

**COUNCILLORS ARE HEREBY SUMMONED TO A MEETING OF
THE PLANNING COMMITTEE**

to be held on

**Tuesday 27th October 2009
AT 7.30 PM**

in

**THE COUNCIL CHAMBER, TOWN HALL
HENLEY ON THAMES**

Mr M W Kennedy
Town Clerk
22nd October 2009

MEMBERSHIP:

Chairman Councillor A J Follett
Vice Chairman, Councillor C W Gibson
Councillor T B Bucket, MBE
Councillor Miss L M Hillier
Councillor I Reissmann
Councillor S Smith
Mayor, Councillor Mrs E Hodgkin (ex-officio)
Deputy Mayor, Councillor Mrs J Wood (ex-officio)

Members are reminded to sign the attendance book.

AGENDA

1. TO RECEIVE APOLOGIES FOR ABSENCE

Apologies received from Councillors T B Buckett.

2. DECLARATIONS OF INTEREST

Members are hereby reminded that, under the provisions of Part 2 of the Local Government Act 2000 (The Code of Conduct), a member with a personal interest in a matter who attends a meeting of the authority at which the matter is considered must disclose to that meeting the existence and nature of that interest at the commencement of that consideration, or when the interest becomes apparent. A member with a personal interest in a matter also has a prejudicial interest in that matter if the interest is one which a member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice the member's judgment of the public interest. A member with a prejudicial interest in any matter must withdraw from the room or chamber where a meeting is being held whenever it becomes apparent that the matter is being considered at that meeting, unless he has obtained a dispensation from the standards committee of the responsible authority; and not seek improperly to influence a decision about that matter. For the purposes of this Part (of the Act), "meeting" means any meeting of the authority; or any of the authority's committees, sub-committees, joint committees or joint sub-committees

3. MINUTES

TO APPROVE the Minutes of the Meeting held on 6th October 2009 (circulated)

4. OBJECTIONS

TO DECIDE which Councillor is to speak at District Council in the event of an objection

5. PLANS (amended)

P09/E0720
Amended

38 Market Place Minor (North Ward – JB, LMH)
Change of use, demolition, conversion and alterations to former police station, to form a restaurant (A3) use, two houses and two upper level flats. Works affecting guttering / rainwater and roof tiling of adjacent listed building, including foundation construction adjacent to listed wall.

For: DAM Estates.

HTC Observation: 11.08.2009

OBSERVATION:

Recommend Refusal – The proposed development represents an over-intensive use of the site and therefore over development. The location is totally unsuitable for a substantial restaurant as proposed. The building is on a corner that is already dangerous due to a narrow pavement and restricted visibility, and the presence of a restaurant would almost certainly increase the amount of traffic passing in search of parking spaces and would therefore increase the hazard for cyclists and pedestrians. A

restaurant would also have a detrimental impact on the amenities of neighbours due to loss of light, increase in noise and odours associated with air extraction from the kitchens. Conversion entirely to low-cost housing accommodation would be a much more appropriate use for this site. If excavation work is to be carried out in any redevelopment we recommend that provision should be made for the County Archaeologies to have access to the site for inspection and recording purposes.

**P09/E0957/LB
Amended**

Toll House, Marlow Road (Other – North Ward – JB, LMH)

Form new partition layout at first floor level including re-siting bathroom, install w.c. at ground floor level, removal of internal partition at lower ground floor level and adjust kitchen layout, change two vents to windows at lower ground floor level and install conservation roof light at roof level.

For: Mrs M Hope.

12.10.09

HTC Observation:
OBSERVATION:

No strong views subject to Conservation Officers approval of front roof light

**P09/E0739/CA
Amended**

38 Market Place (other – North Ward – JB, LMH)

Demolition of rear (North side) outbuilding; removal of section of boundary wall adjacent to the outbuilding (along Kings Road)

For: DAM Estates

11.8.09

HTC Observation:
OBSERVATION:

Recommend Refusal – The proposed development represents an over-intensive use of the site and therefore over development. The location is totally unsuitable for a substantial restaurant as proposed. The building is on a corner that is already dangerous due to a narrow pavement and restricted visibility, and the presence of a restaurant would almost certainly increase the amount of traffic passing in search of parking spaces and would therefore increase the hazard for cyclists and pedestrians. A restaurant would also have a detrimental impact on the amenities of neighbours due to loss of light, increase in noise and odours associated with air extraction from the kitchens. Conversion entirely to low-cost housing accommodation would be a much more appropriate use for this site. If excavation work is to be carried out in any redevelopment we recommend that provision should be made for the

County Archaeologies to have access to the site for inspection and recording purposes

6. **Plans (new)**

- P09/E0980** **18 Greys Hill** (Other – South Ward – TBB, RM)
Erection of single storey rear extension. Internal alterations including provision of new stair between ground floor and basement and removal of small sections of existing wall. Existing rear accommodation to be modified with new roof.
For: Mr P Livanis
- P09/E0997/LB** **18 Greys Hill** (Other – South Ward – TBB, RM)
Erection of single storey rear extension. Internal alterations including provision of new stair between ground floor and basement and removal of small sections of existing wall. Existing rear accommodation to be modified with new roof.
For: Mr P Livanis
- P09/E0999/A** **The Barn Kings Road** (Other – North Ward – JB, LMH)
Hanging Sign.
For: KVB Design Ltd
- P09/E01019** **17 Vicarage Road** (Other – South Ward – TBB, RM)
Erect a single storey timber framed glazed orangery to side elevation
For: Mr & Mrs Martin-Davis.
- P09/E1030/LB** **3 & 4 Church Avenue** (Other – North Ward – JB, LMH)
Convert two single bedroomed units into one, two bedroomed unit including internal alterations, forming two new door openings at rear and changing existing flat roofs to two existing single storey rear additions to flat floors.
For: Henley Municipal Charities
- P09/E1035** **44 St Marks Road** (Other – South Ward – TBB, RM)
Refurbishment of front elevation: -1) Change door and side panels. 2) Increase size of porch roof. 3) Provide smooth render finish to face brickwork
For: Mr P Pratt.

- P09/E1039 Navigators Wharfe** (Other – North Ward – JB, LMH)
Erect a single storey, timber framed, glazed conservatory to first floor
For: Mr A Trotman
- P09/E1040/LB Navigators Wharfe** (Other – North Ward – JB, LMH)
Erect a single storey, timber framed, glazed conservatory to first floor terrace.
For: Mr A Trotman
- P09/E1055 359 Reading Road** (Minor– South Ward – TBB, RM)
Variation of condition 2 (restriction of car park lighting) to planning permission P97/S0467 (to vary car park lighting restrictions) to allow the condition to read “The car park lighting shall not be switched on until 07.00 and shall be switched off at 22.30, as specified in the application, or half an hour after the store closes for trade, whichever is earlier. This condition will not apply between 14 December and 03 January each year”.
For: Tesco Stores Ltd
- P09/E1056 1 Simmons Road** (Other – North Ward – JB, LMH)
Convert part of existing garage to create a shower room and erect single storey extension to enlarge existing dining room to create a bedroom and access for a person with a disability
For: Mr B Azemoundeh
- P09/E1057 28 Berkshire Road** (Other – South Ward – TBB, RM)
Erection of part single storey, part two storey side and rear extensions with detached office room.
For: Mr N Kemp

7. **FOR INFORMATION ONLY**

Plans for information only relate to minor alterations to planning applications that have already been considered by this Committee and which in the opinion of the Planning Officer will make no significant difference to the outcome of the decision.

P09/E0864/LD The Old Henley Brewery

P09/E0983 Riverslea, Mill Lane

8. **PLANNING UPDATE** (Papers attached)
TO CONSIDER Planning update

9. **WOKINGHAM BOUROUGH COUNCIL (WBC) PLANNING APPLICATIONS** (Papers attached)

TO CONSIDER three planning applications in the Parish of Remenham for WBC.

RM/2009/2107: The Boathouse, Conways Bridge, Wargrave Road, Remnham. RG9 3HT.

Proposal: Reserved Matters application on outline consent O/2008/1353 for the proposed part demolition and alterations to existing dwelling and change to ancillary use associated with Park Mansion.

Comment to WBC by 13 November 2009.

RM/2009/2113: 15 & 16 Park Place Cottages, Dairy Lane, Remenham. RG9 3HN

Proposal: Reserved Matters application on outline consent O/2008/1353 for demolition of existing extensions and erection of replacement extensions.

Comments to WBC by 12 November 2009.

RM/2009/2162: The Museum Comways, Wargrave Road, Remenham. RG9 3HT.

Proposal: Reserved Matters application on outline planning consent O/2008/1353 for partial demolition, refurbishment and alterations to dry boat house for ancillary use to residential dwelling.

Comments to WBC by 12 November 2009.

10. **ENFORCEMENT OF PLANNING GUIDELINES WITH REGARD TO UNAUTHORISED SHOP FRONTS IN HENLEY** (Papers attached)

TO CONSIDER a letter from South Oxfordshire District Council (SODC) in response to this Councils letter dated 29 September 2009 regarding unauthorised shop fronts in Henley on Thames.

11. **FENCE AT TOWNLANDS HOSPITAL, YORK ROAD** (Papers attached)

TO CONSIDER a letter from SODC in response to our letter dated 29 September 2009 regarding the fencing around the Townlands Hospital site at York Road and Clarence Road.

12. **TREE PRESERVATION ORDER** (Papers attached)

TO CONSIDER the revocation of Tree Preservation Order 05/2007 (Daleside, Harpsden Way, Henley on Thames) as SODC now consider that it has ceased to be effective and should be re-served with Tree Preservation Order 58/2009 to update and improve accuracy.