

Present: Chairman, Councillor C W Gibson
Councillor Miss L M Hiller
Councillor Mrs E Hodgkin (substituting for Councillor A J Follett)
Councillor D Nimmo-Smith
Deputy Mayor Councillor C Pye (ex-officio)
Councillor S Smith
Mayor Councillor Mrs J Wood (ex-officio)

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

Also Present: 19 Members of the Public
1 Member of the Press

201. APOLOGIES FOR ABSENCE

An apology for absence was received from the Vice Chairman, Councillor A J Follett.

202. DECLARATIONS OF INTEREST

Councillor Mrs E Hodgkin declared a personal interest in the following applications:- P11/E0523, 17 Nicholas Road; P11/E0524, Windyridge, rear of Elizabeth Road; and P11/E0528, 35 Nicholas Road. The Mayor, Councillor J Wood declared a personal interest in planning application P11/E0524, Windyridge, rear of Elizabeth Road.

203. PUBLIC PARTICIPATION

The Chairman invited questions and comment from members of the public on the items before the Committee. Representations were made by a number of objectors to planning application P11/E0524, Windyridge, rear of Elizabeth Road. The residents' reasons for seeking the Committee's support for a recommendation to South Oxfordshire District Council to refuse planning permission included:-

- The development is unneighbourly and would destroy the privacy of nearby neighbours and would also result in the loss of views and sun light.
- It is a back-land development/garden grabbing.
- The development is not in keeping with the local neighbourhood.
- The loss of the open space would be detrimental to wildlife and would result in trees being felled.
- A number of concerns regarding the access were raised including:- the proposed access road to the development is narrow (4.7 metres maximum); no turning space is provided; the access road exits onto a busy road; there is no provision for parking which would mean cars parking on the highway which could affect road safety.
- Vehicles using the access road would result in noise and light pollution to neighbours whose back gardens back onto it and could also create a security risk.

Mr David Hunt, on behalf of the joint applicants Mr & Mrs Hunt, Wood and Murray, addressed the Committee and responded to a letter of objection that had been submitted to SODC and appeared on their website.

Following an extended period of questions by Councillors, points of clarification and the objectors' and the applicant's responses, the Chairman ruled the period of public participation be closed.

204. MINUTES

The Minutes of the Meeting of the Planning Committee held on 5 April 2011 were received, approved and adopted and signed by the Chairman as a true record.

205. 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 P11/E0524, Windyridge, rear of Elizabeth Road.

206. P11/E0524, WINDYRIDGE, REAR OF ELIZABETH ROAD

Having regard to the representations made by the public earlier and following a lengthy exchange of views it was unanimously

RESOLVED that the application be recommended to South Oxfordshire District Council for **REFUSAL** for the following reasons:

- the proposed development would be detrimental to the existing street scene;
- the erection of 4 new houses and formation of a new drive constitutes backland development and would, if permitted, set a dangerous precedent for similar applications in the neighbourhood;
- the proposed development would exacerbate road safety issues by reason of increased traffic;
- the proposed development is considered to be unneighbourly and intrusive on nearby residents and would, therefore, be detrimental to the amenities of those neighbours by reason of loss of light and noise pollution; and
- concerns for the loss of habitat for wildlife in the locality.
- the development would be detrimental to the open garden setting of this uniquely open Henley development.

207. PLANS (amended)

P11/E0290

1 Boston Road (Other – South ward – EH, RM)
(Registered 29.02.11 – 28 Days 27.03.11)

Single storey rear extension and loft conversion. As amended by drawing no: BOS-002 Revision A accompanying applicant's e-mail dated 28 March 2011)

For: Mr T Maloney

HTC Observation

15.03.11 - No Strong Views.

OBSERVATION:

Reiterate the Committee's previous comments.

- P11/E0313** **23 Belle Vue Road** (Other – South Ward – EH, RM)
(Registered – 08.03.11 – 28 Days – 04.04.11)
 Replacement of rear single and 2 storey extensions with two storey rear extension (As amended by drawing nos: 002 Revision B, 003 and 101 Revision A accompanying agent's e-mail letter dated 6 April 2011).
 For: Mr A Zaitlik & Ms E Smith
HTC Observation 05.04.11 - No Strong Views subject to neighbours' views.
OBSERVATION: **No strong views.**
- P11/E0376** **Tobermory, Peppard Lane** (Other – South Ward – EH, RM)
(Registered 09.03.11 – 28 Days 05.04.11)
 New fencing and entrance gates to east boundary onto Peppard Lane. As amended by email and gate details drgno 12a received on the 25th March 2011 for the Agent.
 For: Hamilton Properties Ltd
HTC Observation 05.04.11 - Recommend Refusal. Application is over intensive, out of character with the area and detrimental to the street scene.
OBSERVATION: **The Committee members believed the amendments made were insufficient to change their previous comments.**
- 208. PLANS (new)**
P11/E0181 **22 Reading Road** (Minor – South Ward – EH, RM)
(Registered 31.03.11 – 28 Days 27.04.11)
 Variation of condition 7 (the site shall be marked out with the parking spaces and cycle storage as approved) of planning permission P10/E0785 (Erection of a three storey building to provide 6 two bedroom flats) to provide 3 no: car parking spaces and the relocation of the bins/cycle storage to the rear of the site.
 For: Follett Property Holdings Limited
OBSERVATION: **Recommend REFUSAL. The proposed development is contrary to the recently published Oxfordshire County Council's recommended guidelines for off-street parking places. The Committee considers there is insufficient parking provision within the application site for the number of dwellings proposed. This will create an increase in demand for on-street parking in an area where a deficiency of available on-street parking places already exists.**
- P11/E0344** **19 St Andrews Road** (Other – South Ward – EH, RM)
(Registered 30.03.11 – 28 Days 26.04.11)
 Erection of single storey rear extension with hipped roof.
 For: Ms S Knight
OBSERVATION: **No Strong Views excepting those made by the neighbours.**

- P11/E0414** **Hollybrook House, Perpetual Park Drive** (Minor – South Ward – EH, RM)
(Registered .01.04.11 – 28 Days 28.04 .11)
 Remove and replace roof of warehouse building. Install 294 solar panels (sharp 220w) to south side elevation of new roof. No change of use.
 For: Ms A Menzies
- OBSERVATION:** **The Committee welcomes the application and recommends APPROVAL**
- P11/E0436/LB** **65 Bell Street** (Other – North Ward – JB, LMH)
(Registered .30.03.11 – 28 Days 26.04.11)
 Proposed solar panels to west facing roof.
 For: Green Home Energy Ltd
 Mr Lowrie
- OBSERVATION:** **Recommend APPROVAL**
- P11/E0458/RLB** **Speakers House (Including 48 & 50 Hart Street)** (Other – North Ward – JB, LMH)
(Registered 31.03.11 – 28 Days 27.04.11)
 Conversion of officers into two dwellings, 1 maisonette flat and retail shop on ground floor (Retrospective).
 For: Invest Front Ltd
- OBSERVATION:** **Although the Committee regrets the retrospective nature of this application, nevertheless welcomes the change of use.**
- P11/E0481** **64 Greys Road** (Other – South Ward – EH, RM)
Registered 04.04.11 – 28 Days 01.05.11)
 Construction of timber raised decking to rear of property, including balustrade and steps. Replacement of existing windows with new full height sliding doors as indicated on supporting drawings.
 For: Ms R Friend
- OBSERVATION:** **No Strong Views.**
- P11/E0495** **59 Reading Road** (Minor – South Ward – EH, RM)
Registered 31.03.11 – 28 Days 27.04 11)
 Construction of detached garage with storage room above.
 For: Mr P Fleming
- OBSERVATION:** **Recommend REFUSAL. The proposed development is considered to be unneighbourly by virtue of the height and bulk of the garage.**
- P11/E0517** **Flat 1, 18 Crisp Road** (Minor – North Ward – JB, LMH)
(Registered 24.03.11 - 28 Days 20.04.11)
 Single storey rear extension.
 For: Mr S Barton
- OBSERVATION:** **Recommend REFUSAL. The proposed extension is considered to be unneighbourly by virtue of the over intrusive nature of the development.**

- P11/E0522** **38 Deanfield Road** (Other – North Ward – JB, LMH)
(Registered 30.03.11 - 28 Days – 26.04.11)
Demolition of existing garage and erection of two storey side extension.
For: Mr & Mrs O'Connor
- OBSERVATION:** **Recommend REFUSAL. The proposed development is considered to be unneighbourly.**
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- P11/E0523** **17 Nicholas Road** (Other –North Ward – JB, LMH)
(Registered 30.03.11 – 28 Days 26.04.11)
Two storey side extension. Single storey bay/porch extension. Erection of rear conservatory.
For: Mr M Chambers
- OBSERVATION:** **No Strong Views**
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- P11/E0527/LD** **Linden, Walton Avenue** (Lawful Development– South Ward – EH, RM)
(Registered 25.03.11 – 28 Days 21.04.11)
Demolition of existing side garage and rear conservatory. Construction of side and rear single storey extensions to detached house.
For: Mr S Howard
- OBSERVATION:** **No Strong Views**
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- P11/E0528** **35 Nicholas Road** (Other– North Ward – JB, LMH)
(Registered 29.03.11 – 28 Days25.04 .11)
Single storey side and rear extensions with pitched roof replacing the existing flat roof over the garage and internal alterations.
For: Mr A & Mrs N Quane
- OBSERVATION:** **The Committee welcomes the application and recommends APPROVAL**
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- P11/E0545** **23 Haywards Close** (Minor – North Ward – JB, LMH)
(Registered – 12.04.11 – 28 Days09.05. 11)
Construction of one detached house and garage.
For: Montague Estates Ltd
- OBSERVATION:** **Recommend REFUSAL. The proposed construction of a detached house and garage is considered to be both overdevelopment and intrusive representing as it does a shoe horning in of a further dwelling having regard to the size of the plot. The Committee also wishes to express its concern about the nature of the land which is understood to be contaminated and Public Rights of Way issues.**
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- P11/E0554** **Harpsden Grange, Harpsden Way** (Other – South Ward – EH, RM)
(Registered 07.04.11 – 28 Days 04.05.11)
Proposed demolition of retaining wall and erection of two storey side extension to from utility room, stair enclosure and enlarged bedroom. Internal alterations to existing floor plans.
For: Mr W Roseff

OBSERVATION: **The Committee welcomes the application and recommends APPROVAL**

11/E0555

14 Kings Road (Other – North Ward – JB, LMH)
(Registered 30.03.11 – 28 Days 26.04.11)

Two storey rear extension with room in roof above and basement extensions below. Existing single storey extension and conservatory to be demolished. New development on same footprint.

For: Mr W Scott

OBSERVATION: **Recommend REFUSAL. The proposed extensions are considered to be an overdevelopment of the site. Moreover, the Committee wishes to express its concern about the size of the basement extension and possible implications for water drainage.**

P11/E0558

Beechwood Lodge, Lambridge Lane, Badgemore (Other – North Ward – JB, LMH)
(Registered 30.03.11 – 28 Days 26.04.11)

Raising of the roof and extensions to existing dwelling.

For: Mrs S Posgate

OBSERVATION: **Although the Committee expressed “No Strong Views” it is for consideration that this application be referred to the Chiltern Society.**

P11/E0559/LB

The Old Trinity School House, Greys Hill (Other – South Ward- EH, RM)
(Registered 07.04.11 – 28 Days 04.05.11)

Formation of additional doorway between master bedroom and dressing room and new stud partition to separate ensuite bathroom from dressing area.

For: Mr T G Dickson

OBSERVATION: **No Strong Views.**

P11/E0624/EX

19-21 Bell Street (Minor – North Ward – JB, LMH)
(Registered 11.04.11 – 28 Days 08.05.11)

Extension of Time to planning permission P08/E0660 for: Alterations and refurbishment of vacant residential (2 flats) and part shop storage to form 3 2-bed flats on first and second floors (as clarified by drawing no. 919/09a acc letter from Agent dated 15 July 20008).

For: London & Henley (Bell Street) Ltd

OBSERVATION: **No Strong Views**

209. FOR INFORMATION ONLY

The Committee received and noted the following minor alterations to planning applications as set out hereunder:

P11/E0308	Tudor House, Fairmile
P11/E0365 & P11/E0366/LB	37 Northfield End
P11/E0237	23 Vicarage Road

210. PLANNING APPEAL NOTIFICATION - LAND REAR OF 19 FAIRMILE

Members had before them the appeal notification to the Planning Inspector submitted by Mr A Easton for the construction of a new build 2 bedroomed bungalow on land rear of 19 Fairmile.

Having regard to the District Council's reason for refusing planning permission, the applicant's grounds for appeal and Committee's previous observations which were to recommend refusal as the development is considered to be over-intensive and constitutes backland development, it was

RESOLVED that no further representations be made with respect to this appeal.

211. PROPOSED NEW MOBILE PHONE SITE ON GREYS ROAD – PRE CONSULTATIONS

The Committee considered the Consultation Plan for a proposed new mobile phone site at Greys Road, ref: 61198. It was

RESOLVED that no objections be raised with respect to this application.

212. DECISION NOTICES

The Committee considered the Decision Notices received from South Oxfordshire District Council. In noting with disappointment the District Council's decision to grant planning permission for a loft conversion to a property within the conservation area P11/E0152, the Committee expressed the deepest regret that it would appear the SODC is not following its own conservation policy guidelines and hoped that the incoming administration would continue to make representations to SODC on the importance of protecting Henley's conservation areas.

Arising from the Decision Notices received from South Oxfordshire District Council on 5 April 2011, (Min. No. 199 refers), Members had before them a copy of the letter sent by the Chairman to SODC's Planning Development Manager. The letter had been acknowledged and a full response was expected within a week. It was

RESOLVED that the report be noted.

213. OBJECTIONS

The Committee considered which Councillor should speak at South Oxfordshire District Council's Planning Committee in the event of an objection. It was

RESOLVED that subject to the outcome of the election on 5 May 2011, Councillor Miss L M Hillier would attend the District Council's Planning Committee on behalf of Henley Town Council should planning application P11/E0524, Windyridge, Rear of Elizabeth Road be considered by the Committee.

214. THANKS

The Committee recorded its thanks to Councillor C W Gibson for his chairmanship of the Planning Committee during the last year. The Chairman reciprocated thanks to the Members of the Committee for their support.

The meeting closed at 8.12pm.

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Chairman