

Present: The Chairman, Councillor D Hinke
The Vice-Chairman, Councillor Ms L A 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 I Reissmann (substituting for Councillor Mrs E Hodgkin)

In attendance: Councillor W Hamilton
Councillor Mrs J Bland
Mr M W Kennedy - Town Clerk
Mrs B Walker – Minute Taker

Also Present: One member of the Press
Eight members of the public

17. TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Councillors Mrs E Hodgkin and D Silvester.

18. DECLARATIONS OF INTEREST

Councillor Miss S Evans – P11/E0334 – 19 St Andrews Road – Personal as a friend of the applicant.

Councillor I Reissmann – P11/E0521/RLB – Townlands Hospital – Personal as a member of the Townlands Project Group.

19. PUBLIC PARTICIPATION

The Chairman, Councillor D Hinke reminded the public that comments on planning applications should be confined to planning aspects only.

Mr J Goumal – 98 Bell Street re P11/E0167 – speaking on behalf of Ms A Chumas of 76 Bell Street and Ms D Norton of 96 Bell Street. Mr Goumal felt the latest amendment provided a reasonable and balanced compromise to the situation in providing car parking spaces whilst also retaining as much of the green as possible.

Ms A Chumas – 76 Bell Street – re P11/E0167 – made the following comments relating to the planning aspects of the application:-

- the application did not involve the removal of four trees and that only one holly tree would be removed.
- Mr Paul Yoward, Oxfordshire County Council Highways Liaison Officer had confirmed that he felt the dual use of the pavement was safe for pedestrians.

Mr W Scott – 14 Kings Road – re P11/E0555 – as the owner of 14 Kings Road Mr Scott explained that he had purchased the house with planning permission. He subsequently applied for the same extension and Henley Town Council recommended refusal. This application has the same basement extension as his next door neighbour.

Mr R Lawson – 6 Wyndale Close – re P11/E0784 – as the applicant Mr Lawson made the following comments:-

- Preplanning advice was sought from Mr P Brampton at South Oxfordshire District Council Planning Department.
- The plans were discussed with both neighbours prior to submission – although appreciates the neighbour at number 7 has subsequently written a letter of complaint.
- There should be no loss of light from the extension
- There should be no loss of privacy – also a large window that overlooks number 7 is to be removed and is to be replaced with a smaller window with obscured glass.
- The extension is in keeping with other extensions in the road.

20. MINUTES

The minutes of the meeting held on 17 May 2011 were approved and signed by the Chairman, Councillor D Hinke as a true record.

21. PLANS (amended)

P11/E0167

Bell Street (Other – North ward – JB, EH)
(Registered 03.02.11 – 28 Days 02.03.11)

Alterations to provide revised parking layout for 9 parking spaces including a change of use of land to private car parking (as amended by drawings TR8100678/SK09 and TR8100678/SK10).
For: Chesterton Commercial (Oxon) Ltd

HTC Observation

24.02.11 – Recommend Refusal due to loss of amenity space and an important grouping of four trees which enhance the character of the Conservation Area.

HTC Observation

07.04.11 - . Recommend Refusal due to loss of amenity space and an important grouping of four trees which enhance the character of the Conservation Area and reinstate the removed green space.

OBSERVATION:

The Committee recommends refusal on the grounds that the development is both un-neighbourly and out of character in a conservation area and would lead to the degradation of green space at this entrance to the town. The proposed development may undermine the roots of the trees that are to be retained while the access is considered to be dangerous for pedestrians.

P11/E0344 **19 St Andrews Road** (Other – South ward – JW, WH)
(Registered 30.03.11 – 28 Days 26.04.11)
Erection of single storey rear extension with hipped roof (As amended by drawing number ht-01-01-10 Rev C accompanying e-mail from Agent dated 10 May 2011).

HTC Observation For: Ms S Knight
28.04.11 – No Strong Views excepting those made by the neighbours.

OBSERVATION: **This item was not considered as approval has already been given by the South Oxfordshire District Council planning authority.**

P11/E0555 **14 Kings Road** (Other – North Ward – EH, JB)
(Registered 30.03.11 – 28 Days 26.04.11)
Two-storey rear extension with room in roof above and basement extension below. Existing single storey extension and conservatory to be demolished. New development on same footprint. (As amended by drawing number: DEL 14K PL01 Rev A and letter received from the Agent dated 27.05.11).

HTC Observation For: Mr W Scott
28.04.11 – Recommended Refusal. The proposed extensions are considered to be an overdevelopment of the site. Moreover, the Committee wishes to express its concern about the size of the basement extension and possible implications for the water drainage.

OBSERVATION: **No strong views.**

Three members of the public left the meeting.

22. PLANS (new)

P11/E0521/RLB **Townlands Hospital, York Road** (Other – North Ward – JB, EH)
(Registered 09.05.11 – 28 Days 05.06.11)
To carry out general repairs and structural works to listed building.
For: Mr M New, Oxford Health

OBSERVATION: **Recommend approval subject to the views of the Conservation Officer and use of matching materials.**

P11/E0637 **Friar Park, Badgemore** (Other – North Ward – JB, EH)
(Registered 23.05.11 – 28 Days 19.06.11)
Demolition of swimming pool changing/shower building.
Replacement new pool changing/shower building.
For: Mrs O Harrison

OBSERVATION: **Recommend approval.**

P11/E0644/LB **Delegate House, 30A Hart Street** (Other – North Ward – JB, EH)
(Registered 19.05.11 – 28 Days 15.06.11)
Installation of projecting sign.
For: Mr M Gordon.

OBSERVATION: **Recommend approval, the proposed sign complies with the Shop Front Design guidelines.**

- P11/E0716/T** **Highway land on Northfield End** (Minor – North Ward – JB, EH)
(Registered 27.04.11 – 28 Days 23.05.11)
Erection of a 12.5m high dual user column with ground based cabinets and ancillary development.
For: 02 Telefonica Ltd
- OBSERVATION:** **Recommend refusal as the proposal is un-neighbourly and would be detrimental to the visual amenities at this entrance to the town. Moreover the proposed development is considered to be a potential obstruction for pedestrians.**
- P11/E0741/T** **Oxfordshire Fire Station, West Street** (Other – North Ward – JB, EH)
(Registered 25.05.11 – 28 Days 16.06.11)
Telecommunications Upgrade. Existing Vodafone 2 no. antennas, 1 no. Dish and 88.9 CHS with bracketry to be demounted to facilitate installation of proposed 114.3 CHS support pole and proposed triband antennas.
For: Vodafone UK Ltd
- OBSERVATION:** **Recommend approval.**
- P11/E0752** **117 St Andrews Road** (Other – South Ward – JW, WH)
(Registered 04.05.11 – 28 Days 31.05.11)
Extension over existing garage to form new bedroom and extension to kitchen to form large kitchen/breakfast room.
For: Mr S Hepworth
- OBSERVATION:** **Recommends approval. The proposed extension is not considered to be over intensive and would not cause any loss of amenities for neighbouring property.**

Councillor Mrs J Bland joined the public gallery at 7.30 pm.

- P11/E0753** **10 St Marks Road** (Other – South Ward – JW, WH)
(Registered 04.05.11 – 28 Days 31.05.11)
Removal of unstable wall. Rebuild wall in lime mortar with bricks to match the house. New path to front door in existing position. New car parking space for 1 vehicle with porous surface. Traditional railings and gate.
For: Mr M Smith
- OBSERVATION:** **Recommends refusal as the removal of the wall and provision of a car parking space does not adhere to the recommendations in the St Marks Conservation Area guide Article 4(2) Direction namely it does not “preserve or enhance the character and appearance of the conservation area”. This application is similar to one at 11A Vicarage Road (P10/E0591) which was refused by the planning authority and the appeal was dismissed.**

- P11/E811/CA** **10 St Marks Road** (Other – South Ward – JW, WH)
(Registered 04.05.11 – 28 Days 31.05.11)
 Removal of unstable wall. Rebuild wall in lime mortar with bricks to match the house. New path to front door in existing position. New car parking space for 1 vehicle with porous surface. Traditional railings and gate.
 For: Mr M Smith
- OBSERVATION:** **Recommends refusal as the removal of the wall and provision of a car parking space does not adhere to the recommendations in the St Marks Conservation Area guide Article 4(2) Direction namely it does not “preserve or enhance the character and appearance of the conservation area”. This application is similar to one at 11A Vicarage Road (P10/E0591) which was refused by the planning authority and the appeal was dismissed.**
- Action: The Committee was disappointed that the wall had already been removed and asked that a letter be sent to the South Oxfordshire District Council Planning Authority Enforcement Team to ask that they investigate this breach of planning regulations involving the demolition of a listed wall without the due permissions and take appropriate action.***
- P11/E0771** **301, 303 and 305 Reading Road** (Other - South Ward – JW, WH)
(Registered 25.05.11 – 28 Days 21.06.11)
 Demolition of single storey extensions to 301 and 303 Reading Road and replacement with two storey rear extensions. First floor extension to 305 Reading Road above the existing flat roof single storey extension.
 For: Mr H Widgery & Ms J Sweeney
 Mr N Emmett & Ms E Walker
 Mrs L Parker
- OBSERVATION:** **Recommend approval. The proposed are in keeping with the neighbourhood.**
- P11/E0777** **2 Gainsborough Road** (Other – North Ward – JB, EH)
(Registered 09.05.11 – 28 Days 05.06.11)
 Single storey rear extension. Replacement of flat roof with hipped pitched roof porch. New driveway and parking.
 For: Mr R MacRory
- OBSERVATION:** **Recommends refusal due to the creation of a new driveway close to a busy junction. Concerns were also raised with regard to drainage issues relating to the creation of a hard-standing driveway.**
- P11/E0784** **6 Wyndale Close** (Other – South Ward – JW, WH)
(Registered 01.05.11 – 28 Days 06.06.11)
 Two storey side and rear extensions and single storey rear extension.
 For: Mr R Lawson & Ms F Budd
- OBSERVATION:** **Recommend approval. The proposed extensions are in keeping with other neighbouring houses.**

P11/E0857 **71 Kings Road** (Other – North Ward – JB, EH)
(Registered 20.05.11 – 28 Days 16.06.11)
Demolition of existing conservatory and single storey extension.
Erection of two storey side extension, single store rear extension
and replacement conservatory.
For: Mrs P Edwards

OBSERVATION: **No objections subject to no encroachment over the
property’s boundary.**

23. FOR INFORMATION ONLY

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

P11/E0528 35 Nicholas Road

24. DECISION NOTICES

The Committee noted the report on decision notices and made the following comments:-

- P11/EO524 – Windy Ridge, Rear of Elizabeth Road – this application has been withdrawn.
- P11/E0481 – 64 Greys Road – a letter of complaint from a neighbour was received after Henley Town Council had made their observation.

25. 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 I Reissmann attends the South Oxfordshire District Council Planning Meeting on behalf of Henley Town Council should planning application P11/EO167 – Bell Street be considered by Committee.

The meeting closed at 7.50pm.

bw

Chairman