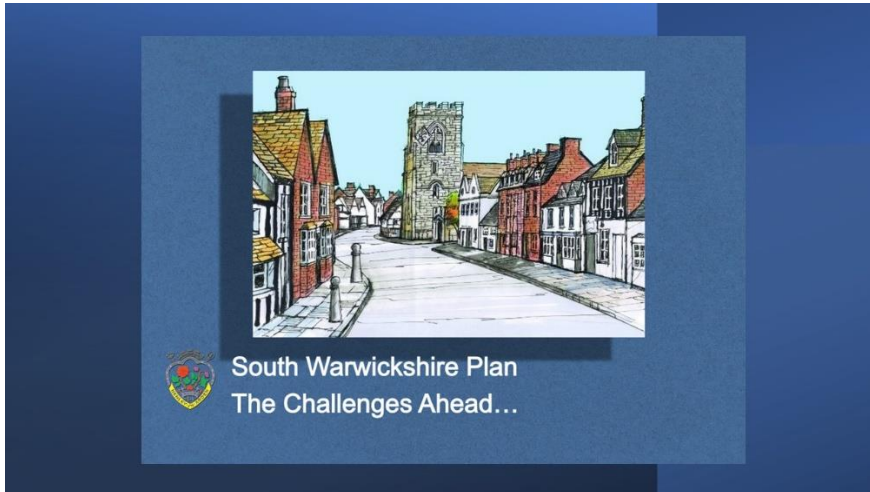
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APPENDED ITEMS FOR INFORMATION

1. Slideshow used for the meeting
2. Stratford Herald coverage published 23rd February 2023





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OUR SIX POINTS

1

THE JPC NEEDS TO WORK
COLLABORATIVELY WITH THE
SWLP TEAM

- A good relationship will help us achieve local priorities

2

THE LOCAL PLAN SHOULD RECOGNISE
THE IMPORTANCE OF LOCALISM AND
THE NEED FOR DECISIONS TO BE
RESPONSIVE TO TOWN AND VILLAGE
COMMUNITIES.

- Sounds like a woolly statement, Localism is still a statutory principle



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3

THE RANGE OF FUTURE HOUSING OPTIONS
IS BETWEEN 500-2000 HOMES.
THE PROPOSED EXPANSION NEEDS TO BE
PROPORTIONATE TO THE EXISTING
SETTLEMENT BOUNDARIES

- Everyone has expressed alarm at the possibility of 2000 houses, more than doubling the size of the town.
- The Parish Council supports this and closer to the lower figure than the higher.

4

THE JOINT PARISHES NEED MODEST
SUSTAINABLE GROWTH. THE SPECIFIC
SITES TO PROVIDE THIS GROWTH
SHOULD BE DETERMINED IN OUR
NEIGHBOURHOOD PLAN

- Recognises the town needs some development to sustain a balanced and vibrant future population
 - Blanket opposition not coherent approach
- A proportionate level of development is very important not just for housing but employment, good services and retail sector.

5

THE DEVELOPMENT OPTIONS MAKE
INFRASTRUCTURE ASSUMPTIONS
WITH NO SUSTAINABLE EVIDENCE
OF THE LOCAL AUTHORITIES'
ABILITY TO DELIVER

- Most residents believe new infrastructure will be required therefore new investment is essential.
 - This is the weakest point in the document
- No satisfactory answers have been coming forward from the Local Authorities.



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6

THE PLAN STATES A NEED FOR 50% OF THE HOMES TO BE AFFORDABLE THE TOWN HAS A MAJOR PROBLEM WITH AFFORDABILITY WITH NO INDICATION AS TO HOW THIS ASPIRATION CAN BE SATISFIED

- Henley house prices make affordable homes problematic.
- The SWLP document has no answer to the problem
- Weakens further the case for a large number of new homes

YOUR VIEWS ?



Residents up in arms over new town plans

By LISE EVANS
levans@stratford-herald.com

HANDS off Henley was the battle cry amid growing anger at the threat of up to 2,000 new homes being built on the green belt land encircling it.

The alarm was raised at a packed planning meeting called by Beaudesert and Henley Joint Parish Council on Monday evening, which put the spotlight on proposals contained in the draft Local Plan.

This joint initiative from Stratford and

Life in Ukraine a year on from war outbreak
 | turn to page 12

Warwick district councils could see a similar number of homes allocated to Shipston and Wellesbourne, as well as Henley.

John Latham was one of 150 worried residents who were at the memorial hall on Monday evening to voice their fears

about a plan that could see Henley more than doubled in size.

He told the *Herald*: "I am so incensed that there is a plan to destroy Henley as a beautiful, 11th century market town and turn it into a small new town that will be buried by the building of up to 2,000 new houses on green belt land that surrounds us."

"A thousand houses going up in Stratford or Leamington is on par with the way building has been going in those areas and wouldn't damage the infrastructure particularly."

"Imposing this on Henley would create a totally different community to the one that we have at the moment."

"The schools are just about coping, the medical centre and chemist are totally overwhelmed, and the post office only opens three times a week. We don't have a bank or a building society."

"The roads are overburdened as it is, the High Street is going to be an environmental disaster in terms of emissions."

Parish council chair Cllr Wendy Andrews told the audience the council was

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'Henley is always being picked on for development'

From front page

first made aware of the Local Plan in October 2022 and had realised it needed to act very quickly to make sure the 'local voice' was heard and engaged a consultant to complete Henley's Neighbourhood Plan, though that's being worked on.

A parish council planning working group was formed to oversee the Neighbourhood Plan and response to the Local Plan consultation, which started on 9th January and will end on 6th March.

Richard Clark, a former housing and regeneration specialist who has been co-opted onto the parish council, now chairs the working group.

He said: "We have no legal protection at all because we have not got an approved Neighbourhood Plan. We've got nothing to refer

to, to help us make decisions on new developments."

"I am very concerned about these proposals. I live on the Birmingham Road (A3400) which carries a huge amount of traffic and when the M40 and M42 are closed the town grinds to a halt."

"If there are to be a very large number of houses and additional cars tipped onto the road it's going to get worse and worse. I share everyone's experience of how bad the traffic situation currently is. People can only see that more houses are going to mean trouble."

"We are not nimbies who don't want any expansion but it has to be in proportion and come with better infrastructure. People are furious about the infrastructure in Henley already being awful. There have been issues with flooding,

the roads and the transport system need improvement. The infrastructure point is dead centre of our concerns."

At the end the meeting Henley parish council asked for a show of hands in support of the basis of a proposal it is putting together on the Local Plan. The whole room bar one individual agreed the following six principles.

- The parish council should work closely with the Local Plan team.

- The plan should recognise the importance of localism and the need for decisions to be responsive to town and village communities.

- The proposed expansion of between 500 and 2,000 homes needs to be proportionate to the existing settlement boundaries.

- How does the figure of 48

per cent of the new housing be affordable get achieved as the Henley already has a major problem with affordability.

- The development options make infrastructure assumptions with no sustainable evidence of the local authorities' ability to deliver.

The Council for the Protection of Rural England Warwickshire branch's Mark Sullivan told the *Herald*: "Henley has always been 'picked on' whenever ever anyone is doing a strategy or plan for Warwickshire because it always appears to be a good location half way between Stratford and Birmingham with a railway line, and every ten years or so we see some proposals coming up for building around the it. And this is the latest. "But Henley is an historic vil-

lage with a long, very important historic street, and it's in the middle of the green belt in an attractive valley with a lot of heritage buildings.

"It is confined on one side by the railway line which stops it growing beyond and on the other side you have Beaudesert and the hills so in landscape terms it is really much too much an attractive location and too important an historic village to add development to."

"I think the CPRE will strongly object to proposals and remind people that every decade or two somebody comes up with a plan for developing Henley because it looks a good idea of a map."

Anyone who wants to make a response to the consultation should go to www.southwarwickshire.org.uk/swlp