

**Present:** Councillor D Hinke, Chairman  
Councillor D Clenshaw  
Councillor Miss L Hillier  
Councillor Mrs E Hodgkin  
Councillor D Silvester  
Councillor S Gawrysiak

**In Attendance:** Mr M Kennedy - Town Clerk  
Mrs H King – Committee Administrator / Minute Taker  
Councillor D Nimmo-Smith

**Also Present:** 2 Members of the Press  
10 Members of the Public

**129. APOLOGIES**

Apologies for absence were received from Councillors M Akehurst, Miss S Evans and Ms L Meachin.

**130. DECLARATIONS OF INTEREST**

The following declarations of interest were received:-

*Councillor Mrs E Hodgkin – P13/S3907 – 33 Norman Road – Direct neighbour of Applicant.*

*Councillor Miss L Hillier – P13/S3842/A – Full House, 10 Friday Street – Business neighbour to Applicant.*

**131. PUBLIC PARTICIPATION**

*Mr M Homewood Partner in the development proposal – P13/S2601/FUL – Carvella, Harpsden Way*

Mr Homewood, circulated a series of photographs of the present dilapidated building on the site. He confirmed the Committee had received a copy of his previous email and all seen the newly submitted revision of his proposal. Only one tree was now to be removed after discussions with the SODC Forestry Officer. Mr Homewood requested the Committee now reconsider their previous objection and recommend approval on this application.

*Councillor D Nimmo-Smith – 78 St Andrews Road – P13/S3875/LB – West Street & P14/S063/FUL – Rose & Crown, 56 New Street*

Councillor Nimmo-Smith apologised to the Committee on behalf of Oxfordshire County Council Highways Department regarding confusion on the West Street pavement works application. He advised the Committee the bollards on the listed block paving would be removed and not replaced.

Councillor Nimmo-Smith then read out a letter regarding the change of use for the Rose & Crown from a resident, who opposed the change of use from a Public House to a Dwelling House.

Mrs A Presley – Agent representing applicant of 9 Leicester Close – P13/S3692/HH – 9 Leicester Close.

Mrs Presley spoke to the application. The revised application, which now addressed the drainage and tree issues. She confirmed the SODC Forestry and Planning Officers now have no objections to the revised plan. The Amended application would produce a separate and modern addition to the property and cannot be seen from within the Close. The wall was now set away from the boundary with 10 Leicester Close. Mrs Presley confirmed that immediate neighbour had been consulted on these revisions.

6.55pm Councillor Miss L Hillier entered the meeting.

Mr P Lloyd – 10 Leicester Close – P13/S3692/HH – 9 Leicester Close.

Mr Lloyd gave a long and detailed report on the revisions made to this application and the matters arising on a number of important planning concerns for this application:

- Leicester Close is in the Conservation Area.
- The proposed building is out of keeping with the surrounding property designs.
- This application has not been viewed by a Conservation Officer.
- The rear of the property over looks Freemans Meadow.
- This application is out of keeping with both the character of the area and the established building line.
- It was possible the annex could be used for separate accommodation.
- Mr Lloyd raised the issue that this application was in breach of an existing covenant on the land.
- Mr Lloyd asked the Committee to again refuse this application.

Mr R Pye – 3 New Street - P14/S063/FUL – Rose & Crown, 56 New Street

Mr Pye requested the change of use not be granted as the Rose & Crown is a Community Pub. It was the last remaining pub in New Street and unlike many other local pubs still maintained its garden. It also had letting rooms above which would add to the continued use as a Public House rather than a private property.

**132. MINUTES**

The Minutes of the Meeting of the Planning Committee held on 7 January 2014 were approved and signed as a true record by the Chairman, Councillor D Hinke.

Councillor Mrs E Hodgkin abstained from voting on all Planning Applications in North Ward.

**133. VARIATION TO ORDER OF BUSINESS**

In accordance with the Standing Orders 5 (a) (vii), it was RESOLVED

that in view of the public present the Order of Business on the agenda is altered to allow planning applications P13/S2601/FUL – Cavella, Harpsden Way, P13/S3692/HH - 9 Leicester Close and P14/0063/FUL – Rose and Crown, 56 New Street to be considered before the amended plans section.

**P13/S2601/FUL Cavella, Harpsden Way** (Other – South Ward – JW, WH)  
Demolition of a dwelling house and erection of three detached dwelling houses. (As amended by drawings CaH-13/01 C; CaH-13-08 B; CaH-13-09 A; and AcH-13-11 accompanying agent's letter dated 29<sup>th</sup> November 2013).  
For: Mr A Wrigley

HTC Observation: 03.09.13 Recommend Refusal due to overdevelopment of the site and the loss of trees.

**OBSERVATION:** **Recommend Approval, subject to the hedge next to the Sheiling being retained to a height of 2.5 metres.**

Councillor D Hinke abstained from voting on the following application, 9 Leicester Close only.

**P13/S3692/HH 9 Leicester Close** (Other – North Ward –JB, EH)  
Single storey rear and side extension. (As amended by drawing numbers 1117 A 001 rev A; 117 A 005 rev C; 1117 A 006 rev B; 1117 A 007 rev C; 1117 A 008 rev A; 1117 A 009 rev A accompanying email from Agent dated 20 January 2014).  
For: Ms F Esom

HTC Observation: 07.01.14 - Recommend Refusal. This application does not cover the issue raised by a member of the importance of the mature trees on the property. Is over development of the site, out of character with the design of the rest of the locality and considers the 10 foot replacement boundary wall to be un-neighbourly.

**OBSERVATION:** **Recommend Refusal, This application is out of character with the area, un-neighbourly in size and design as well as unsuitable for the Conservation Area. The Committee raised the following objections:**

- **The Height of the garden wall (10 feet ) is still a cause for concern.**
- **The white exterior is out of keeping with the surrounding buildings**
- **The Conservation Officer must be consulted and we suggest a site visit on this application to assess the visual impact from the recreation ground**

Councillor D Hinke abstained from voting on this application and the following one for the Rose & Crown, 56 New Street only.

**P14/S0063/FUL**      **Rose & Crown, 56 New Street** (Minor – North Ward – JB, EH)

Change of use from Public House (A4 use) to a dwelling (C3 use) with alterations.

For: W. H. Brakspear & Sons

**OBSERVATION:**      **Recommend Refusal. This is an important historic pub within the town and should be a viable business, with accommodation. The Committee proposed that SODC should list this building as a ‘Community Asset’ to see if the community would purchase this building and keep it as a pub.**

*Committee Administrator to contact SODC to request the Rose & Crown, 56 New Street be listed as a ‘Community Asset’ under the Localism Act 2011.*

**P14/S0065/LB**      **Rose & Crown, 56 New Street** (Other – North Ward – JB, EH)

Change of use from Public House (A4 use) to a dwelling (C3 use) with alterations.

For: W. H. Brakspear & Sons

**OBSERVATION:**      **Recommend Refusal. This is an important historic pub within the town and should be a viable business, with accommodation. The Committee proposed that SODC should list this building as a ‘Community Asset’ to see if the community would purchase this building and keep it as a pub.**

*Committee Administrator to contact SODC to request the Rose & Crown, 56 New Street be listed as a ‘Community Asset’ under the Localism Act 2011.*

**134. PLANS (amended)**

**P13/S3733/HH**      **23 Queen Street** (Other–South Ward – JW, WH)

Alterations to existing conservatory to include removal of glazed pitched roof and construction of a flat roof with perimeter glazed guarding and two rooflights (Retrospective as amended by drawings accompanying letter from Agent dated 2 January 2014).

For: Mr L Wilkie

**HTC Observation:**      07.01.14 - Recommend Approval. The Committee expressed regret at the retrospective nature of this application.

**OBSERVATION:**      **The Committee requested a Holding Application be placed on this application until a Planning Officer attends a site visit to assess the new decked balcony and its affect on neighbouring properties**

135. **PLANS (new)**  
**P13/S2953/A** **Kings Arms Barn, Kings Road** (Other – North Ward – JB, EH)  
 3 x painted wooden signs.  
 For: Mr M Kennedy on behalf of Henley Town Council  
**OBSERVATION:** **This Committee requests SODC looks favourably on this application.**
- P13/S2956/LB** **Kings Arms Barn, Kings Road** (Other – North Ward – JB, EH)  
 2 x painted wooden signs stating ‘Kings Arms Barn’ to be placed on the wall, next to the entrance doors on both entrances to the building (1 on each entrance). 1 x painted wooden sign giving direction on how to enter the barn when gates are locked, to be placed on the wooden gates next to existing sign.  
 For: Mr M Kennedy on behalf of Henley Town Council  
**OBSERVATION:** **This Committee requests SODC looks favourably on this application.**
- P13/S3809/FUL** **The Pine, 3 Lambridge Wood Road** (Minor – North Ward – JB, EH)  
 Replace existing perimeter fence and create entrance to Lambridge Wood Road and brick wall, pillars and metal fencing (in association with planning permission P12/S3071/FUL for a new dwelling).  
 For: Mr G Fielding  
**OBSERVATION:** **Recommend Approval.**

Councillor Miss L Hillier abstained from voting on the following application, Full House, 10 Friday Street only.

- P13/S3842/A** **Full House, 10 Friday Street** (Other – South Ward – JW, WH)  
 Retrospective application for new sign with associated brackets and lighting in location of existing sign.  
 For: Mr R Tsang  
**OBSERVATION:** **Recommend Refusal. The sign should be made from wood, then painted and conservation colours used. This is a grade 2 listed building.**

- P13/S3875/LB**      **West Street** (Other – North Ward – JB, EH)  
Relay existing Grade II listed block onto sharp sand on the north West Street footway. Install seven bollards outside no. 39 West Street.  
For: Mr R Green
- OBSERVATION:**      **This Committee Approves the works to the listed Pavement on West Street but requests the Removal of the Bollards in accordance with the legal requirement from South Oxfordshire District Council’s Planning Enforcement Department.**  
The Committee welcomed the removal of the illegal bollards on the pavement.
- P13/S3885/HH**      **57 Albert Road** (Other – South Ward –JW, WH)  
Provide ground floor infill of rear covered area and loft conversion with 3 dormers.  
For: Ms L Tarling
- OBSERVATION:**      **Recommend Refusal. The dormers on this application are over looking neighbouring properties and should have obscure glass on the back as well as the side window.**
- P13/S3902/HH**      **15 Rotherfield Road** (Other South Ward – JW, WH)  
Proposed two storey extension to rear, infilling of existing colonnade and landscaping.  
For: Mr P Erskine
- OBSERVATION:**      **Recommend Approval.**
- P13/S3907/HH**      **33 Nicholas Road** (Other – North Ward – JB, EH)  
Proposed single storey rear extension following the removal of the existing conservatory, part garage conversion with new pitched roof replacing all flat roof sections and internal alterations.  
For: Mr & Mrs D Wood
- OBSERVATION:**      **Recommend Approval.**
- P13/S3909/HH**      **41 Belle Vue Road** (Other – South Ward –JW, WH)  
Proposed two storey side extension and single storey rear extension.  
For: Miss A Watts
- OBSERVATION:**      **Recommend Approval.**
- P13/S3915/HH**      **26 Belle Vue Road** (Other–South Ward – JW, WH)  
Single storey rear extension.  
For: Mr J Adshed
- OBSERVATION:**      **Recommend Approval.**

- P14/S0001/FUL**      **18 Greys Road** (Minor – North Ward – JB, EH)  
 First floor extension for office use.  
 For: G D Investments (UK) Ltd
- OBSERVATION:**      **Recommend Refusal. The design of this proposal is encroaching on the setting of the listed cottages and would affect the street scene by diminishing these small dwellings**
- P14/S0018/HH**      **11 Vicarage Road** (Other–South Ward – JW, WH)  
 Part retrospective application for replacement front door and new sash windows.  
 For: Mrs K Meah
- OBSERVATION:**      **Recommend Approval.**
- P14/S0096/HH**      **72 St Marks Road** (Other – South Ward – JW, WH)  
 Demolition of existing summer house. Erection of new summer house with green house, store, shower/cloak room and Jacuzzi area.  
 For: Mr G Briggs
- OBSERVATION:**      **Recommend Approval.**

**136. 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 Miss S Evans represents the Town Council at the SODC planning meeting and speaks on the Council's behalf against application **P13/S3692/HH - 9 Leicester Close**. In the event that Councillor Evans is unable to attend, it was confirmed that Councillor Silvester would represent the views of the Town Council.

Councillor Evans or Silvester to confirm their attendance with SODC prior to the meeting.

**137. DECISION NOTICES**

The committee discussed and noted the Decision Notices received from SODC and made the following observation:

**P13/S3599/HH – York Road. The Chairman stated that the original decision by the planning comm. was reversed at full council as there was a misunderstanding regarding a statement in the Design and Access report. At no time was it the intention of the Comm. to suggest that the applicants were trying to mislead HTC or SODC.**

The meeting closed at 7.40pm