

HENLEY-ON-THAMES TOWN COUNCIL

MIKE KENNEDY
Town Clerk

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COUNCIL OFFICES
TOWN HALL
MARKET PLACE
HENLEY-ON-THAMES
OXFORDSHIRE RG9 2AQ

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

to be held on

TUESDAY 22 APRIL 2014

AT 7.00PM

in

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

A handwritten signature in black ink that reads 'Mike Kennedy' with a stylized flourish at the end.

Mr M W Kennedy
Town Clerk
14 April 2014

MEMBERSHIP:

Chairman, Councillor D Hinke
Vice Chairman, Deputy Mayor Councillor M Akehurst (ex-officio)
Councillor D Clenshaw
Councillor Miss S Evans
Councillor Miss L Hillier
Councillor Mrs E Hodgkin
Councillor Ms L Meachin
Councillor D Silvester
Mayor, Councillor S Gawrysiak (ex-officio)

Members are reminded to sign the attendance book

AGENDA

1. APOLOGIES FOR ABSENCE

TO RECEIVE Apologies for absence.

2. DECLARATIONS OF INTEREST

Members are hereby reminded that, under the provisions of sections 26-34 and Schedule 4 of the Localism Act 2011, a member with a disclosable pecuniary interest of which they are aware 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 disclosable pecuniary 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/she has obtained a dispensation from the council; and not seek improperly to influence a decision about that matter

3. PUBLIC PARTICIPATION

TO RECEIVE questions or statements from members of the Public. The following rules shall apply:

- You may ask questions or make a statement on any item included on the agenda. The session, which is also open to Councillors who may have a personal and prejudicial interest on any item included on the agenda, will last for a period of up to 10 minutes (but capable of being extended at the Chairman's discretion).
- Questions from the town's residents will take priority, followed by property owners, businesses and then non-residents.
- All speeches shall last for no more than 2 to 3 minutes.
- If there are no statements or questions, or if all statements have been made or questions asked before the period of time allotted, the meeting will start to consider the remainder of its business. No further public questions or statements will be entertained at that meeting.
- If an answer to a question cannot be given at the meeting the Chairman may, at his/her discretion, arrange for a written answer to be given.
- The Chairman of the meeting will have complete discretion as to the order in which questions are taken and statements made. Supplementary questions may be asked at the Chairman's discretion.
- The Chairman of the meeting may rule that any public remarks are not appropriate and will not be accepted; for example if they are defamatory, frivolous or offensive. In such an instance the Chairman may disallow a question or statement or cut short a statement or discussion, or disqualify any member of the public from continuing to speak.
- Questions which require the disclosure of exempt or confidential information will not be answered.
- The Chairman of the meeting's interpretation of this procedure shall not be questioned and his/her ruling on any questions relating to this procedure shall be final.

4. **MINUTES** (Papers attached)
TO APPROVE the Minutes of the Meeting of the Planning Committee held on 8 April 2014.

5. **PLANS (amended)**

P13/S3512/FUL **Phyllis Court Club, Phyllis Court Drive** (Major – North Ward – JB, EH)
Erection of a health club (D2 use) with ancillary uses including new tennis courts, access, car parking, landscaping, engineering, infrastructure and other works. (Alterations to ratio of wall to glazing on elevations and removal of pedestrian footpath link as shown on amended plans received 4th April 2014 and additional information provided by supporting letter received 15th January 2014).
For: Phyllis Court Club

HTC Observation 10.12.13 - Recommend Refusal. The committee noted that this application was on the edge of the AONB, and the conservation area, and therefore considered the design to be out of keeping with its surroundings. It is also visible from the river. There is concern regarding the flood plain, and many residents have written regarding problems concerning the use of floodlighting in the evenings on the tennis courts and extra traffic on the road past the flats at the entrance to the drive.

P14/S0751/A **38 Market Place** (Other – North Ward – JB, EH)
Retention of fixed hanging sign. (Re-submission of refused application P13/S2869/A). (As amended by plan 2569. 101 rev B and email dated 9 April 2014 showing shorter leg to sign to avoid projecting brick course.)
For: Mr N Murrey / City Pubs

HTC Observation 08.04.14 - Recommend Approval.

6. **PLANS (new)**

P14/S0878/FUL **The Old Smithy, 19B Hart Street** (Other – North Ward – JB, EH)
Change of use of the first floor from B1 office to C3 residential.
For: Mr R Bennet

P14/S0892/HH **The Little House, 1 Western Avenue** (Other – South Ward – JW, WH)
Construct a new garage on the site of the present one.
For: Mr C Henwood

- P14/S0943/FUL** **St Mary's School, 13 St Andrews Road** (Minor - South Ward – JW, WH)
Install new glazed screen and entrance door.
Remove brick infill panels between brick piers and replace with metal bar railings; install second automated sliding gates.
For: Mrs J Green
- P14/S0949/HH** **84 West Street** (Other – North Ward – JB, EH)
Demolition of existing single storey rear extension.
Construction of new single storey rear extension.
Alterations to windows to front and rear of property to reinstate original features.
For: Ms C Mullins
- P14/S0950/LB** **84 West Street** (Other – North Ward – JB, EH)
Demolition of existing single storey rear extension.
Construction of new single storey rear extension.
Alterations to windows to front and rear of property to reinstate original features.
For: Ms C Mullins
- P14/S0957/HH** **76A St Marks Road** (Other – South Ward – JW, WH)
Single storey rear extension and new roof over existing conservatory and utility room.
For: Mr & Mrs T Wilby
- P14/S0959/HH** **4 St Marks Road** (Other – South Ward – JW, WH)
Demolition and rebuilding of south west brick boundary wall.
For: Mr & Mrs Walsh
- P14/S0975/HH** **Walnut House, Lambridge Wood Road**
(Other – North Ward – JB, EH)
Proposed rear extension to provide additional contemporary living space including garden room and basement pantry and store areas.
For: Mr J Spratley
- P14/S1044/HH** **7 Chilterns End Close** (Other – North Ward – JB, EH)
Single storey side and rear extensions.
For: Mrs D Bellman
- P14/S1063/HH** **2 Gainsborough Road** (Other – North Ward – JB, EH)
Provision of a dropped kerb and access crossover driveway. (Re-submission of withdrawn application P13/S2501/HH).
For: Mr E Fallon

7. **OBJECTIONS / CALL IN APPLICATIONS**
TO DECIDE which Councillor is to speak at District Council in the event of an objection.
8. **TREE PRESERVATION ORDER** (Papers attached)
TO NOTE Tree Preservation Order Number 10/2013. The period for objection has now expired and the Council confirmed the Order in 2 April 2014.
Any appeals to the High Court, under section 284 of the Town and Country Planning Act 1990 must be made within six weeks of the confirmation of the Order.
9. **OXFORDSHIRE STRATEGIC HOUSING MARKET ASSESSMENT (SHMA)**
(Papers attached)
TO RECEIVE AND CONSIDER email from CPRE Oxon regarding proposed housing figures for South Oxfordshire

jb

14 April 2014

Agenda Item 4

HENLEY ON THAMES TOWN COUNCIL

MINUTES OF THE PLANNING
COMMITTEE HELD ON
TUESDAY 8 APRIL 2014
AT 6.30PM IN THE COUNCIL
CHAMBER, TOWN HALL,
HENLEY ON THAMES.

Present: Councillor M Akehurst, Deputy Chairman
Councillor D Clenshaw
Councillor Mrs E Hodgkin
Councillor D Silvester
Mayor, Councillor S Gawrysiak (ex-officio)

In Attendance: Mr M Kennedy – Town Clerk
Mrs N Taylor – Committee Administrator / Minute Taker

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

160. APOLOGIES

Apologies for absence were received from the Chairman, Councillor D Hinke, Miss S Evans, Miss L Hillier and Ms L Meachin.

161. DECLARATIONS OF INTEREST

The following declaration of interest was received: Councillor S Gawrysiak – P14/S0670/HH 89 Harpsden Road – Pecuniary – next door neighbour of the applicant.

162. PUBLIC PARTICIPATION

None received.

163. MINUTES

The Minutes of the Meeting of the Planning Committee held on 28 March 2014 were approved and signed as a true record by the Deputy Chairman, Councillor M Akehurst.

164. PLANS (new)

Councillor Mrs E Hodgkin abstained from voting on the following application.

P14/S0489/LB

36 Market Place (Other – North Ward – JB, EH)
Repair to lath and plaster bedroom ceiling which has partially collapsed.
For: Mrs H King for Henley Town Council

OBSERVATION:

Recommend Approval and request that SODC look favourably on this application.

P14/S0550/HH

6 Hamilton Avenue (Other – South Ward – JW, WH)
Construction of a conservatory to the side of the property.
For: Mr A Allum

OBSERVATION:

Recommend Approval.

Councillor Mrs E Hodgkin abstained from voting on the following application.

P14/S0616/HH **Field Cottage, The Fairmile** (Other – North Ward – JB, EH)
Alterations and construction of a 2 storey extension to existing dwelling house.
For: Mr S Parsons
OBSERVATION: **Recommend Approval.**

Councillor Mrs E Hodgkin abstained from voting on the following application.

P14/S0622/HH **The Millers Cottage, Pack & Prime Lane** (Other – North Ward – JB, EH)
Extensions to existing rear dormers
For: Mr G Hughes
OBSERVATION: **Recommend Approval.**

Councillor Mrs E Hodgkin abstained from voting on the following application.

P14/S0660/HH **71 Kings Road** (Other – North Ward – JB, EH)
Demolition of the existing conservatory, and single storey extension, and the erection of a three storey side extension, single storey rear extension and replacement conservatory
For: Mr Mrs C Hult
OBSERVATION: **Recommend Refusal due to the application being over intensive (doubling the size of the original building), the detrimental effect on neighbouring houses and out of keeping with the area.**

Councillor S Gawrysiak left the room.

P14/S0670/HH **89 Harpsden Road** (Other –South Ward – JW, WH)
Demolition of existing single storey rear extension and construction of new single storey/part two storey rear extension, conversion of existing loft space and associated work.
For: Mr R Gordon
OBSERVATION: **Recommend Refusal due to the application being un-neighbourly, overlooking, out of character and the light impact on the neighbouring property.**

Councillor S Gawrysiak re-entered the meeting.

P14/S0671/HH **3 Newtown Gardens** (Other – South Ward – JW, WH)
Proposed pitched roof over existing garage to form first floor storage area.
For: Mr R Smith

OBSERVATION: **Recommend Refusal due to the reasons specified in SODC refusal of planning application P13/S2846/HH – The existing garage occupies a narrow and visually prominent site between the rear gardens of adjacent housing and Newtown Gardens. The proposed development, due to the increase in height and bulk of the garage building would result in a cramped form of development within this constrained site to the detriment of the character and appearance of the site and its surroundings. As such the proposal would fail to accord with Policies CSQ3 of the South Oxfordshire Core Strategy and Policies G2, D1 and H13 of the South Oxfordshire Local Plan 2011.**

P14/S0680/HH **85 Reading Road** (Other – South Ward – JW, WH)
Rear part single storey part 2 storey extension and loft conversion to include side and rear dormers.
For: Mrs J Burness

OBSERVATION: **While the Committee made no objections to this application the removal of the roof extension would improve the symmetry of the building.**

P14/S0723/HH **26 Vicarage Road** (Other – South Ward – JW, WH)
Installation of two 'Velux conservation type' roof lights to the front roof pitch.
For: Mr T Flower

OBSERVATION: **Recommend Refusal due to the Velux windows at the front of the house being inappropriate in a Conservation Area and request that a Conservation Officer looks at the application.**

Councillor Mrs E Hodgkin abstained from voting on the following application.

P14/S0729/HH **Old Stabling, 15A Fairmile** (Other – North Ward – JB, EH)
Alterations/extension of existing garage
For: Mr N Bransdon

OBSERVATION: **Recommend Approval.**

Councillor Mrs E Hodgkin abstained from voting on the following application.

P14/S0737/HH **90 Kings Road** (Other – North Ward – JB, EH)
Erection of rear and side single storey extensions.
For: Ms F Galton-Fenzi

OBSERVATION: **Recommend Approval.**

P14/S0749/HH **4 Greys Hill** (Other – South Ward – JW, WH)
Demolition of existing rear extension and greenhouse.
Erection of a single storey rear extension.
For: Mr E Sandars

OBSERVATION: **Recommend Approval.**

P14/S0750/LB **4 Greys Hill** (Other – South Ward – JW, WH)
Demolition of existing rear extension and greenhouse.
Erection of a single storey rear extension.
For: Mr E Sandars

OBSERVATION: **Recommend Approval.**

Councillor Mrs E Hodgkin abstained from voting on the following application.

P14/S0751/A **38 Market Place** (Other – North Ward – JB, EH)
Retention of fixed hanging sign. (Re-submission of refused application P13/S2869/A)
For: Mr N Murrey / City Pubs

OBSERVATION: **Recommend Approval.**

P14/S0758/HH **33A St Andrews Road** (Other – South Ward – JW, WH)
New Loft storage and plant room. New roof windows to rear elevation.
For: Mr P Spingett

OBSERVATION: **Recommend Approval.**

P14/S0776/HH **56 Albert Road** (Other – South Ward – JW, WH)
Demolition of existing rear extensions and replacement with full width single storey rear extension for kitchen/diner plus internal first floor modifications.
For: Mr S Nikzad

OBSERVATION: **Recommend Approval.**

P14/S0788/FUL **2 Thorne Close** (Other - South Ward – JW, WH)
Variation of condition 4 of planning permission P10/E1705, to allow for the retention of the garage.
Two storey rear extension, single storey rear conservatory and single storey side utility room extensions, plus detached garage extension.
For: Mr M Donnelly

OBSERVATION: **Recommend Refusal due to Condition 4 that was formerly imposed on P10/E1705.**

P14/S0843/HH **62 Makins Road** (Other – South Ward – JW, WH)
Demolition of existing garage. Erection of single storey side and rear extension (to include new garage) and replace existing flat roof structures with pitched roofs.

For: Mr & Mrs M Singh

OBSERVATION: **Recommend Approval.**

P14/S0863/HH **14 Manor Road** (Other – South Ward – JW, WH)
Single storey side & rear extension; loft conversion.
For: Mr S Hughes

OBSERVATION: **Recommend Approval.**

P14/S0883/HH **184 Reading Road** (Other – South Ward – JW, WH)
Single storey side return extension.
For: Mr & Mrs S Messenger

OBSERVATION: **Recommend Approval subject to neighbours' views.**

165. OBJECTIONS / CALL IN APPLICATIONS

The Committee considered which Councillor should speak at the South Oxfordshire District Council's (SODC) Planning meeting in the event of an objection and it was **RESOLVED**

that Councillor D Silvester represents the Town Council at the SODC planning meeting and speaks on the Council's behalf against application **P14/S0660/HH – 71 Kings Road.**

Councillor to confirm their attendance with SODC prior to the meeting.

166. PLANNING APPEAL NOTIFICATION

The Committee noted the Planning Appeal notifications for **P13/S2846/HH 3 Newtown Gardens, Henley RG9 1EH**

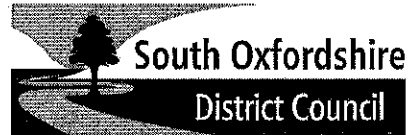
The meeting closed at 7.00pm

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Chairman

Planning Service

HEAD OF SERVICE: Adrian Duffield



Listening Learning Leading

Mr Mike Kennedy
Council Offices
Town Hall
Market Place
HENLEY-ON-THAMES

CONTACT OFFICER: **Matt Gulliford**
forestry@southoxon.gov.uk
Tel: 01491 823740

Benson Lane, Crowmarsh Gifford
Wallingford OX10 8NQ

RG9 2AQ

2nd April 2014

Dear Mr Kennedy

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (TREE PRESERVATION)(ENGLAND)
REGULATIONS 2012
SOUTH OXFORDSHIRE DISTRICT COUNCIL (HENLEY AREA)
TREE PRESERVATION ORDER NO. 10/2013**

Further to my letter dated 4th October 2013, the period for objection on the above Order has now expired and the Council confirmed the Order on 2nd April 2014.

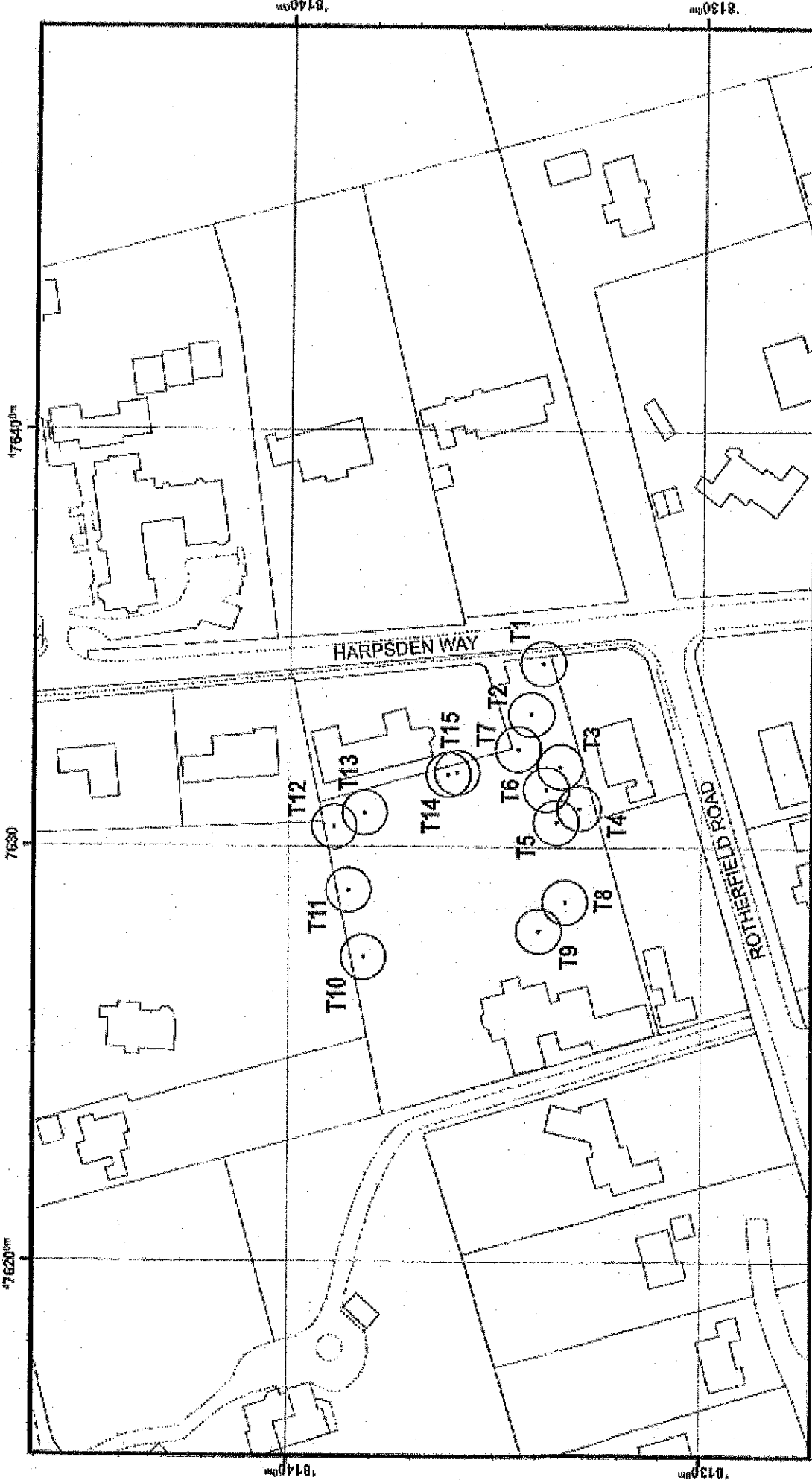
Should you wish to appeal against the confirmation of this Order, an application can be made to the High Court, under section 284 of the Town and Country Planning Act 1990. Such an application must be made within 6 weeks of the confirmation of the Order.

Any felling, lopping etc of the protected tree(s) will require the prior permission of the Council. Should you wish to carry out works to the tree(s) please contact the Council's Forestry Officer Tel: 01491 823770.

I enclose for your information a copy of the map showing the tree(s) protected by this Order.

Yours sincerely,

Matt Gulliford
Forestry Officer
Enc

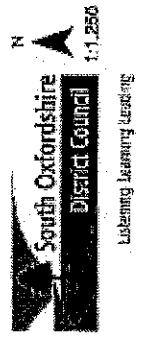


Signed on behalf of the South Oxfordshire District Council

South Oxfordshire District Council
HENLEY-ON-THAMES Area

Tree Preservation Order No.10/2013

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[Handwritten signature]

Authorised by the Council to sign in that behalf

Subject: FW: PROPOSED HOUSING FIGURES FOR SOUTH OXFORDSHIRE
Importance: High

From: Becky Crockett [<mailto:administrator@cpreoxon.org.uk>]
Sent: 02 April 2014 10:47
To: Administrator CPRE Oxon
Subject: PROPOSED HOUSING FIGURES FOR SOUTH OXFORDSHIRE
Importance: High

Dear Clerks & Councillors

Please urge your District Council not to accept the unrealistic housing figures being proposed by the Oxfordshire Strategic Housing Market Assessment.

I am writing on behalf of CPRE Oxfordshire to draw your attention to the recent Oxfordshire Strategic Housing Market Assessment (SHMA).

The SHMA suggests that 100,000 more houses are needed in Oxfordshire by 2031. This nearly doubles the previous target of 55,000 and would mean a 37% increase in our housing stock within just 17 years. **Imagine every city, town, village and hamlet in Oxfordshire increasing in size by a third in under 20 years and you will get an idea of the scale of what is being proposed.** Such rapid growth would clearly have a massive impact on our countryside, not to mention putting pressure on already over-stretched infrastructure such as schools, roads, GPs and other health services.

Unsound & unrealistic

CPRE is concerned that many of the assumptions behind the SHMA are unsound, particularly the extraordinarily high and evidence free forecast of 80,000 new jobs requiring new housing. This is what is outlined in the Oxfordshire Strategic Economic Plan, on which there has been no consultation. The assumptions of future population growth are also highly speculative.

The figures are clearly completely unrealistic. Even at the height of the housing boom, Oxfordshire was only delivering around 3,000 houses a year. The SHMA figures suggest 5,000 houses a year.

Unfortunately, if these figures are accepted and then targets are missed in the future, District Councils will risk losing their 5 Year Housing Supply and the planning free-for-all that we are already seeing in some areas will be an ongoing misery.

We do not believe these SHMA figures can be accommodated at all whilst still meeting what the National Planning Policy Framework says are the overriding requirements to respect the Green Belt and Areas of Outstanding Natural Beauty, and to build only where sustainable elsewhere.

Implications for South Oxfordshire

In South Oxfordshire, the SHMA figures are at first glance not too disastrous - 15,500 by 2031 compared to 11,487 by 2027 in the current adopted Local Plan. However, by accepting the report, the District will also be accepting the figures for neighbouring Districts, including the 20,000 extra houses proposed for Oxford City. The City has already made it clear that it will be looking to the surrounding Districts to accommodate this growth, with the inevitable threat to the Green Belt which this implies.

What can Town & Parish Councils do?

CPRE is not opposed to development but fights for the right development in the right place. We fear the SHMA figures are merely a developers' charter and will do nothing to meet any genuine need for affordable housing for local people.

We ask for your Council's support in helping to highlight concerns over the SHMA figures. **Please ask your District Council not to accept these figures as targets but to give proper thought to what can be achieved in a sustainable way to meet local need and protect our local environment.**

Yours faithfully

Helen Marshall
Director
CPRE Oxfordshire



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