

Present: Chairman - Councillor C W Gibson,
Vice Chairman, Councillor A J Follett
The Mayor Councillor Mrs J Wood (ex-officio)
Councillor Miss L Hiller
Councillor S Smith
Councillor D Nimmo-Smith

In attendance: Mr M Kennedy – Town Clerk
Ms J Brazil – Minute Taker

Also Present: Members of the Public
Councillor P Buckett
Councillor Mrs R Myer
1 Member of the Press

157. APOLOGIES FOR ABSENCE

An Apologise for absence was received from the Deputy Mayor Councillor C Pye.

158. DECLARATIONS OF INTEREST

The following declarations of interest were received:-

Councillor S Smith - Personal – P10/E1963 2 Bell Street Mews – Known to applicant.

Councillor L Hiller - Personal – P10/E1963 2 Bell Street Mews – Known to applicant.

Councillor D Nimo-Smith - Personal – P10/E1963 2 Bell Street Mews – Known to applicant.

Mayor, Councillor Mrs J Wood – Personal – P11/E0003/EX – The Chiltern Centre, Greys Road – applicant is one of the Mayors chosen charities.

Councillor C W Gibson – Personal and Prejudicial - P10/E2001 – P10/E2002/CA – P10/E2003 – P10/E2004/CA - 33 St Andrews Road – Known to applicant.

Councillor A Follett – Personal – P11/E0050 10 Elizabeth Road – Known to applicant.

159. PUBLIC PARTICIPATION

Mr I MacGregor, The Walled Garden, 98 Kings Road Spoke, as the applicant, regarding Planning Application – P11/E0012. He explained that the previous application, P10/E1203, proposed on this site had been refused and the new design now takes into account the comments of this Committee, neighbours and the Planning Officer and he has attempted to redress these issues – see below:-

- The proposed dwelling had been reduced in bulk to redress the effect on neighbours.
- The new ridge height is now only 1.36 meters higher than the existing property so the overall effect on surrounding properties will be greatly reduced.
- The removal of the bathroom from over the garage will further reduce the bulk from houses affected on Ravenscroft Road.
- All of the changes have been discussed with the Planning Officer.

Mr MacGregor explained he has been a resident of Henley for over 35 years and intends to continue living at the property after the alterations have taken place.

160. **MINUTES**

The Minutes of the meeting held on 11 January 2011 were approved and signed by the Chairman as a true record.

161. **PLANS (Amended)**

**P10/E1905
AMENDED**

Redcliffe House, New Street (Other – North ward – JB, LMH)
(Registered 13.12.10 – 28 Days 09.01.11)

Demolition of existing double garage and replacement with new double garage (As amended by Drawing Number 11940002 accompanying agent's e-mail dated 21 January 2011)

For: Mr P Woods

HTC Observation:

11.01.11

OBSERVATION:

No strong views.

OBSERVATION:

No strong views.

162. **PLANS (New)**

P10/E1778

Imperial Hotel, 25 Station Road (Minor – South ward – EH, RM)
(Registered 05.01.11 – 28 Days 01.02.11)

Addition of orangery glazed roof to terrace area to the rear of the existing Imperial Hotel.

For: Dr R Crockett

OBSERVATION:

Recommend Refusal as the proposal is un-neighbourly and the noise and light pollution of the proposed orangery this application would cause. The Committee welcomes the property's use as a hotel.

P10/E1809

4 Market Place (Minor – North ward – JB, LMH)
(Registered 07.01.11 – 28 Days 03.02.11)

Single residential unit to the upper floors, extension of ground floor retail area, installation of new shop front.

For: Rodewell Properties LLP

OBSERVATION:

Recommend Approval. This is a significant building within the town centre and the proposed development is a good use for this property.

P10/E1828/LB

Rear of 19-21 Market Place (Other – North ward – JB, LMH)
(Registered 21.12.10 – 28 Days 17.01.11)

Removal of existing floor and replacement with a new floor and drainage. Removal of 1.5m section of existing wall.

For: Mrs E Rosenmeier

OBSERVATION:

Recommend Approval. Because of the importance of the location, this Committee requests that both the floor covering and sub-floor be both subjected to Archaeological investigation before work commences.

P10/E1852/LB

14A Friday Street (Other – South ward – EH, RM)
(Registered 24.12.10 – 28 Days 20.01.11)

Replace existing stairs. Remove fitted cupboard.

For: Mr D Hall

OBSERVATION:

No strong views.

- P10/E1863** **63 Park Road** (Other – South ward – EH, RM)
(Registered 04.01.11 – 28 Days 31.01.11)
Demolition of existing garage and erection of a new dwelling.
For: Mr C Bishop
- OBSERVATION:** **Recommend refusal. The Committee is concerned about the loss of a garage and the impact on the neighbours’ boundary wall.**
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- P10/E1864/CA** **63 Park Road** (Other – South ward – EH, RM)
(Registered 04.01.11 – 28 Days 31.01.11)
Demolition of existing garage and erection of a new dwelling.
For: Mr C Bishop
- OBSERVATION:** **Recommend refusal. The Committee is concerned about the loss of a garage and the impact on the neighbours’ boundary wall.**
-
- P10/E1940** **Reading Road** (Minor – South ward – EH, RM)
(Registered 11.01.11 – 28 Days 07.02.11)
Positioning of Automatic Number Plate Recognition Camera on Highway. Easting: 476614 Nothing:181658 Installation in verge adjacent Reading Road.
For: Mr D Joy (Thames Valley Police)
- OBSERVATION:** **No strong views.**
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- P10/E1955** **59 Reading Road** (Other – South ward – EH, RM)
(Registered 04.01.11 – 28 Days 31.01.11)
Construction of detached garage with storage room above.
For: Mr P Fleming
- OBSERVATION:** **Recommend refusal, for reasons of its un-neighbourly appearance, height and potential parking problems it will create.**
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- P10/E1963** **2 Bell Street Mews** (Other – North ward – JB, LMH)
(Registered 05.01.11 – 28 Days 01.02.11)
Erection of timber garden room extension to rear of property.
For: Mrs L Williamson
- OBSERVATION:** **No strong views.**
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- P10/E1973** **The Coach House, Northfield End** (Other – North ward – JB, LMH)
(Registered 22.12.10 – 28 Days 18.01.11)
Change of use and conversion to residential including single and two storey extensions and internal alterations. Demolition of side lean-to and flat roof over garage.
For: Mr S Carter
- OBSERVATION:** **No strong views subject to Conservation Officers observation. The Committee welcomes the change of use back to residential property.**

P10/E1974/LB **The Coach House, Northfield End** (Other – North ward – JB, LMH)
(Registered 22.12.10 – 28 Days 18.01.11)
Change of use and conversion to residential including Single and two storey extensions and internal alterations. Demolition of side lean-to and flat roof over garage.
For: Mr S Carter

OBSERVATION: **No strong views subject to Conservation Officers observation. The Committee welcomes the change of use back to residential property.**

P10/E1987 **3 & 4 Boathouse Reach** (Other – South ward – EH, RM)
(Registered 10.01.11 – 28 Days 06.02.10)
Ground floor extensions to the garages of numbers 3 and 4 Boathouse Reach and alterations to the fenestration and internal layout of 3 Boathouse Reach, including a new flat roof dormer and extension of the internal ground floor kitchen/dining room into the existing balcony space. Replacement of all external doors and windows.
For: Mr Hind

OBSERVATION: **No strong views.**

P10/E1992 **Cotham, 3a Norman Avenue** (Other – South ward – EH, RM)(Registered 24.12.10 28 - Days 20.01.11)
Construction of first floor extension to the rear, erection of porch over back door, insertion of window in bedroom 2 wall for fire escape and conversion of garage to utility room replacing door with window.
For: Mr D Collins

OBSERVATION: **No strong views.**

Chairman Councillor Gibson having previously declared a Prejudicial interest in the following applications and left the Chamber.
Councillor A Follett took the Chair.

P10/E2001 **33 St Andrews Road** (Other - South ward – EH, RM)
(Registered 06.01.11 – 28 Days 02.01.11)
Demolition of existing garages, carport and single storey extension. Construction of a new double garage with access drive and construction of a new boundary wall.
For: Mr & Mrs A Barker

OBSERVATION: **No strong views.**

P10/E2002/CA **33 St Andrews Road** (Other - South ward – EH, RM)
(Registered 06.01.11 – 28 Days 02.01.11)
Demolition of existing garages, carport and single storey extension.
For: Mr & Mrs A Barker

OBSERVATION: **No strong views.**

- P10/E2003** **33 St Andrews Road** (Minor - South ward – EH, RM)
(Registered 06.01.11 – 28 Days 02.01.11)
Erection of detached three storey five bedroom dwelling.
For: Mr & Mrs A Barker
- OBSERVATION:** **Recommend refusal on grounds of height, bulk, over development and over intensive use of site.**
- P10/E2004/CA** **33 St Andrews Road** (Other - South ward – EH, RM)
(Registered 06.01.11 – 28 Days 02.01.11)
Demolition of part of dwelling.
For: Mr & Mrs A Barker
- OBSERVATION:** **No strong views.**
- P11/E0003/EX** **The Chiltern Centre, Greys Road** (Minor - North ward – JB, LMH)
(Registered 14.01.11 – 28 Days 10.02.11)
Extension to provide additional bedrooms and office space.
(Extension of time on P07/E1549)
For: Mrs M Lee
- OBSERVATION:** **No strong views.**
- P11/E0012** **The Walled Garden, 98 Kings Road** (Minor - North ward – JB, LMH)
(Registered 17.01.11 – 28 Days 13.02.11)
Demolition of existing house and garage and erection of new replacement house and garage with associated alterations to adjacent electricity sub-station.
For: Mr I MacGregor
- OBSERVATION:** **No strong views, subject to the views of the Conservation Officer.**
- P11/E0020/LB** **2A Bell Lane** (Other - North ward – JB, LMH)
(Registered 10.01.11 – 28 Days 05.02.11)
Demolition of single storey commercial garage workshop, retention, alteration and extension of two story building with change of use to form two cottages and associated parking.
For: Chesterton Commercial (OXON) Ltd
- OBSERVATION:** **No strong views subject to Conservation Officer observations.**
- P11/E0034** **68 Makins Road** (Other – South ward EH, RM)
(Registered 20.01.11 – 28 Days 16.02.11)
Single storey rear extension forming new kitchen plus single storey front extension forming new garage.
For: Mr T Pearce
- OBSERVATION:** **No strong views.**
- P11/E0041** **31 Belle Vue Road** (Minor - South ward – EH, RM)
(Registered 18.01.11 – 28 Days 14.02.11)
Erection of two 4/5 bed dwelling houses with revised vehicular access.
For: Mr A Morris & Mrs A Arthur
- OBSERVATION:** **Recommend refusal application is over intensive.**

P11/E0050 **10 Elizabeth Road** (Other - North ward – JB, LMH)
(Registered 14.01.11 – 28 Days 10.02.11)
Two single storey side extensions and realignment of
fence adjacent to Elizabeth Road.
For: Mr & Mrs J Thornber

OBSERVATION: **No strong views.**

P11/E0079 **15 Western Road** (Other – South Ward – EH, RM)
(Registered 18.01.11 – 28 Days 14.02.11)
First floor extension at rear of the property, to form master
bedroom with dressing room and shower, replacement of gables
with hipped roof.
For: Mr & Mrs J Swinburn

OBSERVATION: **No strong views.**

163. LOWER BOLNEY FARM – PARISH OF HARPSDEN

The Committee were asked by the Planning Officer at South Oxfordshire District Council to comment on the Major development at Lower Bolney Farm.

P10/E1927 **Lower Bolney Farm, Shiplake** (Major -(in Parish of Harpsden))
(Registered 06.01.11 – 28 Days 02.02.11)
Construction of 3 replacement stable blocks, two tack houses
including four flats, three bedroom house, groom accommodation
and barn and associated change of use of agricultural land to Polo
arena and construction of balancing pond.
For: Mr U Schwarzenbach

OBSERVATION: **No strong views subject to the application not setting a
precedence.**

FOR INFORMATION ONLY

None received.

164. DECISION NOTICES

The Committee noted the Decision Notices received from South Oxfordshire District Council.

165. OBJECTIONS

Councillor A J Follett will represent Henley Town Council in relation to P10/E1714 Henley College Sports Hall when the date of the South Oxfordshire Planning Meeting is confirmed. Proposed date 9 March 2011.

166. TREE PRESERVATION ORDER

The Committee received and noted The Tree Preservation Order 190/2009 (situated on public footpath adjacent to parcels of land on Manor Road and Blandy Road, Henley on Thames) by SODC.

The meeting closed at 7:45 pm
jb

Chairman