

# HENLEY PARISH COUNCIL

Clerk: Rod Caird, 26 Church Lane, Henley IP6 0RQ  
 Tel: 01473 831172 Email: [henleyparishcouncil@gmail.com](mailto:henleyparishcouncil@gmail.com)

Parish Council meeting which was held at the Community Centre on  
 Tuesday, August 3, 2021 at 7.30pm

<b>1/030821</b>	<b>Apologies for Absence and Approvals</b>
	None. Cllrs Kevin Griggs, Steve Brock, Bryan Marks, Martin Redbond, Alex Harrison, Charlie Simons and Phil Pope were present, together with the Clerk Rod Caird. Eight members of the public were also present, together with District Cllr John Whitehead
<b>2/030821</b>	<b>Declarations of Interest and Requests for Dispensation</b>
	None
<b>3/030821</b>	<b>Comments from Members of the Public on Matters on the Agenda</b>
	See item 4 below .
<b>4/030821</b>	<b>To discuss the following planning application: DC/21/04039   Submission of Details (Reserved Matters Application) following Outline Planning Permission DC/19/04439. Appearance, Landscaping, Layout and Scale for 11no dwellings. Development to be phased to allow for self build units.   Land On The South Side Of Ashbocking Road</b>
	<p>Parish Council feels that the purpose of this is simply to avoid having to pay Community Infrastructure Levy, thereby again depriving the village of reasonable mitigation opportunities. There is no creative or design argument supporting the self-build concept in this situation. The developer will presumably sell off the plots to self-building individuals or companies and will present them with already agreed design and layouts for the sites. This contradicts the spirit of self-build and reinforces the impression that it is simply a means of avoiding mitigation payments.</p> <ul style="list-style-type: none"> <li>• In addition, phasing the five self-build properties will result in an extended construction period, causing further disruption and inconvenience to residents. No thought appears to have been given to construction vehicle parking or provision of facilities for the build process.</li> <li>• When the developer met with the Parish Council before submission of the original outline planning application it was specifically agreed there would be no need for five-bedroomed properties. However plot 1 is shown as having five bedrooms and plot 2 has four plus a study; both plots are clearly intended as five-bedroomed houses, included in the plan for their value rather than to reflect need. Henley Parish Council's Housing Needs survey conducted in 2017 did not demonstrate a need for large houses, but on the contrary clearly identified a requirement for smaller, affordable properties in order to enable future generations to continue to live in the community.</li> <li>• No consideration has been given to the effect on properties north of Ashbocking Road on the planting of large trees along the northern border of the site.</li> </ul> <p>In summary, the Parish Council believes the reasonable views of residents have not been properly considered at any stage of this process. The content of the council's letter of complaint, dated April 5, 2021, about the handling of the outline planning application, still stands. An opportunity for reasonable mitigation was lost when the section 106 agreement between Mid Suffolk and the developer focussed only on the inclusion of affordable properties rather than broader questions of road safety, pedestrian access and the integration of cars,</p>

	<p>pedestrians and cyclists on a very busy stretch of road which includes a popular and successful primary school.</p> <p>And on top of that failure, the attempt to avoid reasonable CIL payments, by artificially designating five of the houses as self-build, has simply added to the conclusion that this is an opportunistic development intended for the benefit of the developer and not the community.</p> <p>The Parish Council could use CIL payments for the benefit of the community – and indeed contribute to the costs of footway and similar improvements – but this opportunity is being wasted by the narrow self-interest of the developer.</p> <ul style="list-style-type: none"> <li>• The Parish Council believes that the existence of the central access road on the site indicates an intention to attempt further development in the same field, which would not be acceptable to the village. Other, more appropriate sites are available if further housing is required. For all the reasons outlined in these comments, the Parish Council strongly urges that this current application be referred to the District Council’s Planning Committee for discussion and determination.</li> </ul>
<b>5/030821</b>	<b>Urgent matters to be brought to the attention of the Parish Council</b>
	<p>A quote has been received from Playquip for provision of two new items of equipment for the play area, assuming the current picnic benches are removed and either reinstalled elsewhere or replaced with new ones. It was agreed given the likely level of cost (at least £15,000) that quotes should be obtained from other suppliers, also bearing in mind that it is hoped the new equipment will appeal to younger users.</p> <p>It was also noted that the current planning applicant at the Cross Keys has now uploaded to the planning site a business plan for the future of the site which includes operating both as a pub and a holiday lets business.</p>

Signed: *Kevin Griggs*