

Present: Councillor M Akehurst, Vice Chairman
Councillor D Clenshaw
Councillor Miss S Evans
Councillor Miss L Hillier
Councillor Mrs E Hodgkin
Councillor D Silvester
Councillor Mrs J Wood

In Attendance: Mr M Kennedy – Town Clerk
Mrs N Taylor – Senior Committee Administrator / Minute
Taker

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

156. APOLOGIES

Apologies for absence were received from the Chairman, Councillor D Hinke and Councillor Ms L Meachin.

157. DECLARATIONS OF INTEREST

None received

158. PUBLIC PARTICIPATION

Ms A Richardson – Hay Loft, 31 Hart Street, P15/S0270/FUL – 31 Hart Street.

Ms Richardson advised that she is a tenant at the property and wished to register her objection to a Tapas Bar being opened due to the negative impact on herself and the other domestic residents of the property. She informed the meeting that there were party walls on all sides if a Tapas bar was open 7 days a week until 10.30 or 11.00pm noise would be an issue as there is no insulation. There would also be an issue with loss of privacy as the residents have a courtyard that they use for outside dining and for their children to play in which will be overlooked by the bar and abused by customers wanting to go outside and smoke.

This Ms Richardson stated, is a small intimate community of affordable housing in the middle of the town that will be adversely affected by the impact of a Tapas Bar.

Ken Arlett – 11 Elizabeth Road

Mr Arlett informed the members that he had been speaking to his brother earlier who would like to know when the pavements in Kings Road outside the terraced houses will be re-laid as every time it rains there are large puddles of water and people have to walk into the road. Mr Arlett was advised to refer his question to the Town & Community Committee.

Mr Arlett started to ask questions regarding letters that had appeared in the Henley Standard two weeks ago but was advised that as this item did not appear on tonight's agenda it could not be discussed, he was further advised that it was unclear which committee he should take his question to.

159. MINUTES

The Minutes of the Meeting of the Planning Committee held on 27 January 2015 and 17 February 2015 were received, approved and signed by the Chairman, Councillor M Akehurst as a true record.

Councillor Mrs J Wood abstained from voting on all applications.

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

160. PLANS (amended)

P15/S0038/HH **36 Valley Road** (Other – North Ward – JB, EH)
Proposed conversion of existing garage to living accommodation (As amended to replace flat roof over garage with mono-pitched roof as shown on plans 02C and 04, 17-02-2015).

HTC Observation 30.01.15 – Recommend Approval.

OBSERVATION: **No observation made as plans already been considered by SODC.**

161. PLANS (New)

P15/S0013/FUL **Henley Town Football Club, Mill Lane** (Minor – South Ward – JW, WH)
Proposed side extensions to existing grandstand and erection of new standing grandstand.

For: Mr K Chapman

OBSERVATION: **Recommend Approval, subject to the approval of all affected by the application.**

P15/S0067/HH **218 Greys Road** (Other – North Ward – JB, EH)
Erection of climbing frame (retrospective).

For: Mr J Goldader

OBSERVATION: **Recommend Refusal due to the size of the frame and the effect on the street scene.**

- P15/S0130/FUL** **Takhar Wine Mart, 18 Greys Road** (Minor – South Ward – JW, WH)
Demolition of existing building. Erection of a two storey building with habitable roof space, two commercial shops at ground floor and 4 self-contained flats above.
For: Mr K Takhar
- OBSERVATION:** **Recommend Refusal due to over development of the site, detrimental impact on the existing street scene and insufficient parking.**
- P15/S0131/HH** **52 Elizabeth Road** (Other – North Ward – JB, EH)
Front extension to house.
For: Mr & Mrs R Atkin
- OBSERVATION:** **Recommend Approval acceptable development.**
- P15/S0141/A** **National Westminster Bank, 18 Market Place**
(Other – North Ward – JB, EH)
Proposed new signage. Six new signs.
For: Mrs J Thompson / RBS
- OBSERVATION:** **Recommend Refusal as the application does not conform to the Traditional Shop Front Design Guide and is contrary to CON 7 and CON 8. The use of acrylic is unacceptable in a Conservation Area, as is illumination of signs.**
- P15/S0150/HH** **3 Mill Lane** (Other – South Ward – JW, WH)
Single storey rear extension.
For: Mrs K Rutter
- OBSERVATION:** **Recommend Approval, acceptable development using matching materials.**
- Councillor Miss L Hillier entered the meeting at 6.45pm
- P15/S0174/LB** **19 Hart Street** (Other – North Ward – JB, EH)
Partial rebuilding of garden wall after damage from roots of nearby tree.
For: Mrs C Crombie
- OBSERVATION:** **Recommend Approval subject to the views of the Conservation and Archaeological Officers.**
- P15/S0181/HH** **9 Makins Road** (Other – South Ward – JW, WH)
Erection of a two storey side extension.
For: Mrs V Ridge
- OBSERVATION:** **Recommend Approval, acceptable development on a site that is not overlooked, has plenty of room, high hedges and no objections received from the neighbours.**

- P15/S0183/HH** **36 Deanfield Road** (Other – North Ward – JB, EH)
Proposed side extension.
For: Mr T Conway
- OBSERVATION:** **Recommend Approval, acceptable development as the area is not overlooked.**
- P15/S0189/HH** **37 Leaver Road** (Other – North Ward – JB, EH)
Two storey rear extension.
Mr A Elston
- OBSERVATION:** **Recommend Approval as there are no objections / comments from the neighbours and it is not overlooked, but this Committee would like it noted that the quality of the plans are appalling and should be standardised and the nature of this plan takes away the affordable housing aspect of this development.**
- P15/S0225/HH** **Suffolk House, 52 Rotherfield Road** (Other – South Ward – JW, WH)
Erection of extension to existing outbuilding to form garage.
For: Mr R Smith
- OBSERVATION:** **Recommend Refusal as there is insufficient information and appalling plans. When considered in conjunction with S0226/HH and S0253/HH the application should be refused.**
- P15/S0226/HH** **Suffolk House, 52 Rotherfield Road** (Other – South Ward – JW, WH)
Erection of single storey side extension.
For: Mr R Smith
- OBSERVATION:** **Recommend Refusal as there is insufficient information and appalling plans.**
- P15/S0253/HH** **Suffolk House, 52 Rotherfield Road** (Other – South Ward – JW, WH)
Conversion of existing roof space into habitable rooms to include the insertion of a roof lantern and two roof lights.
For: Mr R Smith
- OBSERVATION:** **Recommend Refusal as there is insufficient information, use of an inappropriate roof lantern and appalling plans.**
- P15/S0263/FUL** **Calleva, Harpsden Way** (Minor – South Ward – JW, WH)
Demolition of a dwelling house and erection of three detached dwelling houses (Amendments to P13/S2601/FUL).

- For: Miss E Evans
OBSERVATION: Recommend Refusal due to insufficient information, un-neighbourly by reason of overlooking of 14 Rotherfield Road and loss of protected trees.
- This Council urgently requests that a Forestry Officer carries out a site inspection.**
- P15/S0270/FUL 31 Hart Street** (Other – North Ward – JB, EH)
 Change of use from A1 to a mixed A1/A3 use.
 For: Mr M Hall
- OBSERVATION: Recommend Refusal as the application is un-neighbourly, the impact on residents properties, noise pollution, over-looking and concerns re the retail mix.**
- P15/S0285/HH 6B Wilson Avenue** (Other – South Ward – JW, WH)
 Erection of single storey rear extension.
 For: Mr D Evans
- OBSERVATION: Recommend Approval, appropriate development.**
- P15/S0301/HH 39 Albert Road** (Other – South Ward – JW, WH)
 Erection of part two storey part single storey rear extension.
 For: Mr & Mrs S & P Erceg
- OBSERVATION: Recommend Approval, appropriate development.**
- P15/S0306/FUL Land to the rear of 16 – 18 Hart Street** (Minor – North Ward – JB, EH)
 Change of use of upper floors of former nightclub into 1 x 2 bed flat and 1 x 3 bed flat and associated external alterations and including external alterations to ground floor as previously approved under planning application P14/S1882/FUL.
 For: Hart Street Ltd
- OBSERVATION: Recommend Approval subject to the views of the Conservation Officer.**
- P15/S0307/LB Land to the rear of 16 – 18 Hart Street** (Minor – North Ward – JB, EH)
 Internal and external alterations to facilitate conversion of upper floors of former nightclub into 1 x 2 bed flat and 1 x 3 bed flat. External alterations to ground floor as previously approved under planning application P14/S1883/LB.
 For: Hart Street Ltd
- OBSERVATION: Recommend Approval subject to the views of the Conservation Officer.**

- P15/S0323/HH** **37 Belle Vue Road** (Other – South Ward – JW, WH)
Erection of first floor and single storey side and rear extension.
For: Mr & Mrs J Sale
- OBSERVATION:** **Recommend Approval, appropriate development.**
- P15/S0338/HH** **160 Reading Road** (Other – South Ward – JW, WH)
Erection of a single storey rear extension.
For: Mrs P Parke
- OBSERVATION:** **Recommend Approval, appropriate development.**
- P15/S0344/A** **21 Bell Street** (Other - North Street – JB, EH)
Erection of replacement fascia and projecting sign.
For: Mr W Willcox
- OBSERVATION:** **Recommend Refusal as the application is contrary to the design guidelines, does not use natural materials and is illuminated.**
- P15/S0375/A** **Highway verge adjacent to 271 Reading Road**
(Other – South Ward – JW, WH)
Display of non-illuminated freestanding totem sign.
For: Mr D Sambrooks
- OBSERVATION:** **Recommend Refusal due to the scale of the sign and the land belonging to Highways.**
- P15/S0431/FUL** **35 Friday Street** (Minor – South Ward – JW, WH)
Erection of single storey extension, dormer windows, external alterations and change of use from offices into 8 x 1 bedroom apartments.
For: Mr & Mrs Avery
- OBSERVATION:** **Recommend Refusal due to the lack of residential parking.**
- P15/S0432/LB** **35 Friday Street** (Minor – South Ward – JW, WH)
Erection of single storey extension, dormer windows and external alterations to facilitate conversion of offices into 8 x 1 bedroom apartments.
For: Mr & Mrs Avery
- OBSERVATION:** **Recommend Refusal due to the lack of residential parking.**
- P15/S0436/HH** **40 Ancastle Green** (Other – North Ward – JB, EH)
Proposed garage conversion to provide new granny flat.
For: Mr T Wachowiak
- OBSERVATION:** **Recommend Approval subject to reaching Highway conditions.**

- P15/S0457/HH** **18 Hamilton Avenue** (Other – South Ward – JW, WH)
Demolition of existing conservatory. Erection of two storey rear extension and new front porch.
For: Mr & Mrs C Venning
OBSERVATION: **Recommend Approval, appropriate development.**
- P15/S0505/HH** **14 Cromwell Road** (Other – South Ward – JW, WH)
Single storey rear extension.
Mr A Watkins
OBSERVATION: **Recommend Approval, appropriate development.**

162. OBJECTIONS / CALL IN APPLICATIONS

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

that Councillor Miss L Hilier attends the South Oxfordshire District Council Planning meeting on behalf of Henley Town Council for applications P15/S0431/FUL and P15/S0432/LB – 35 Friday Street and P15/S0270/FUL – 31 Hart Street.

The meeting closed at 7.26pm.

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Chairman