



BEAUDESERT & HENLEY IN ARDEN JOINT PARISH COUNCIL  
MINUTES FOR PLANNING & DEVELOPMENT COMMITTEE MEETING  
OCTOBER 17TH 2023

**A 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

**In Attendance:** Cllr Tomlinson [Chair], Cllrs Andrews, Broadbent and Okey

**Present:** The Clerk, there were no members of the public present.

1. Apologies for Absence

**M1**

**RESOLVED: Apologies received and accepted unanimously by the Planning Committee for the absence of Cllr Clark and McCaskie**

2. Declarations of Interest

**M2**

**Cllr Andrews declared a possible interest in planning app 23/02533/FUL and was unable to take part in the vote on this item**

3. Acceptance of Minutes of the last Meeting [04.09.2023]

**M3**

**RESOLVED: All members present at the meeting on 4<sup>th</sup> September 2023, confirmed they had read the content and found it to be a true and accurate record of the proceedings. This was signed off by Cllr Tomlinson in Cllr Clark's absence.**

4. Committee Terms of Reference/Meeting for debate and if appropriate, recommendations taken forward to the Ordinary Meeting for further consideration and if appropriate adoption by the JPC.

**M4**

**This item was not debated as the decision to adopt occurred at an earlier meeting**

5. Current Planning Applications

Clerks Note: In order to meet the closing date for the following applications, the Committee have called for this meeting and have visited the sites to collect data which will be used in the determination process.

App. Ref	Address	Outcome
23/02319/FUL	Camp Lane [Meadow Bank]	<b>M5.1 OBJECTION</b>
23/02533/FUL	Brook Furlong B95 5QD	<b>M5.2 NO OBJECTION</b>
23/02057/TREE	The Mount [Dwelling High St]	PENDING

OUTCOMES



BEAUDESERT & HENLEY IN ARDEN JOINT PARISH COUNCIL  
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OCTOBER 17TH 2023

Application Reference	23/02533/FUL
Address	Brook Furlong Birmingham Road Henley-In-Arden Warwickshire B95 5QD
Proposal	Proposed ground floor PD extension with part first floor extension Max rear projection is 3.8m from rear of existing house

Your Name	Henley in Arden Parish Council
Email address	<a href="mailto:clerk@henley-in-arden-pc.gov.uk">clerk@henley-in-arden-pc.gov.uk</a>
Your Address	Joseph Hardy House, 150 High Street, Henley-in-Arden
Postcode	B95 5BS
Phone Number	
Nature of Submission	No Objection
Comments	The Clerk to the JPC has been asked to mention that a neighboring householder wrote to the SDC [Enforcement] expressing concerns that the proposed extension may affect their personal environment. The JPC hopes that this request will be acknowledged and reasons provided for the decision made.
Date of Submission	18/10/2023

Application Reference	23/02319/FUL
Address	Land Adjacent To Meadow Bank Camp Lane Henley-in-Arden
Proposal	Erection of a two storey dwellinghouse and all associated works

OUTCOMES

Your Name	Henley in Arden Parish Council
Email address	<a href="mailto:clerk@henley-in-arden-pc.gov.uk">clerk@henley-in-arden-pc.gov.uk</a>



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MINUTES FOR PLANNING & DEVELOPMENT COMMITTEE MEETING  
OCTOBER 17TH 2023

Your Address	Joseph Hardy House, 150 High Street, Henley-in-Arden
Postcode	B95 5BS
Phone Number	
Nature of Submission	Object to the application for the following planning reasons
Comments	<p>The JPC Planning Group recommends the Parish Council <b>Refuse</b> this application on the following grounds:</p> <ol style="list-style-type: none"><li>1. A precedent for refusal exists in the outcome of previous application 83/00568/CIRC which the JPC unanimously reached the decision to OBJECT.</li><li>2. It is inappropriate development affecting the openness of the Green Belt and does not meet the criteria set out in the NPPF in that there are no very special circumstances relating to the application and development of the site</li><li>3. The development of the site is not in accordance with policy CS10 of the Stratford upon Avon Core Strategy 2011 to 2031; Neither is it in accordance with policy AS10 of that document.</li><li>4. It does not accord with Policy H1 para 2 of the emerging Neighbourhood Development Plan for Beaudesert and Henley in Arden which does not encourage development in the Green Belt unless there are very special circumstances, and its openness is not affected</li><li>5. Camp Lane is effectively a single-track road with random passing places and the proposed access to the site has extremely poor vision splays. Traffic accessing to and from the A3400 has to cross a narrow and weak bridge restricted to 10 tonnes. Construction traffic would severely impact the use of Camp Lane by the residents of this Hamlet and any emergency vehicles.</li><li>6. The position and massing of the proposed dwelling overshadows the adjoining property; and the potential number of traffic movements, if developed, will exacerbate the already congested flow along Camp Lane.</li><li>7. The Planning Officers' attention is drawn to the reasons for the refusal of development on this site (copy attached). Notwithstanding the date of this refusal the Parish Council does not believe that the circumstances have in any way altered.</li><li>8. There does not appear to be an ecological report submitted and the impact on wildlife flora and fauna does not appear to have been considered. Two mature trees have already been removed to facilitate development and in mitigation, two whips (species unknown) have been randomly planted.</li></ol>



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OCTOBER 17TH 2023

	The site is protected from Camp Laneby mature and significant hedging which for the protection of adjacent property should remain if SDC consent is forthcoming.
Date of Submission	18/10/2023

- 6. Matters relating to the Henley NDP or SWLP [2023-2027 REVISED]  
**M6**  
**Brief update by the Clerk, submission of Local Plan 2023-2027 now complete and to be sent online and hard copy with covering letter.**
- 7. Other business matters  
**M7**  
**There were no other matters.**
- 8. Date of next meeting  
**M8**  
**Monday 6<sup>th</sup> November at the Memorial Hall at 6.30pm prompt.**

Signed .....

Date.....