

Present: Vice Chairman – Councillor Ms L Meachin
Councillor Mr M Akehurst
Councillor Mr D Clenshaw
Councillor Miss S Evans
Councillor Miss K Gehrman -substituting for Councillor D Hinke
Councillor Mr D Silvester
Mayor, Councillor Mrs E Hodgkin (ex-officio)
Deputy Mayor, Councillor Mr S Gawrysiak (ex-officio)

In attendance: Mr M Kennedy – Town Clerk
Mrs B Walker – Minute Taker

Also present: 1 member of the Press
9 members of the public

In the absence of the Chairman Councillor D Hinke - the Vice-Chairman, Councillor Ms L Meachin took the chair.

72. APOLOGIES FOR ABSENCE

Apologies were received from the Chairman, Councillor Mr D Hinke and Councillor Miss L Hillier.

73. DECLARATIONS OF INTEREST

None received.

74. PUBLIC PARTICIPATION

Ms A Dhalla – Architect of Spratley Studios – P12/S1748/HH – 72a St Marks Road
- spoke to the amended application which has taken note of the Town Council and Planning Officer's comments regarding the bulky rear extension and the lack of a gap between the proposed property and the boundary. The amended plans have increased the gap with the neighbouring property, simplified and lowered the roof plan and has resulted in a more subservient and coherent extension. In light of these amendments the Planning Officer has commented that he "considers the impact of the initial proposal on the character of the area to be my main concern. The amendment you have shown, on balance, overcomes that objection."

Mr Adrian Hobbins – 10 Manor Road, Mrs Linda Aldridge – 16 Manor Road, Mr Jonathan May – 15 Manor Road and Ms Joanna Dunn – 3 Blandy Road – P12/S1932/FUL – 12 Manor Road,

The above residents raised concerns re the application and made the following comments:-

- the development is overbearing, too large for the site and the greater density will have a detrimental effect on the street scene.
- it does not provide a high standard of accommodation and is out of character with the area
- some of the windows would effect the privacy of neighbours and should the application be approved would wish them to be higher or have obscured glass
- insufficient parking and lack of a turning circle

75. **MINUTES**

The Minutes of the Meetings of the Planning Committee held on 11 September 2012 were approved and signed as a true record by the Vice Chairman Councillor Ms L Meachin.

76. **VARIATION TO THE ORDER OF BUSINESS**

In accordance with Standing Order 5 (a) (vi) it was **RESOLVED**

that in view of the large number of public present at the meeting the order of business on the agenda be altered to allow the Committee to consider planning application P12/S1932/FUL – 12 Manor Road next.

77. **P12/S1932/FUL – 12 MANOR ROAD**

P12/S1932/FUL **12 Manor Road** (Minor – South Ward – JW, WH)
Demolition of existing detached bungalow and erection of two detached two storey dwellings.
For: Mr K Beard

OBSERVATION: **The Committee unanimously recommends refusal as the proposal is an overdevelopment of the site, is un-neighbourly, is an unsympathetic design which is not in character with the street scene – an example of this is that the symmetry of the design is not in keeping, the front building line is unsympathetic to the curve in the road and there is inadequate parking spaces and turning circle.**

78. **PLANS (amended)**

P12/S1748/HH **72A St Marks Road** (Other – South Ward – JW, WH)
Raising of roof and single and two storey side and rear extensions to chalet bungalow to form two storey dwelling with second floor accommodation in the roof (As amended by Drawing Nos: 12.433.PL101 Revision A, 12.433.PL102 revision A, 12.433PL.103 Revision B, 12.433.PL104 Revision B, 12.433.PL105 Revision A and 12.433.PL106 Revision B accompanying agent's email of 10 September 2012).
For: Mr & Mrs Grant

HTC Observation: 11.09.12 – Recommend Refusal. This application is un-neighbourly due to lack of light, overdevelopment, bulk and there is a lack of consistency with the street scene.

OBSERVATION: **The Committee unanimously recommends refusal and reiterates its previous objections as the proposed development is still un-neighbourly due to lack of light, is an overdevelopment of the site, is too bulky and presents a lack of consistency with the street scene.**

P12/S1755/ HH **110 Reading Road** (Other – South Ward – JW, WH)
Replacement of existing aluminium framed windows on front elevation (front bay + 2 upstairs) with white grade 'A' UPVC sliding sash windows (as clarified by agent's email received 13th September 2012).
For: Mrs A Whyles

HTC Observation: 11.0912 – Recommend Refusal. The Committee recommend the use of Wood as opposed to use of UPVC.

OBSERVATION: **The Committee recommends refusal and reiterates its previous observation that wooden rather than UPVC windows should be used.**

After discussion the Committee **RESOLVED TO RECOMMEND**

that a meeting be requested with South Oxfordshire District Council in order to have an open discussion on fenestration in conservation areas.

79. **PLANS (new)**
P12/S1809/HH **2 Valley Road** (Other – North Ward – JB, EH)
Addition to a first floor with minimal roof height and eaves and alterations to the existing house.
For: Mr & Mrs G Heverin
- OBSERVATION:** **The Committee recommends refusal as the proposed development is un-neighbourly due to a loss of light and is an over-development of the site. The Committee also recommends further discussion takes place with the neighbours to find a compromise.**
- P12/S1887/HH** **27 Kings Road** (Other – North Ward – JB, EH)
Loft conversion including new dormer window and 2no. Velux windows to rear of property.
For: Mr & Mrs G Phillips
- OBSERVATION:** **The Committee recommends acceptance on the grounds that conservation style velux windows and dormers as mentioned are used. The committee would hope that wood rather than UPVC be used.**
- P12/S1916/FUL** **Garages at New Street** (Minor – North Ward – JB, EH)
Demolition of garages and workshops and construction of dwelling house with integral garage and a terrace of double garages for use with No.43 New Street.
For: Mrs J Lockyer
- OBSERVATION:** **The Committee recommends approval subject to there being an archaeological survey due to the sensitivity of the site and is referred to the Conservation Officer.**
- P12/S1917/CA** **Garages at New Street** (Minor – North Ward – JB, EH)
Demolition of garages and workshops and construction of dwelling house with integral garage and a terrace of double garages for use with No.43 New Street.
For: Mrs J Lockyer
- OBSERVATION:** **The Committee recommends approval subject to there being a full archaeological survey due to the nature and sensitivity of the site and is referred to the Conservation Officer.**
- P12/S2008/HH** **97 Deanfield Road** (Other – North Ward – JB, EH)
Conversion of garage to habitable accommodation with construction of storage area to void.
For: Mrs G Francis
- OBSERVATION:** **The Committee recommends approval as this development is in-keeping with the area.**
- P12/S2015/HH** **8 Ruperts Lane** (Other – North Ward – JB, EH)
Demolition of existing rear single storey kitchen and bathroom. Erection of rear 2 storey and single storey extensions.

OBSERVATION: For: Mr& Mrs A Gaynor
The Committee recommends approval as this extension is in-keeping with the area.

P12/S2034/HH **12 Coldharbour Close** (Other – South Ward – JW, WH)
Side extension at first floor level.
For: Mr & Mrs R Stevenson

OBSERVATION: **The Committee recommends approval as the proposed extension is in scale with the existing dwelling.**

P12/S2036/HH **54 Valley Road** (Other – North Ward – JB, EH)
Addition of full width roof across front of house at first floor level to act as a porch covering over existing balcony area.
For: Mrs & Mrs I Matthews

OBSERVATION: **The Committee recommends approval.**

P12/S2044/HH **42 Friday Street** (Other – North Ward – JB, EH)
Erection of conservatory to the side elevation of the house.
For: Mr & Mrs Macpherson

OBSERVATION: **The Committee recommends approval as the proposed development is in scale with the existing dwelling. The Committee would hope wooden windows would be used rather UPVC.**

P12/S2046/LB **79A Bell Street** (Other – North Ward – JB, EH)
Demolition of single modern beam, addition of fixed cupboards and parapets to enable concealed storage.
For: Rosesilver Group

OBSERVATION: **The Committee recommends approval subject to the Conservation Officer's approval.**

P12/S2060/LB **81 Bell Street** (Other – North Ward – JB, EH)
Minor alterations to the building in connection with refurbishment works.
For: Mr A Jarvis

OBSERVATION: **The Committee recommends approval subject to a full archaeological survey given the historical and complex nature of the building and conservation officer's approval.**

P12/S2080/HH **214 Greys Road** (Other – South Ward – JW, WH)
Single storey replacement garden room and utility.
For: Mr & Mrs T Mills

OBSERVATION: **The Committee recommends approval as the development is within the same footprint as the existing dwelling.**

80. OBJECTIONS / CALL IN APPLICATIONS

The Committee considered which Councillor should speak to South Oxfordshire District Council's Planning Committee in the event of the planning officer recommending approval and it was **RESOLVED**

that Councillors Miss S Evans and S Gawyrisiak attend the South Oxfordshire District Council Planning meeting on behalf of Henley Town Council for P12/S1932//FUL – 12 Manor Road

The meeting closed at 7.45 pm.

bw

Chairman