

Present: Vice Chairman – Councillor Ms L Meachin
Councillor M Akehurst
Councillor D Clenshaw
Councillor Miss L Hillier
Councillor D Silvester
Deputy Mayor - Councillor S Gawrysiak (ex-officio)

In attendance: Ms J Brazil – Minute Taker

Also Present: 1 member of the Press
1 members of the public

22. APOLOGIES FOR ABSENCE

Apologies were received from the Mayor, Councillor Mrs E Hodgkin, Councillor D Hinke and Councillor Miss S Evans.

In the absence of the Chairman, Councillor D Hinke, Councillor Ms L Meachin assumed the role of Chairman for the rest of the meeting.

23. DECLARATIONS OF INTEREST

None received.

24. PUBLIC PARTICIPATION

Mr P. Emmett, Jeffery Emmett Planning and Development Consultancy, Thame Agenda Item 6 – P12/S0698FUL & P12/S0730/CA – 13 – 15 Thameside.

Mr Emmett, the applicant, spoke to the application and informed the Committee the reason the improvements and alterations should be carried out. He assured the Committee that his company has had extensive discussions with the Conservation Officer as the application is in a sensitive Conservation Area and no new dwelling was to be gained by the development. The application was a remodelling exercise to the internal and an improvement to the aesthetics of the external upper part of the building only. Mr Emmett assured the Committee that he would continue to work with the Conservation Officer on the project and the colour chosen for the wooden timber veranda would be in accordance with the terms and guidelines for the conservation area.

25. MINUTES

The Minutes of the Meeting of the Planning Committee held on 29 May 2012 were received, approved and signed by the Chairman as a true record.

26. PLANS (amended)

P12/S0362

22 Church Street – (Other - South Ward – JW, WH)
Proposed two storey front extension (As amended by drawing Nos: 856 – 05 Revision A and 856 – 06 Revision B accompanying agent's email of 4 June 2012).
For: Mr M Hilditch

HTC Observation:
OBSERVATION:

21.05.12 - Recommend Approval.
Recommend Approval.

27. **PLANS (new)**
P12/S0638/HH **6 Lambridge Wood Road** – (Other – North Ward – JB, EH)
Two storey side extension.
For: Mr G Lloyd
OBSERVATION: **Recommend Approval.**
- P12/S0659/HH** **Melbury House, Fairmile** – (Other – North Ward – JB, EH)
Ground floor rear extension, demolition of first floor conservatory for replacement with bedroom extension.
For: Mr J Mirkowski
OBSERVATION: **Recommend Approval. Subject to Conservation Officer involvement.**
- P12/S0845/CA** **Melbury House, Fairmile** – (Other – North Ward – JB, EH)
Ground floor rear extension, demolition of first floor conservatory for replacement with bedroom extension.
For: Mr J Mirkowski
OBSERVATION: **Recommend Approval. Subject to Conservation Officer involvement.**
- P12/S0698/FUL** **13 – 15 Thameside** – (Minor – North Ward – JB, EH)
Demolition of existing roof and erection of replacement roof incorporating gable roof to street elevation with dormer windows and enclosed first floor front balcony, double-pitched replacement roof and installation of first floor decking to rear elevation and insertion of rooflights to side elevations to convert two existing flats into one 3 bedroom first floor flat.
For: Mulberry Estates
OBSERVATION: **Recommend Approval subject to the views of the Conservation Officer and the recommendations of the Henley Society regarding the materials used. The Committee asked that special attention be paid to the use of materials – in particular the type of bricks and slate to be used and to the paint colours.**
- P12/S0730/CA** **13 – 15 Thameside** – (Minor – North Ward – JB, EH)
Demolition of existing roof over first floor flat.
For: Mulberry Estates
OBSERVATION: **Recommend Approval subject to the views of the Conservation Officer and the recommendations of the Henley Society regarding the materials used. The Committee asked that special attention be paid to the use of materials – in particular the type of bricks and slate to be used and to the paint colours.**
- P12/S0743/HH** **44 Greys Hill** – (Other – South Ward – JW, WH)
Internal waterproofing & plastering of basement room. Concealing ceiling basement room. Alteration to window inside light well of basement room. New window box for light well. Change of flooring material in basement room. Piece of new guttering to front porch.
For: Miss V Lugan
OBSERVATION: **Recommend Approval. The Committee requests the views of the Henley Society be noted regarding the use of Cast**

Iron for the guttering and requests the Conservation Officer's involvement.

P12/S0744/LB

44 Greys Hill – (Other – South Ward – JW, WH)
Internal waterproofing & plastering of basement room.
Concealing ceiling basement room. Alteration to window inside light well of basement room. New window box for light well. Change of flooring material in basement room. Piece of new guttering to front porch.

For: Miss V Lugan

OBSERVATION:

Recommend Approval. The Committee requests the views of the Henley Society be noted regarding the use of Cast Iron for the guttering and requests the Conservation Officer's involvement.

P12/S0760/HH

6 Empstead Court – (Other – North Ward – JB, EH)
Alterations and extensions to dwelling.

For: Mr C Trotman.

OBSERVATION:

Recommend Approval subject to the views of the Conservation Officer.

P12/S0761/FUL

38 Market Place – (Other – North Ward – JB, EH)
Part change of use to Public House (A4).

For: City Pubs

OBSERVATION:

Recommend Approval, subject to the views of the Conservation Officer. The Committee also agrees with the hours of use specified by the Environmental Officer.

P12/S0808/LDP

16 Clements Road

Lawful development certificate sought for single storey extension to replace existing & demolition of store.

For: Mrs C Currie

OBSERVATION:

The Committee noted the request for Lawful Development.

P12/S0814/HH

37 Harpsden Road – (Other – South Ward – JW, WH)

Single storey rear extension plus loft conversion that includes a dormer window and roof light to the rear elevation.

For: Mr & Mrs L Bell

OBSERVATION:

Recommend Approval. The Committee requests the views of the Henley Society be noted regarding possible overlooking.

P12/S0839/A

Natwest, 18 Market Place – (Other – North Ward – JB, EH)

1.4 Fascia Signs: 350mm high non illuminated fascia sign in blueberry colour with red logo and white lettering. Plus the website and telephone banking no. in white with max. letter height of 10.5cm. 1. Projecting Sign: 750mm high x 956mm long x 45mm depth externally illuminated projecting sign in blueberry colour with red logo 3. ATM surround. 4. External nameplate

For: Mr A Finlayson

OBSERVATION:

Recommend Refusal. The projection of the sign, the use of illuminated signage and the colours designated contravenes the Henley signage design guidelines. The

Committee requests the Conservation Officer's involvement.

P12/S0886/HH

11 Nicholas Road – (Other – North Ward – JB, EH)
Demolition of external store and covered carport. Erection of single storey front extension & two storey rear extension. Render & timber clad (detailing) to external façade & associated external works.
For: Mr C White

OBSERVATION:

Recommend Approval.

P12/S0916/FUL

Henley Railway Station, Station Road – (Minor –South Ward – JW, WH)

Proposed 18m high swann 1003-09 lattice tower with galvanised finish C/L of proposed dish (TBCM AGL). Top of proposed Vodafone/02 antennas @ 18.4M AGL. Proposed Vodafone/02 Vulcan equipment cabinet finished in green. Proposed slimline meter cabinet within fenceline finished in green. Proposed Vodafone 2106 cabinet.
For: Vodafone UK limited

OBSERVATION:

Recommend Refusal. The Committee are particularly concerned about the proximity to the nursery and the fact that the masts will be three times the height of the tallest building in the area and clearly visible from the river. There have been objections from the nursery, River & Rowing Museum, Perpetual and The Henley Society.

The Committee reiterated their previous observations from the consultation letter considered at Planning Meeting 29 May 2012:

The total height of the installation (21 m) would make it visible from the river and surrounding area and members requested drawings/illustrations showing the tower as viewed from the river and from the entrance to the car park.

The location is next to a nursery and close to the River and Rowing Museum where groups of children visit and study. Members asked for confirmation as to whether the nursery and the River and Rowing Museum had been consulted.

The list of Ward Councillors on the consultation plan is very out of date. Councillor T Buckett died 3 years ago and Councillor R Myer has not been a Councillor since 2011.

Members accepted the offer made in their letter “to meet and discuss the proposal and undertake a tour of the options considered” to enable members to discuss their concerns.

It was confirmed the meeting with Telefonica is to take place on Thursday 28th June at 2pm in the Committee Room, Henley Town Hall to discuss the issues raised above.

P12/S0930/T28 **Reading Road – (Other – South Ward – JW, WH)**
Notification to install electronic communications apparatus.
For: Telefonica UK Limited

OBSERVATION: **Recommend Refusal. This application is for an unspecified location and the scope of the project is not defined.**

It was **RESOLVED:**

that the Committee Administrator sends a letter to SODC raising the objections to planning application P12/S0930/T28 regarding the issues raised in the Committee's objections.

28. OBJECTIONS / CALL IN APPLICATIONS

None.

Post meeting note: The Chairman, Councillor D Hinke proposed Councillor M Akehurst attends the South Oxfordshire District Council Planning meeting on behalf of Henley Town Council for P12/S0916/FUL, Henley Railway Station, Station Road. To represent Henley Town Council should the above application go before the Committee. It was also proposed that the nursery, River & Rowing Museum, Perpetual and The Henley Society be notified of this meeting as they may also wish to voice their objections.

29. PROGRESS REPORT

Members received a report on progress and after the following observation noted the information continued therein. Councillor Akehurst made the following amendment:

Agenda Item 10, Progress Report:

Item 8.(15.05.12)

12.06.12 - Councillor Akehurst reported that a tree in a Conservation Area must be at least 150mm in diameter, a minimum of 1.5 metres from the ground to require permission to be sought for its removal. If not in a Conservation Area, then only trees with Tree Preservation Orders require permission for removal. A different set of requirements are set out for areas classed as 'woodland' and a 'Felling Order' would then be required

30. APPEAL DECISION

The Committee received and noted the Appeal decisions for P11/E1809 - 36 Vicarage Road, Henley on Thames.

The Committee received P11/E2231, 19 Cromwell Road, Henley on Thames and made the following comments:

The Committee were surprised and disappointed with the Appeal Decision for 19 Cromwell Road, Henley on Thames, with regard to point 6 where the Inspector comments '...Overtly modern design solution is potentially acceptable on this site. My attention was drawn to another modern extension constructed at 40 St Marks Road, in the same Conservation Area...'

The Committee commented that an 'overtly modern design' did not belong in a Conservation Area and did not agree that a precedent should be set in a Conservation Area.

31. CHANGE OF PROPERTY NAME

The Committee noted the removal of existing address: Flat 3 Reading Road, Henley on Thames RG9 1AB and registration of two existing addresses already known as Flat 1 and Flat 2, 3 Reading Road, Henley on Thames
Change of property name from: Lime Tree Farm to: Limetree Farm, Badgemore, Henley on Thames RG9 4NX

32. NAME OF NEW PROPERTY

The Committee noted the new name for property to be addressed: Petaluma, 10A Rotherfield Road, Henley on Thames, RG9 1NN.

**33. PUBLICATION OF OXFORDSHIRE MINERAL AND WASTE PLAN – MINERAL AND WASTE CORE STRATEGY PROPOSED SUBMISSION DOCUMENT, MAY 2012
TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND)
REGULATIONS 2012 (REG. 19)**

The Committee received the Oxfordshire Minerals and Waste Plan, Mineral and Waste Core Strategy document and noted that representations are to be received in writing at Oxfordshire County Council by 12.00 Midday on 16 July 2012. The Committee made the following observation:

This Council has raised strong concerns previously in the submission by Henley Town Council to the Core Strategy regarding the expansion of the Lafarge Aggregates Ltd Caversham. It was **RESOLVED**

that this Council reiterate their observations from the Planning Meeting held on 10th January 2012, Minute 160 applies:

160. PLANNING APPLICATION BY LAFARGE AGGREGATES LIMITED

The Committee received and discussed the Planning Application MW.0158/11 construction of a new access off the A4155 at Caversham Quarry, Sonning Eye, READING RG4 6TX and made the following points:

- On published proposed increased traffic movements, it is estimated Henley on Thames would receive approximately 30 – 36 extra Heavy Goods Vehicles movements per day.
- This application would have an adverse effect on NO₂ air quality of the town. It was also noted that certain parts of the road network had levels significantly above the European and UK safety levels.
- Increase in congestion around the town,
- There would be a damaging effect on the listed buildings due to vibration, a number of which are Medieval in origin.
- Significant damage to the pavements would be incurred due to the narrow nature of the streets and forcing traffic to pass on the pavements.
- The quality of the road surfaces would suffer.
- Traffic noise levels would be significantly increased.
- The issue was also raised that Oxfordshire County Council had not consulted Henley Town Council on this matter.

It was **RESOLVED**

that a letter be sent to Oxfordshire Council Planning & Regulation Committee explaining this Council's concerns.

It was **RESOLVED**

that a letter be sent to Oxfordshire County Council by the deadline of 16th July 2012 before 12.00 midday too reiterate this Council's strong concerns.

34. TREE PRESERVATION ORDERS

The Committee received and noted the Tree Preservation Orders received from South Oxfordshire District Council.

The meeting closed at 8.20 pm

jb

Chairman