

Present: The Chairman Councillor Ken Arlett
The Vice Chairman Councillor Michelle Thomas
Councillor Ian Clark
Councillor Donna Crook
Councillor Dave Eggleton
Councillor Stefan Gawrysiak
Councillor Rob Romans

In Attendance: Cath Adams – Planning and Project Manager / Proper Officer
Kirsty Waterman – Planning Administrator

Also Present: 22 Members of the Public
1 Member of the Press

87. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Donna Crook

88. DECLARATIONS OF INTEREST

The Chair declared an interest in application **P19/S2153/HH 10 Kings Road Henley on Thames RG9 2DG** as a family member lives very near the address and as such will refrain from taking part in any debate on the application.

All Councillors declared an interest in application **P19/S2350/FUL Land west of Fairmile Henley-on-Thames RG9 2JU** as Henley Town Council owns a piece of land within the application site. This is a non pecuniary interest and as such all Councillors will take part in any debate on the application.

89. PUBLIC PARTICIPATION

No member of the public spoke

90. MINUTES

The Minutes of the Meeting of the Planning Committee held on 6 August 2019 were **RECEIVED, NOTED** and **SIGNED** by the Chair Councillor Arlett.

91. PLANS (Amended)

P19/S0169/HH

Magnolia Cottage Northfield End HENLEY-ON-THAMES Oxon RG9 2JN (Householder)

For: Tanya Beckinsale

Construction of new garage and store (amended block and location plan received 24 June 2019)

Plans: Magnolia Cottage

HTC Observation: **20.08.19 – Recommend approval**

P19/S1890/HH

**Paradise Farm Paradise Road Henley on Thames Oxon
RG9 1UB (Householder)**

For: Mr William Lam

Re-landscaping and extension to hardstanding to front garden. Repairs to and rebuilding of brick and flint walls and fence panels to boundary. Removal of fire escape stair and bridge. Replacement of existing door with sash window. Replacement of kitchen door with new. Three new CCTV security cameras at high level; Two new external light positions. Creation of new ensuite shower room to bed 4; infill of one doorway (of two) into bedroom 3. Replacement of the existing modern fireplace with new surround and hearth. Removal of existing modern parquet floor to reveal original floorboards. Replacement of existing modern kitchen floor tiles with new. Insulate and internally line the vaulted ceiling and walls of Games Room; install new engineered floorboards over existing. (As per additional setting out and parking plan submitted 29 July 2019)

Plans: Paradise Farm Paradise Road

HTC Observation:

20.08.19 - Recommend approval with the previous suggested condition that the external lighting and security measures be respectful and mindful of neighbours in that they are not intrusive.

P19/S2153/HH

10 Kings Road Henley on Thames RG9 2DG (Householder)

For: Mrs Charlotte Mecklenburgh

Erection of a single storey side return rear extension with continuous skylight windows in the roof; proposed dormer to rear elevation roof; insertion of a skylight to the south elevation roof, and skylight and Velux windows on front elevation roof. (As per amended plans received 26 July 2019)

Plans: 10 Kings Road

HTC Observation:

20.08.19 - Recommend approval

92. PLANS (New)

P19/S2104/HH

8 Cooper Road Henley on Thames RG9 2ES (Householder)

For: Mr Paul O Hagan

Replacement of the existing conservatory with a single storey rear extension. Garage conversion to habitable room incorporating single storey front extension.

Plans: 8 Cooper Road

HTC Observation:

20.08.19 - Recommend approval

P19/S2202/LB

26 Thameside Henley-On-Thames RG9 2LJ (Listed Building Consent)

For: Mr Chris Forgie

External and internal alterations - Internal : Installation of four partition walls with timber stud/plasterboard and glazed toughened glass panels to create office space (ground floor) and meeting room (1st floor).and new steel stair balustrade and handrail with toughened glass panels. External: Paint Existing Entrance and Door frames - Black/Dark Grey (as per visuals attached), application of removable frosted privacy vinyl to lower section of glass entrance door (approx 800mm from bottom of glass) and window panels and amendment of existing signage with new company logo graphics - Over existing external signage panel. (as per visuals attached).

Plans: 26 Thameside

HTC Observation:

20.08.19 - Recommend refusal due to it not following recommendations in the Design guide. Wood and a painted finish is acceptable. Vinyl is not acceptable as not in the Design guide.

P19/S2327/FUL

Land adjacent to 6 Farm Road Henley-On-Thames RG9 1EJ (Full Application)

For: Newgate (Henley) Ltd c/o Agent JPPC Chartered Town Planners

Variation of condition 2 (approved plans) on application P18/S3314/FUL to allow the insertion of rooflights to the permitted dwelling houses and formation of an additional room within the roof void. (Erection of pair of semi-detached houses and garage block including flat)

Plans: Land adjacent to 6 Farm Road

HTC Observation:

20.08.19 - Recommend approval

P19/S2350/FUL

Land west of Fairmile Henley-on-Thames RG9 2JU (Full Application)

For: C/o Agent RPS

Demolition of existing buildings and development of 72 residential units comprising 52 houses and 20 flats with associated access, servicing, parking, amenity space and landscaping.

Plans: Land west of Fairmile

HTC Observation:

20.08.19 – An agreed HTC recommendation for this application has been deferred until after discussion at the next Planning Committee meeting to be held on 3 September 2019 while answers to queries raised in this meeting are established. Queries as below:

1. Could the developer include in their supporting documents or if they don't exist please put in their plans their environmental and climate emergency resources such as EV charging points for each house, solar panels for houses, other renewable energy sources – ground or air source heat pumps.
2. Could the developer explain what is to be achieved from the blocks of flats which do not seem to be sympathetic to Henley Town Council's vision for the use of land as a plot in the Neighbourhood Plan
3. Access from the Fairmile is desirable but not at the expense of losing wildlife habitats and corridors etc. Could Henley Town Council see the developer's research into the scrubland/wildlife areas which will be lost due to access being in its current place.

The above queries were presented to the developer via the SODC Case Officer on 21 August 2019.

Development of the site is acceptable as in the current Neighbourhood Plan. It was noted that the Neighbourhood Plan states the site will have 60 dwellings. 72 have been proposed.

P19/S2423/A

20 Market Place Henley on Thames RG9 2AH

(Advertisement Consent)

For: Turley

Two illuminated fascia signs, one non-illuminated projecting sign and one illuminated sign on a canopy.

Plans: 20 Market Place

HTC Observation:

20.08.19 – Recommend refusal due to the Design guide not being adhered to with regard to materials and illumination.

P19/S2425/HH

8 Wilson Avenue Henley on Thames RG9 1ET(Householder)

For: Mr A Downing

Demolition of existing conservatory; erection of single-storey rear extensions.

Plans: 8 Wilson Avenue

HTC Observation:

20.08.19 – Recommend approval

P19/S2371/FUL

Girdler House Quebec Road Henley on Thames RG9 1EY
(Full Application)

For: Chesterton Commercial Ltd c/o Agent Emmetts
Architecture Planning Development

Variation of conditions 2 (drawings) replace drawing 4A with drawing numbered BR4C & 5 (parking implementation) incorrect survey data on planning permission P17/S3600/FUL External alterations to office premises to form five 2-bedroom apartments including extensions to roof and erection of bin store and cycle store (omission of first floor balconies and second floor terrace and elevations of bike and bin store provided, as shown on amended plans received 28th December 2017).

Plans: Girdler House Quebec Road

HTC Observation: 20.08.19 - Recommend approval

93. OBJECTIONS / CALL IN APPLICATIONS

The Committee **DECIDED** not to call in any applications.

94. DECISION NOTICES

The Committee **RECEIVED** and **NOTED** the report on the decision notices received from SODC.

95. CERTIFICATE OF LAWFUL DEVELOPMENT

The Committee **NOTED** a Certificate of Lawful Development:

P19/S2450/LDP **15 Clements Road, Henley on Thames RG9 2HJ**

96. ADDITION OF ALIAS PROPERTY NAMES

The Committee **NOTED** the addition of the alias property names:

- i. The Bear to the existing numbered property: 79A Bell Street Henley on Thames RG9 2BD
- ii. Hurst to the existing numbered property; 88 St Andrews Road Henley on Thames RG9 1PL

The Committee **NOTED** the Change of business name from:

- iii. FJ Williams Builders Henley Ltd to Grigsby's Yard

97. TRAFFIC REGULATION NOTICES

The Committee **NOTED** the Traffic Regulation Notices, Road Traffic Regulation ACT 1984:

1. Gravel Hill
2. Albert Road

A request for all drain covers etc to be lifted to the same height as each other flush against the top surface, when the works above are carried out, will be put forward via County Councillor Stefan Gawrysiak.

98. CLIMATE EMERGENCY WORKING GROUP

- i. The Committee **DISCUSSED** the carried forward item from Planning Minute 79: It was **AGREED** the introduction of a carbon offsetting pricing scheme is under the remit of SODC and does not fall within Henley Town Council's control. Councillor Gawrsiak confirmed the idea of an offsetting levy, has been discussed informally at SODC. A formal meeting is to be held by SODC in mid September where this is likely to be on the agenda. It was stated that any monies collected through a carbon offset scheme should come back to the Council.

It was RESOLVED TO RECOMMEND:

the inclusion of statements on mitigation of climate change to be included in the JHHNP.

- ii. The Committee **NOTED** the date of the next Climate Emergency Working Group meeting as Wednesday 28 August 2019 at 6.30pm.

99. GWR COMMUNITY FUND

The Committee **DISCUSSED** the GWRs Customer and Communities Improvement funding which is open for bids. Previous bids have been for projects such as station and car park infrastructure, information including connections to other public transport, cycling, walking, play equipment and many more. Councillor Romans is to lead the collation and submitting of application bids. Councillor Gawrysiak is to liaise with Councillor Romans with details of figures and costings for ongoing projects. Suggested projects were screens to show mainline trains and bus times, EV charging points and other air quality related projects.

An email is to be sent to GWR in response to their reply to Henley Town Council after receiving a representation to their consultation ref Planning minute 83 concerning Henley's station car park and GWR's research into usage.

The email will again ask for clarification on the historical analysis of car park usage and projected future use. What part does SODC play in the car park due to their previous funding of re surfacing and to what level have SODC been consulted?

100. LOCAL DIRECTORY OF BUILDERS

The Committee **DISCUSSED** a report which requests the Council's support in developing, distributing and managing a directory of local building firms. It was

It was RESOLVED to RECOMMED:

that Councillor Clark is to progress the item to the next level:

- research further the demand for such a document with tradespeople and users
- produce a sample document with headings, sample contacts and expressions of interest
- report further findings into funding the document

101. TRAFFIC MATTERS

The Committee was not presented with any items to be **CONSIDERED**.

The Committee **RECEIVED** and **NOTED** the following that at Full Council on 30 July 2019:

Councillor Gawrysiak read out questions submitted by Councillor Will Hamilton and responded as follows:-

- Q1 When will the lines on the Bridge be painted?
A1 In order to repaint the lines on the Bridge the road will need to be closed and therefore the works and timing have to be carefully planned.
- Q2 Can an update be given on the resurfacing and installation of bollards on the Thameside pavement.
A2 A price has now been obtained for the bollards. Officers are investigating the best way to resurface the pavement given its sloping nature to ensure safety and it is hoped to provide a fuller update soon.
- Q3 How much extra money has OCC received from Central Government and what percentage of this will be spent on Henley's roads, laybys etc?
A3 OCC has received £3 million extra and he will ask officers for the percentage figure.

The Mayor proposed the three items above be placed on the Planning Committee agenda under Traffic Matters once responses are received.

It was **RESOLVED**

that the above 3 questions be placed on the Planning Committee agenda under Traffic Matters once responses are received that the report be received and noted

A further update from Councillor Gawrysiak was offered. Line painting is in the program for 2020. Associated costs have been requested in the event lines need to be painted before the April 2020 date. Costs for the bollards are to be sent to HTC Officers. There is no further information as yet on Q3.

102. PROGRESS REPORT

The Committee **NOTED** the Progress Report. There were no amendments.

Meeting closed at 8.24pm

KW/CA

7 August 2019