

Present: The Chairman, Councillor D Hinke
Vice Chairman Councillor Ms L Meachin
The Mayor, Councillor Mrs P A Phillips (ex-officio)
Councillor M S Akehurst
Councillor D Clenshaw
Councillor Miss S Evans
Councillor Miss L M Hillier
Councillor D Silvester

In attendance: Councillor Miss K Gehrman
Councillor I Reissmann
Councillor Mrs J Wood
Ms N Taylor – Senior Administrator
Ms J Brazil – Minute Taker

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

63. APOLOGIES FOR ABSENCE
Apologies were received from Councillor Mrs E Hodgkin.

64. DECLARATIONS OF INTEREST
The Following declarations of interest were received:
Councillor D Clenshaw - Personal – P11/E1299 -9 Vicarage Road- known to neighbour
Councillor D Hinke - Personal – P11/E1299 -9 Vicarage Road- Friend of neighbour
Councillor M Akehurst - Personal – P11/E1299 -9 Vicarage Road- Friend of neighbour
The Mayor, Councillor Mrs P A Phillips - Personal – P11/E1299 -9 Vicarage Road-
Friend of neighbour
Councillor Ms L Meachin – Personal – P11/E1258 – Flat 9 Boughton House, Green Lane
– P11/E1291 – 182 Greys Road – Friend of Applicants - P11/E1299- 9 Vicarage Road-
friend of neighbour. Prejudicial and Personal P11/E1226 – Land at Alameda, Rotherfield
Road – Known to Applicant.
Councillor Miss L Hillier – Prejudicial – Item 10 Progress Report Minute 55 ‘A’ Boards –
Owns a business that advertises with an ‘A’ Board.

65. PUBLIC PARTICIPATION
The Chairman, Councillor D Hinke reminded the public that comments on planning applications should be confined to planning aspects only and the issue of Bollards on West Street only appeared as a progress item under Item 10 and as such this Committee would only be receiving a verbal update as a planning application had not yet been received in respect of this issue.

Councillor Miss K Gehrman – 78 West Street – Re: Item 10 Progress Report – Full Council Request – Bollards on West Street:

Councillor Gehrman did not think this was a matter for the Planning Committee but should actually be dealt with by Town & community. The issue concerns Parking Enforcement which is an issue for Oxfordshire County Council Highways, and parking on pavements and double yellow lines are a Police matter. She felt that maybe a compromise could be made with ½ size wooden bollards with white reflectors that are in use in other parts of the town. If the application is put before the Planning Committee as a retrospective request Councillor Gehrman would like these considerations to be taken into account.

Mr N Bastian – 39 West Street – Re: Item 10 Progress Report – Full Council Request – Bollards on West Street:

Mr Bastian, as the resident who erected the bollards stated that he was happy to meet with members and residents to discuss the matter further. He felt the issue was a matter for road safety, and had taken action to stop 'fly-parking' on the pavement and yellow lines directly outside his property. Mr Bastian stated that with cars parked on the pavements it was impossible to pass between his property with either a wheelchair or a buggy. He has been contacted by the SODC Enforcement Officer as he was unaware that he needed Planning Permission to do this or that the pavement in West Street is also Grade II Listed.

Mr W Gibson – 7 Vicarage Road – Re: P11/E1299 – 9 Vicarage Road:-

Mr Gibson explained the proposed extension to 9 Vicarage Road would be very close to the boundary of his property and would, as such cause potential damage to his own property due to loss of light and heat, leading to dampness. Also the proposed distance of the guttering at 4" was too close to comply with current planning regulations and was therefore un-neighbourly. Also he stated it was out of keeping with in the confines of the South Oxfordshire Planning Authority regulations Article 4 section 2.

66. MINUTES

The minutes of the meeting held on 9 August 2011 were approved and signed by the Chairman, Councillor D Hinke as a true record.

67. PLANS (amended)

P11/E1055/LB **KuBu Spa, 16 Bell Street** (Other – North Ward – JB, EH)
(Registered 30.06.2011 – 28 Days 27.06.11)

AMENDMENT: Internal alterations to include the removal, reconfiguration and erection of partitions. Repairs to existing floor. (as amended by Drawing No: 10-047-007 LBC Revision A accompanying e-mail from agent dated 8 August 2011)
For: Mrs L Cargill

OBSERVATION: 19.07.11 - Recommend Refusal. The proposed colour is out of keeping and not suitable for the building. The signage is inappropriate in a Conservation Area. Concern is also expressed on the proposed internal alterations and the impact this will have on the listed building.

OBSERVATION: **Recommend Approval subject to Conservation Officer approval.**

- P11/E1084** **Bridgeside Moorings, Thameside** (Minor – North Ward JB, EH)
(Registered 06.07.11 – 28 Days 02.08.11)
 Replacement floating pontoons and sixteen straight finger jetties following the removal of existing moorings (As amended by Drawings Nos: PL1 Revision B (Henley Finger Details scaled A3) and PL1 Revision B (Henley Pontoon Cut view scaled A3), the timber sample and the information within accompanying letter from agent dated 3 August 2011)
 For: Miss S Waggett
- OBSERVATION 19.07.11 - Recommend Refusal. This application is out of character with the surrounding waterfront and the proposal would use unsuitable materials in a Conservation Area.
- OBSERVATION:** **Recommend Approval and the Committee noted that the applicant had made significant changes after further consultation with both the Town and District Council.**
- P11/E1085/CA** **Bridgeside Moorings, Thameside** (Other – North Ward JB, EH)
(Registered 06.07.11 – 28 Days 02.08.11)
 Replacement floating pontoons and sixteen straight finger jetties following the removal of existing moorings (As amended by Drawings Nos: PL1 Revision B (Henley Finger Details scaled A3) and PL1 Revision B (Henley Pontoon Cut view scaled A3), the timber sample and the information within accompanying letter from agent dated 3 August 2011)
 For: Miss S Waggett
- OBSERVATION 19.07.11 - Recommend Refusal. This application is out of character with the surrounding waterfront and the proposal would use unsuitable materials in a Conservation Area.
- OBSERVATION:** **Recommend Approval and the Committee noted that the applicant had made significant changes after further consultation with both the Town and District Council.**
- P11/E1133** **30 Valley Road** (Other – North Ward – JB, EH)
(Registered 07.07.11 – 28 Days 04.08.11)
 Two storey side extension with single storey projections at front & rear, and new pitched roof over existing flat roof to lounge. (As amended by drawings numbers 01A, 02A & 04A accompanying e-mail from Agent dated 12 August 2011)
 For: Silvo Slozzari
- OBSERVATION:** 09.08.11 - Recommend Approval. This application is very sympathetic to the original building.
- OBSERVATION:** **Reiterate previous views to Recommend Approval, this application is very sympathetic to the original building.**
- P11/E1175** **Malt House, 39 New Street** (Other – North Ward – JB, EH)
(Registered 18.07.11 – 28 Days 15.08.11)
 First floor rear extension and insertion of new window. (As amended by Drawing No: H159/P01A accompanying agent's letter dated 28 July 2011).
 For: Mr & Mrs D Binney

OBSERVATION: 09.08.11 - Recommend Approval. The Committee noted that the applicant was already working with the Conservation Officer
OBSERVATION: **Recommend Approval, subject to the views of the Conservation Officer and request that a letter from a neighbour to remove the building in the garden be taken into account.**

P11/E1176/LB **Malt House, 39 New Street** (Other – North Ward – JB, EH)
(Registered 18.07.11 – 28 Days 15.08.11)
First floor rear extension and insertion of new window. (As amended by Drawing No: H159/P01A accompanying agent's letter dated 28 July 2011).
For: Mr & Mrs D Binney

OBSERVATION: 09.08.11 - Recommend Approval. The Committee noted that the applicant was already working with the Conservation Officer.
OBSERVATION: **Recommend Approval, subject to the views of the Conservation Officer and request that a letter from a neighbour to remove the building in the garden be taken into account.**

68. PLANS (new)

P11/E1149 **7 Rotherfield Road** (Other – South Ward – JW, WH)
(Registered 08.08.11 – 28 Days 04.09.11)
Single storey front extension.
For: Mr & Mrs Thomas

OBSERVATION: **Recommend Approval**

7.52pm Councillor Ms L Meachin having previously declared a Prejudicial interest in the following application left the Chamber and took no further part in the debate

Councillor D Clenshaw abstained from voting on the following application.

P11/E1226 **Land at Alameda, Rotherfield Road** (Minor – South Ward – JW, WH)
(Registered 10.08.11 – 28 Days 06.09.11)
Erection of two storey five bedroom dwelling incorporating roof accommodation and detached garage and replacement detached garage for existing dwelling (Amendment to planning permission P10/E0859)
For: Court Park Properties

OBSERVATION: **Recommend Approval, the committee noted there had been a slight change to the previous application and felt the application was an improvement on the original structure.**

7.54pm Councillor Ms L Meachin rejoined the meeting.

P11/E1241 **Horse & Groom, 40 New Street** (Minor –North Ward – JB,EH)
(Registered 29.07.11 – 28 Days 25.08.11)
Form new external fire escape.
For: Mr L Davies

- OBSERVATION:** **Recommend Approval. The Committee requests the Conservation Officer explores alternative sympathetic materials for use at the location as mentioned in the report from the Henley Society.**
- P11/E1242/LB** **Horse & Groom, 40 New Street** (Other –North Ward – JB, EH)
(Registered 29.07.11 – 28 Days 25.08.11)
Form new external fire escape.
For: Mr L Davies
- OBSERVATION:** **Recommend Approval. The Committee requests the Conservation Officer explores alternative sympathetic materials for use at the location as mentioned in the report from the Henley Society.**
- P11/E1255** **41 Market Place** (Minor – North Ward –JB, EH)
(Registered 29.07.11 – 28 Days 04.08.11)
Conversion part of first floor office to flat.
For: Exchange Estates (Liverpool) Ltd
- OBSERVATION:** **Recommend Approval subject to the views of the Conservation Officer.**
- P11/E1256/LB** **41 Market Place** (Other – North Ward –JB, EH)
(Registered 29.07.11 – 28 Days 04.08.11)
Conversion part of first floor office to flat.
For: Exchange Estates (Liverpool) Ltd
- OBSERVATION:** **Recommend Approval subject to the views of the Conservation Officer.**
- P11/E1258** **Flat 9 Boughton House, Green Lane** (Other – South Ward – JW, WH)
(Registered 29.07.11 – 28 Days 25.08.11)
Removal of part of existing brickwork to south gable and construction of internal balcony with new timber and glass external wall and timber balustrade.
For: Mrs G Nahum
- OBSERVATION:** **Recommend Refusal. This application is un-neighbourly to the other flats and surrounding properties. The impact on the appearance of the proposal is totally out of character and keeping with the building.**
- P11/E1262** **Beechwood Lodge, Badgemore, Lambridge Lane** (Other – North Ward – JB, EH)
(Registered 03.08.11 – 28 Days 30.08.11)
Remodelling and extensions to existing dwelling, including the raising of the roof.
For: Mrs S Posgate
- OBSERVATION:** **Recommend Approval. This application is an improvement on the original building.**

- P11/E1266** **24 Albert Road** (Other – South Ward – JW, WH)
(Registered 10.08.11 – 28 Days 06.09.11)
 Single storey rear extension.
 For: Mr N Strange
- OBSERVATION:** **Recommend Approval. The proposal is within the building line.**
- P11/E1273** **301 & 303 Reading Road** (Other – South Ward – JW, WH)
(Registered 01.08.11 – 28 Days 29.08.11)
 Demolition of single storey rear extensions and erection of replacement single storey rear extensions.
 For: Mr N Emmett
- OBSERVATION:** **Recommend Approval. The Committee request the timber door be replaced with a timber not uPVC door.**
- P11/E1291** **182 Greys Road** (Other – South Ward – JW, WH)
(Registered 10.08.11 – 28 Days 06.09.11)
 Single storey rear extension to dwelling.
 For: Mr & Mrs A Parton
- OBSERVATION:** **No Strong Views. The Committee requests the flue for the fire be considered due to the un-neighbourly potential of its position.**

Councillor D Hinke abstained from voting on the following application.

- P11/E1299** **9 Vicarage Road** (Other – South Ward – JW, WH)
(Registered 04.08.11 – 28 Days 31.08.11)
 Demolition of extension. Erection of single storey & two storey extension.
- OBSERVATION:** **Recommend Refusal. This application is un-neighbourly due to height and Bulk.**
- P11/E1316** **196 Greys Road** (Other – North Ward – JB, EH)
(Registered 08.08.11 – 28 Days 04.09.11)
 Erection of two storey side and front extensions and single storey front and rear extensions.
 For: Mr R Roy
- OBSERVATION:** **Recommend Refusal. This application is over development of the site and un-neighbourly due to height and bulk**

69. FOR INFORMATION ONLY

The Committee received and noted the following plans for information only.

- P11/E999** **63 Park Road**

70. DECISION NOTICES

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

71. **OBJECTIONS**

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

that Councillor M Akehurst attends the South Oxfordshire District Council Planning Meeting on behalf of Henley Town Council should any of the applications go before committee.

72. **PROGRESS REPORT**

The Committee Received and discussed the Progress Report and made the following observations and comments:

Full council Meeting request 09.08.11 - The Chairman gave a verbal update on the issue of the Bollards on West Street. He informed the Committee that no decision had been made, and that a letter had been sent from the South Oxfordshire District Council Enforcement Officer to both Mr Bastian, and Oxfordshire county Council Highways Department concerning the breach in regulations and requesting the reinstatement of the Grade II Listed pavement with immediate effect.

A lengthy discussion ensued and the Committee noted it's pleasure that Mr Bastian, Oxfordshire County Council Highways Department, the South Oxfordshire District Council Enforcement Officer and the Planning Department were in discussion, and it was **RESOLVED**

that this item be moved to the Town and Community Committee.

8.20pm Councillor Miss L Hillier having previously declared a Prejudicial interest in the subject matter in the following minute regarding 'A' boards, left the Chamber and took no further part in the debate

8.21pm 2 members of the Public left the room.

Minute 55 after a long discussion the Committee **RESOLVED**

that a letter to all Business users be sent specifying the size of the A board and highlight the importance of keeping the pavement clear for pedestrians. If the rules are disregarded the Council has the right to remove A boards if necessary.

8.29pm Councillor Miss L Hillier rejoined the meeting.

73. **PLANNING LOCAL COMMUNITIES – SIMPLIFYING THE PLANNING SYSTEM**

The Committee received and noted the Planning Local Communities report. It was agreed that Councillor D Clenshaw will complete a questionnaire and submit the replies on behalf of Henley Town Council.

74. **AREA OF OUTSTANDING NATURAL BEAUTY REPORT**

The Committee received and noted the report from the Chiltern Conservation Board – Position Statement.

75. **LOCAL PLANNING REGULATIONS**

The Committee received and noted the report from the Town Clerk regarding Local Planning Regulations

76. PLANNING APPEAL DECISION

The Committee received and noted Planning Appeal decision's for The Town Hall, Market Place, Henley on Thames, RG9 2AQ

77. HIGHLANDS FARM RETIREMENT VILLAGE DEVELOPMENT PROPOSAL

The Committee received a verbal presentation from the Chairman of English Care Villages Limited, Mr Keith Cockell, regarding the proposed Retirement Village development on the Highlands Farm Estate. There then followed a question and answer session between members of the Committee and Mr Cockell.

Q1. The Core Strategy is being reviewed by the Government Inspector. Henley is to have a mixed 400 housing quota with 40% being starter homes. Are you working with South Oxfordshire District Council Planning Department on this proposal?

A. Yes we are. There is no clear vision for older people so this is very relevant in some areas. With the client base of this age group over 80% of over 65's own their own homes and have a combined wealth estimated to be approaching a trillion pounds. With the large number of older people living longer, moving to a village of this type will take the pressure off new housing.

Q2. Part of this proposed development is brown/green/agricultural land. Can you tell us in square footage the amount of existing land and new build land?

A. The impact of the development has to be an improvement on the area, and to be in keeping with the standards of the Area of Outstanding Natural Beauty (ANOB) Planning. This area is quite unsightly and this development would be an improvement.

Q3. Quite a large number of people are likely to need the type of care you are proposing. What percentage of people from South Oxfordshire are likely to move into this village, and more over will preference be given to people from Henley and the surrounding areas? Can you provide a percentage for Henley?

A. A cascade system with the first offers being made to local residents, then further afield to Southern Oxfordshire with the final stage being open to all would be offered. The percentage varies but would be 70% - 80% local people. Local people are also considered to be parents and relatives of people who live locally. This village is aimed at persons in their 80's and 90's.

Q4. There are provisions for this type of development in the local area. With Local Government Policy being to go straight from the home to a sheltered accommodation. Where do you see this development fitting in with these guidelines?

A. With the present system, Elderly Care is provided in your own home until you need full time nursing care. People have been shown to only leave their homes on average once per week and suffer from depression which in turn leads to other forms of illness. With people living in a village like this with it's community and social lifestyle, there are benefits for society as a whole as for the general well being of this particular target age group.

Q5. With the level of costs for private provision of this type being quite high, can you tell us if the properties are to be purchased, or if there is a possibility of renting? This includes the issues of intensive care, with regular payments and what are the procedures concerning any government funding?

- A. In the UK a number of different bands are available for different levels of wealth. We would be providing a very high quality product with a high level of costs and yes we are targeting the sector with wealth. There will also be other parts of the community where lower level cost facilities, ie less that £1000.00 per week. However you can find a cash alternative for under £800.00 but you will have to be quite a long way away from Henley to do so.

What we are proposing is to offer is the opportunity to own your own property for half the cost of nursing care. The Village will be purely a private estate. We have a very good village already in existence in Letcombe Regis, Somerset, where the costs are comparable to the presumed costs of Henley. This can be viewed at www.richmondcarevillage.co.uk.

Q6. How many people are you looking to house? Can you also supply an idea of costs?

- A. The core building is a 36 bed Care Home (20% of people), 104 Assisted living units with 75% expected to be single occupancy, 24 bed linked living apartments and 120 beds in a private living area. All together providing accommodation for approximately 200 people at any one time.

There will be an average additional weekly cost of £100 per week service charge, which includes up to 2 hours nursing care and transportation .

Presently in Henley accommodation costs are £500.00 per sq foot and we would be looking to be comparable to that.

We consider this to be a more economical way to live. With people in this age bracket having an income from the care allowance, state, company and private pensions, they have a reasonable income and can consider this an ideal way to live.

Q7. Can you inform the meeting what provision you have in place to prevent sub letting or someone purchasing a unit for the future? What are the lease terms of these properties especially concerning Section 106 (S106) of the Town and Country Planning Act 1990

- A. Under S106 and the terms of the lease agreement signed, properties cannot be bought on a buy-to-let basis. Also under the terms should they eventually need long term care and have to move to the Care Home or upon their death the property will be bought back by English Care Villages Limited.

Q8. The Highlands Farm Estate is a site of Special Scientific Interest, including a site of ancient woodland and International Archaeological importance. In light of these facts what safe guards are you putting in place to protect these parts of England's heritage?

- A. In accordance with the Planning authority, we are supplying the following reports:
Archaeology.
Trees and the ancient woodlands.
Bats and the possibility of Badgers and other wildlife.

The subjects of these specialist reports required by Planning Officers are already being drawn up, but some are dependent on the time of year.

Q9. There are concerns to the National Heritage and the basic building foot print. Can you provide assurances that you are protecting these?

A. The plan does not include any building near any sensitive parts of the Highlands Farm Estate. The site of the original River Thames and its exposed bank are in the ancient woodlands which is an area not proposed for development. The Brick and Flint Barns on the site will also be retained.

Q10. Can you give an idea of time frame for this project?

A. A Public Exhibition will be held on the 7th September between 2pm – 8pm and on the 8th September between 10am – 2pm 2011 at Highlands Farm plus a Public Consultation period. Plans will be submitted to South Oxfordshire District Council in September when the usual 12 week Planning Process will take place. It is assumed that building will start in 2012.

Q11. How are you intending to communicate these Public Viewings and the Village to residents?

A. 2 ½ thousand documents will be delivered to local households, Radio interviews with both Radio Oxford and Radio Berkshire have been given to raise public awareness, the local press have been informed and also meetings held with the local Parish and Town Councils involved.

Q12. What safe guards are there for costs that spiral as the facilities you provide can rise considerably. Especially if a person goes into palliative care.

A. The average stay in acute end of life care is less than a year (generally being 7 to 9 months). The average stay in close care is approximately 5 years and assisted living being 7 years.

If the average cost of a unit is estimated at £400,000 and the average value of a detached property in Henley is £740,000 a mortgage would not be necessary. If there were no further banked funds available, we would work with the client using the equity in their home, their dependence allowance and state and private pensions. Any short fall would be met by a charge made by us on the equity in their property when it is sold after their death

Q13. How many cars are expected to use the site at any one time?

A. In total we expect to employ 180 people from the local community and would expect no more than 150 cars on site at any one time. However as the workers are travelling at off peak hours due to the shift patterns, there would be minimal impact on the roads around the site.

Q14. As you are working with in the Core strategy are any of the proposed homes to be accredited against the 400 proposed for Henley?

A. Yes but not the Core building so it is assumed around 130 will be.

Q15. The Townlands development is due for completion in 2013. Can you see any conflict between your proposal the and Townlands development?

- A. No, we are working with a partner of the Order of St Johns Care Trust and are catering to a totally different market. The national needs for care for this age group is not being met at present and we hope to be highly complimentary to the Townlands development. The Chairman thanked Mr Cockell and his team for attending the meeting.

The meeting closed at 9.40pm.

Jb

Chairman