

**Present:** Chairman Councillor D Hinke  
Councillor D Clenshaw  
Councillor Miss S Evans  
Councillor Miss L Hillier  
Councillor Mrs E Hodgkin  
Councillor D Silvester  
Councillor Mrs J Wood

**In Attendance:** Ms J Brazil– Committee Administrator / Minute Taker

**Also Present:** 1 Member of the Press  
1 Member of the Public

**99. APOLOGIES FOR ABSENCE**

Apologies for absence received from Councillors M Akehurst and Ms L Meachin.

**100. DECLARATIONS OF INTEREST**

None received.

**101. PUBLIC PARTICIPATION**

Mr Jeff Lowe – of Jeffrey Charles Emmett – Agent speaking on behalf of the applicant of P14/S3265/FUL - Rear of Cedar Court, 9 – 11 Fairmile – Mr Lowe spoke to the application and raised the following points:-

- The revised plans had been reduced by 25%.
- The proposal has now been set back from Cedar Court by 18 meters.
- The new application had address all the issues raised by the Planning Inspector in his rejection of the previous application.
- The new proposal has a smaller footprint than previous designs.
- This application is 4 ½ metres away from the boundary.
- Mr Lowe has worked closely with the SODC Planning Department to address all these points.
- With the newly revised plan he hoped all the objections had been addressed.

The Chairman highlighted that although Mr Lowe had liaised with SODC Planning Department he had not entered into discussions with the neighbouring properties surrounding the development site. It was suggested he open up

dialogue with the correspondence who had contacted SODC to work on the further issues that neighbours had raised.

Mr David Da Souza – 25 Queen Street – P14/S3245/HH - 23 Queen Street - Mr De Souza spoke against proposed retrospective Planning Application and raised the following concerns:

- The rear of 23 Queen Street boundary wall has been replaced and now his property is over looked.
- The previous glass roof has been replaced and the decking been erected.
- 23 Queen Street is now over looked and his privacy removed.
- The extension is overbearing on 23 Queen Street.
- The height and scale of the proposal is inappropriate in the location.
- This proposal is out of keeping with the SODC Local Plan and Design Guide.
- This application is retrospective and the works were carried out over one year ago.

Mr Phillip Everington – 52 Berkshire Road – P14/S3158/HH – 29 Manor Road – Mr Everington spoke against the design of the proposed extension at 29 Manor Road and made the following observations:

- The slot window in the apex extension would overlook the rear of Mr Everington’s property at 52 Berkshire Road.
- This proposal is in contradiction of D4 H13 of the SODC Local Plan.
- The window is inappropriate in design and size.
- 52 Berkshire Road would be adversely affected by the large amount of light pollution emitted from this proposal and be harmful to neighbouring properties.
- Mr Everington explained he did not have any further issues with the application and asked for the location and design of the window to be changed in order to avoid issues of being Unneighbourly.

## **102. MINUTES**

The Minutes of the Meeting of the Planning Committee held on 21 October 2014 were received, approved and signed by the Chairman, Councillor D Hinke as a true record.

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

Councillor Mrs J Wood abstained from voting on all applications except P14/S3261/FUL Tesco Stores Limited, 359 Reading Road.

## 103. VARIATION TO ORDER OF BUSINESS

In accordance with Standing Orders 5(a) (vi), it was **RESOLVED**

that in view of the public present the order of business on the agenda is altered to allow planning applications P14/S3158/HH 29 Manor Road, P14/S3245/HH 23 Queen Street and P14/S3265/FUL Rear of Cedar Court, 11 Fairmile, to be moved to the top of Agenda Item 5. Amended Plans.

- P14/S3158/HH**      **29 Manor Road** (Other – South Ward – JW, WH)  
First floor extension to existing dwelling to provide a double bedroom with an ensuite shower / WC.  
For: Dr H Sperry
- OBSERVATION:**      **Recommend Refusal. This application is unneighbourly due to overlooking and lack of privacy to neighbouring properties, also there is a large high window on the east elevation.**
- P14/S3245/HH**      **23 Queen Street** (Other - South Ward – JW, WH)  
Demolition of existing double garage. Erection of a single storey rear extension with two glazed roof lights (retrospective), proposed use of the roof extension as a terrace and erection of wooden gates (retrospective).  
For: Mr & Mrs R Bradbury
- OBSERVATION:**      **Recommend Refusal. The Committee noted this proposal results in lack of privacy, and overlooking of neighbours property. The basement extension has been built without planning consent in a Conservation Area. This Committee, in this instance, supports the view of the Henley Society:  
'The Society objects to the retrospective application for the extension: it is unacceptable that this construction was carried out without planning permission, especially as the building is designated as 'of local note' and is in a Conservation Area. In addition, we would object strongly to the proposed use of the flat roof as a terrace as this would have a serious adverse impact on neighbouring properties due to overlooking.'  
The Committee recommend the Conservation Officer visit the site urgently to reconcile the immediate issues with both parties.**
- P14/S3265/FUL**      **Rear of Cedar Court, 9 – 11 Fairmile** (Minor – North Ward – JB, EH)

Erection of one dwelling (re-submission of refused application P13/S3760/FUL).

For: Blue Space Property Nine Limited

**OBSERVATION:**

**Recommend Refusal. Whilst it was noted the Developers have been working with SODC Planning Department this Committee suggests the developers communicate with the immediate neighbours to present a more suitable proposal which addresses their concerns regarding the bulk of the proposal. This committee feels that something smaller would be more suitable.**

7.52pm Councillor Miss L Hillier joined the meeting.

**104. PLANS (Amended)**

**P14/S2721/FUL**

**52 Berkshire Road** (Minor – South Ward – JW, WH)

Proposed demolition of existing detached dwelling and erection of two detached dwellings and associated parking and amenity space provision. (Dwellings reduced in footprint and roof design altered as shown on amended plans received 31<sup>st</sup> October 2014).

For: Mr P Everington

**HTC Observation**

30.09.14 - Recommend Refusal. This proposal is overdevelopment of the site, loss of garden space and would create problems over access to and egress from the site. Also this is out of character with neighbouring properties.

**OBSERVATION:**

**Recommend Approval. There revised proposal has been reduced in height and bulk with the overall footprint being of a smaller scale. The build design is traditional in style and this is a large corner plot.**

**105. PLANS (New)**

**P14/S3168/HH**

**14 Queen Street** (Other – South Ward – JW, WH)

Rear single storey glass roof extension and loft conversion with a dormer window and 2 roof lights to rear.

For: Mr V O'Shea

**OBSERVATION:**

**Recommend Refusal. The loss of the chimney would be detrimental to the street scene and destroy the unity of the buildings in this historic road in this important part of the Conservation Area.**

- P14/S3185/HH**      **50 Kings Road** (Other– North Ward – JB, EH)  
Demolition of existing conservatory. New single storey rear extension. Removal of flat roof from existing two storey at rear and replacement with pitched roof.  
For: Mr A Morbey
- OBSERVATION:**      **Recommend Approval. The Committee made special note of the design of the pitched roof.**
- P14/S3221/HH**      **Little Court, 11a Badgemore Lane** (Other– North Ward – JB, EH)  
Replacement of existing front wooden fence with a brick and flint wall.  
For: Mr P Francis
- OBSERVATION:**      **Recommend Approval. The Committee particularly noted the use of traditional materials.**
- P14/S3224/HH**      **19 Hamilton Avenue** (Other – South Ward – JW, WH)  
Demolition of existing conservatory to rear; single storey rear extension; insertion of rooflights into existing single storey rear extension roof.  
For: Mrs H M Creau
- OBSERVATION:**      **Recommend Approval.**
- P14/S3228/HH**      **Sillwood, Harpsden Way** (Other – South Ward – JW, WH)  
Raise the roof to provide additional accommodation.  
For: Mr & Mrs J Sansum
- OBSERVATION:**      **Recommend Approval.**
- P14/S3232/HH**      **101 St Marks Road** (Other – South Ward – JW, WH)  
Alteration & extension to existing dwelling to form new single storey habitable rooms  
For: Mr & Mrs A Morgan
- OBSERVATION:**      **Recommend Approval. The committee noted there had been no comments from neighbours.**
- P14/S3251/HH**      **23 St Andrews Road** (Other – South Ward – JW, WH)  
Demolition of existing single storey conservatory at rear. Erection of single storey rear extension.  
For: Mr & Mrs M Hogan
- OBSERVATION:**      **Recommend Approval. There is space for the proposed development on the plot.**

**P14/S3261/FUL** **Tesco Stores Limited, 359 Reading Road** (Other – South Ward – JW, WH)  
Removal of Condition 24 of application reference P92/S0516/O (allowed on Appeal under ref: T/APP/Q3115/A/92/21434/P7 dated 16 March 1993), to allow for unrestricted deliveries to the store throughout the week.  
For: Tesco Stores Limited

**OBSERVATION:** **Recommend Refusal. OCC Highways Department, SODC health and housing Group and the Henley Society have all recommend refusal. Town and County Councillor D Nimmo-Smith has been working tirelessly on this matter and the Committee would like to thank him for his help. This restriction was put in place when the original application was granted. Henley is a small town of narrow streets and we are currently trying to reduce HGVs in the town due to the air pollution they cause. Many homes are built alongside the streets and the noise at night of these Tesco lorries would pose noise nuisance to the residents.**

**P14/S3275/HH** **Indent Cottage, Singers Lane** (Other –South Ward – JW, WH)  
Single storey rear extension.  
For: Dr D Briess

**OBSERVATION:** **Recommend Approval. There has been a lot of consideration taken over the design and use of materials and the applicant has been very creative with the proposal.**

**P14/S3285/LB** **6 Church Avenue** (Other – North Ward – JB, EH)  
Reduce footprint of approved proposed rear extension to overcome foundation problem exposed on site. (Amendment to approved schemes ref: P13/S1906/LB (dated 14 August 2013) and P14/S0323/LB).  
For: Henley Municipal Charities

**OBSERVATION:** **Recommend Approval.**

**P14/S3321/HH** **15 Valley Road** (Other – North Ward – JB, EH)  
Erection of single storey rear extension and pitched roof to existing single storey side extension and garage (resubmission of P14/S1771/HH).  
For: Mrs J Phillips

**OBSERVATION:** **Recommend Approval.**

**P14/S3356/HH**      **10 Hamilton Avenue** (Other – South Ward – JW, WH)  
Erection of two storey / part first floor rear extension and rear conservatory, single storey front extensions, tiled roof across front of existing garage, rendering to first floor front gable and returns.

For: Mr & Mrs Courtenay

**OBSERVATION:**      **Recommend Approval. There is plenty of space at the site for the development.**

**P14/S3360/FUL**      **Land to rear of Spring Grove, Newtown Road**  
(Minor– South Ward – JW, WH)

Erection of 4 x 2 bed terrace houses.

For: Ms M Bowden

**OBSERVATION:**      **Recommend Refusal. There is a need within the Neighbourhood Plan, SODC Core Strategy and Local Plan for more industrial sites in the town and the requirement for additional employment in the area. The Committee rejects the use of industrial land being used for residential purposes.**

## **106. 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 Councillors D Hinke and D Silvester represents the Town Council at the SODC planning meeting and speaks on the Council's behalf against the following Planning Application: **P14/S3261/FUL – Tesco Stores Limited & P14/S3245/HH – 23 Queen Street.**

## **107. NOTIFICATION OF PLANNING APPEAL DECISION**

**The Committee noted** a Planning Appeal Decision for **P14/S0063/FUL Site at Rose & Crown PH, 56 New Street, Henley RG9 2BT.**

## **108. PROGRESS REPORT**

**The Committee noted** the Progress Report and made the following observation:

### **Bollards on West Street**

A member advised the meeting that OCC Highways had been that advised the bollards, when they are removed could be used to replace the damaged bollards by Hobbs on Henley at Thameside.

**109. NOTIFICATION TO ATTEND THE INQUIRY TO THE PRE-INQUIRY FOR THAMES FARM**

**The Committee noted** the notification to attend the Pre-Inquiry to the Pre-Inquiry for Thames Farm, Reading Road, Shiplake, RG9 3PH – P13/S2184/O:  
Appeal Reference: APP/Q3115/A/14/2217931.

The meeting closed at 8.30pm

jb

Chairman