

Present: Chairman Councillor C W Gibson
Vice Chairman, Councillor A J Follett
Councillor Miss L M Hillier
Councillor D Nimmo-Smith
Councillor S Smith
Deputy Mayor Councillor C Pye

In attendance: Ms N Taylor – Senior Administrator
Ms J Brazil – Minute Taker

Also Present: 3 Members of the Public
1 Member of the Press

125. TO RECEIVE APOLOGIES FOR ABSENCE

Apologises for absence were received from the Mayor - Councillor Mrs J Wood.

126. DECLARATIONS OF INTEREST

The following declarations of interest were received:-

Vice Chairman Councillor A J Follett – P10/E1638 – 10 Elizabeth Road - a personal interest as a near neighbour

Councillor C Pye – P10/E1656/LD – 2B King James Way - a personal interest – know to applicant

Councillor Miss L Hiller P10/E1728/LB – 90-92 Bell Street – personal interest – sister employed by Rupert House School.

7.36pm Councillor Pye arrived.

127. PUBLIC PARTICIPATION

Mr R Marsh – Harleyford Properties Ltd, Middlesex spoke for the planning application P10/E1637 1A Fairmile and made the following comments:-

- the original development was 6 flats in 2008 and was dismissed by the planning authority at the time.
- the developers have since revised the plan and in 2009 a proposal for pair of single storey 2 bed semi's and one 3 bed 2 storey house which was more acceptable.
- there has been an extensive amount of consultation with the Planning Department and the Forestry Commission.
- this development would not adversely effect any of the properties that are located in the immediate vicinity.
- the new dwellings would be a good use of land that otherwise is shrub land.
- the new dwellings are outside the range of the of Beech trees.
- the gap is to be retained from the recreation ground as per the Planning Officer's request.

- car parking was not considered an issue when the application was for more properties on the site and now the development is reduced, the parking will also be more acceptable.
- the development will not add to the complexity of the junction onto Fairmile as this is major road.
- due to the reduced height of the development, there is less impact to the properties of Fairmile Villas.
- this development supplies a type of housing much needed within the town and agrees with all the planning requirements.
- Saville Court is the immediate neighbour to the proposed application and is owned by the builder.
- it is recorded that the Forestry Officer has sent an email regarding his views. There is no evidence of this email either in the application paperwork or on the SODC website.
- any issues surrounding vehicular movements with neighbouring properties should not arise as there are only 3 properties on the development with an estimated 6 movements, which is deemed to be permissible.

7.38pm a member of the public was taken ill and left the Chamber.

7.39pm Councillor Hiller left the Chamber.

Mr K Arlett 11 Elizabeth Road Spoke against planning application P10/E1638 10 Elizabeth Road and made the following comments:-

- this application is the realignment of a boundary fence and after extensive consultation with SODC it has still not been established who is the owner of the land.
- to re-site the fence to the proposed location would be detrimental to the traffic sight line and make a busy junction more dangerous.

7.41pm Councillor Hiller re joined the meeting

128. MINUTES

The Minutes of the meeting held on 9 November 2010 were approved and signed by the Chairman as a true record.

**129. PLANS (Amended)
P10/E1281**

Grovelands, St Andrews Road (Minor – South Ward – EH, RM)
(Registered 02.09.10 – 28 Days 29.09.10)

Proposed new dwelling to land at rear of Grovelands. (as amended by drawing no. GL-1A accompanying email from agent dated 5 October 2010)

For: Mr M Redrup

HTC Observation:

28.09.10

OBSERVATION:

Recommend refusal as the development is over-intensive, is backland development, and would adversely effect the privacy of neighbours. Concern was also expressed that trees with Tree Preservation Orders would be at risk and the effect the development would have on traffic at an already busy junction.

HTC Observation

19.10.10

OBSERVATION:

The Committee reiterate their previous observation. Recommend refusal as the development is over-intensive, backland

development and would adversely effect the privacy of neighbours. Concern was also expressed that trees with Tree Preservation Orders would be at risk and the effect of the development would increase traffic at an already busy junction.

OBSERVATION:

The Committee reiterate their previous observation. Recommend refusal as the development is over-intensive, backland development and would adversely effect the privacy of neighbours. Concern was also expressed that trees with Tree Preservation Orders would be at risk and the effect of the development would increase traffic at an already busy junction.

130. PLANS (New)

P10/E0801

8 Greys Hill (Other – South ward – EH, RM)
(Registered 28.10.10-28 Days 24.11.10)
Ground floor rear extension.
For: Mr A Faulkner

OBSERVATION:

No strong views.

P10/E00802/LB

8 Greys Hill (Other – South ward – EH, RM)
(Registered 28.10.10-28 Days 24.11.10)
Ground floor rear extension.
For: Mr A Faulkner

OBSERVATION:

No strong views.

P10/E1588

94 Reading Road (Other – South ward – EH, RM)
(Registered 15.11.10 – 28 Days 12.12.10)
Erection of first floor rear extension and rear conservatory to dwelling house.
For: Mr & Mrs M Holdaway.

OBSERVATION:

No strong views subject to Conservation Officer approval of appropriate materials.

P10/E01589

96 Reading Road (Other – South ward – EH, RM)
(Registered 15.11.10 – 28 Days 12.12.10)
Erection of rear conservatory to dwelling house.
For: Ms R Watson

OBSERVATION:

No strong views subject to Conservation Officer approval of appropriate materials.

P10/E1637

1A Fairmile (Minor – North ward –JB, LMH)
(Registered 09.11.10 – 28 Days 06.12.10)
Erection of a pair of 2 bedroom single storey semi-detached and one three bedroom two storey detached dwellings.
For: Mr R Marsh.

OBSERVATION:

Recommend approval subject to the views of the Forestry Officer

1 Member of the public left the Meeting.

P10/E1638 **10 Elizabeth Road** (Other – North ward – JB, LMH)
(Registered 01.11.10 - 28 Days 28.11.10)
Two storey and single side extensions and realignment of fence adjacent to Elizabeth Road.
For: Mr & Mrs J Thornber

OBSERVATION: **Recommend refusal application is over intensive and loss of sight line for Two Tree Hill.**

1 Member of the public left the Meeting.

P10/E1643 **71 Kings Road** (Other – North ward – JB, LMH)
(Registered 04.11.10 – 28 Days 01.12.10)
Variation of condition 3 (materials) of planning permission P10/E1211 for the erection of a two storey side extension, single storey rear extension and replacement conservatory to allow the brickwork to the extensions and conservatory to be amended to painted render on block work.
For: Mrs C Hult.

OBSERVATION: **Recommend Refusal application is out of keeping within a Conservation area, out of character and inappropriate use of materials.**

1 Member of the public rejoined the meeting.

P10/E1652 **15 Western Road** (Other – South ward – EH, RM)
(Registered 01.11.10 – 28 Days 28.11.10)
First floor extension at rear of the property, to form master bedroom with dressing room and shower, gables replaced with hipped roof.
For: Mr & Mrs J Swinburn.

OBSERVATION: **No strong views.**

P10/E1656/LD **2B King James Way** (Other – North ward – JB, LMH)
(Registered 29.10.10 – 28 Days 25.11.10)
Single storey rear extension.
For: Mr S Wheeler.

OBSERVATION: **The Committee are concerned that this decision should go to a Full Planning Decision at SODC as this application effects the safety and access for repairs to the upper flat.**

Councillor C Pye abstained from voting on this decision.

P10/E1657 **5 Walton Avenue** (Other – South ward – EH, RM)
(Registered 03.11.10 – 28 Days 30.11.10)
Conversion of attached garage into study.
For: Mrs G Kind

OBSERVATION: **No strong views.**

- P10/E1658** **10 St Marks Road** (Other – South ward – EH, RM)
(Registered 01.11.10 – 28 Days 28.11.10)
 Single storey rear extension, loft conversion and new dormer window.
 For: Mr M Smith
- OBSERVATION:** **No strong views subject to Conservation Officer approval and appropriate use of materials and positioning of front window.**
- P10/E1705** **2 Thorn Close** (Other – South ward – EH, RM)
(Registered 11.11.10 – 28 Days 08.12.10)
 Two storey rear extension, single storey rear conservatory and single storey side utility room extensions, plus detached garage extension.
 For: Mr M Donnelly
- OBSERVATION:** **No strong views**
- P10/E1712/RET** **3 & 4 Church Avenue** (Retrospective – North ward – JB, LMH)
(Registered 11.11.10 – 28 Days 08.12.10)
 Proposed pitched roofs to existing rear single-storey flat roof additions.
 For: Henley Municipal Charities.
- OBSERVATION:** **No strong views**
- P10/E1713** **27a Manor Road** (Other – South ward – EH, RM)
(Registered 16.11.10 – 28 Days 13.11.10)
 Two storey side and front extension and associated works.
 For: Mr P Irving
- OBSERVATION:** **No strong views.**
- P10/E1722** **Brunner Hall, 84B Greys Road** (Minor – North ward – JB, LMH)
(Registered 15.11.10 – 28 Days 12.11.10)
 Erection of new building store shed and relocation of existing shed to new position at rear of building.
 For: Headway Thames Valley Ltd
- OBSERVATION:** **No strong views**

Permission was granted by the Chairman for *Mrs C McGeorge, Daleside, Harpsden Road*, to approach the table. (*Mrs McGeorge* had previously been taken ill and had to leave the meeting during the public question session).

Mrs McGeorge made the following comments regarding P10/E1716 10 Rotherleigh House, Harpsden Way:-

- although broadly in favour of this application *Mrs McGeorge* feels the proposed windows on the south side of the of the application are un-neighbourly and over look her property.
- the proposal is very large and there would seem to be enough glazing within the plan already without the need for extra windows overlooking Daleside.
- the flat roof single storey extension not be used in the future as a terraced area which again will be both un-neighbourly and mean Daleside is overlooked.

P10/E01716 **Rotherleigh House, Harpsden Way** (Minor – South ward
EH, RM)
(Registered 17.11.10 – 28 Days 14.12.10)
A replacement 5 bed roomed dwelling and associated external
works and entrance gate.
For: Mr & Mrs J Surplice

OBSERVATION: **Recommend refusal as the application is un-neighbourly due
to the use of a flat roof and windows to the first floor south
elevation.**

1 member of the public left the meeting.

P10/E1727 **90-92 Bell Steet** (Minor –North ward – JB, LMH)
(Registered 17.11.10 – 28 Days 14.12.10)
Demolition of former lean-to and construction of a new kitchen
extension. Removal of former coal sheds to form glazed covered
waiting area
For: Mrs H Mackman

OBSERVATION: **No strong views subject to Conservation Officer approval of
the removal of the Coal Sheds.**

Councillor L Hiller abstained from voting on this decision.

P10/E1728/LB **90-92 Bell Steet** (Other –North ward – JB, LMH)
(Registered 17.11.10 – 28 Days 14.12.10)
Demolition of former lean-to and construction of a new kitchen
extension. Removal of former coal sheds to form glazed covered
waiting area
For: Mrs H Mackman

OBSERVATION: **No strong views subject to Conservation Officer approval of
the removal of the Coal Sheds.**

Councillor L Hiller abstained from voting on this decision.

131. FOR INFORMATION ONLY

*Plans for information only relate to minor alterations to planning applications that have
already been considered by this Committee and which in the opinion of the Planning
Officer will make no significant difference to the outcome of the decision.*

P10/E1467/LB **30 New Street**
P10/E0651/LB **76 Bell Street**

The Committee noted the information.

132. DECISION NOTICES

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

133. OBJECTIONS

None received.

134. EMAIL FROM SOUTH OXFORDSHIRE DISTRICT COUNCIL PLANNING APPEALS DEPARTMENT

The Committee considered the email from South Oxfordshire District Council Planning Appeals Department regarding P09/E1261/RET The HUB, Hewgate Court, The Committee noted the information and held no strong views.

135. NEW PROPERTY NAMING

The Committee received and noted the information on a new residential dwelling to be named and numbered: Hill View, 259a Greys Road
Demolition of 347, 349 and 351 Reading Road and erection of 12 residential units to be known as 1 to 12 Henley Gate
Demolition of 15 Cromwell Road and erection of two new properties to be known as 15 and 15a Cromwell Road.

The Meeting closed at 8.28pm

jb

Chairman