

HENLEY-ON-THAMES TOWN COUNCIL

MIKE KENNEDY
Town Clerk



COUNCIL OFFICES
TOWN HALL
MARKET PLACE
HENLEY-ON-THAMES
OXFORDSHIRE RG9 2AQ

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**COUNCILLORS ARE HEREBY SUMMONED TO ATTEND A MEETING OF
THE PLANNING COMMITTEE**

to be held on

TUESDAY 8 APRIL 2014

AT 6.30PM

in

Please note earlier
Start time

**THE COUNCIL CHAMBER, TOWN HALL
HENLEY ON THAMES**

A handwritten signature in black ink that reads 'Mike Kennedy'.

Mr M.W Kennedy
Town Clerk
2 April 2014

MEMBERSHIP: Chairman, Councillor D Hinke
Vice Chairman, Deputy Mayor Councillor M Akehurst (ex-officio)
Councillor D Clenshaw
Councillor Miss S Evans
Councillor Miss L Hillier
Councillor Mrs E Hodgkin
Councillor Ms L Meachin
Councillor D Silvester
Mayor, Councillor S Gawrysiak (ex-officio)

Members are reminded to sign the attendance book

AGENDA

1. **APOLOGIES FOR ABSENCE**

TO RECEIVE Apologies for absence.

2. **DECLARATIONS OF INTEREST**

Members are hereby reminded that, under the provisions of sections 26-34 and Schedule 4 of the Localism Act 2011, a member with a disclosable pecuniary interest of which they are aware in a matter who attends a meeting of the authority at which the matter is considered must disclose to that meeting the existence and nature of that interest at the commencement of that consideration, or when the interest becomes apparent. A member with a disclosable pecuniary interest in any matter must withdraw from the room or chamber where a meeting is being held whenever it becomes apparent that the matter is being considered at that meeting, unless he/she has obtained a dispensation from the council; and not seek improperly to influence a decision about that matter

3. **PUBLIC PARTICIPATION**

TO RECEIVE questions or statements from members of the Public. The following rules shall apply:

- You may ask questions or make a statement on any item included on the agenda. The session, which is also open to Councillors who may have a personal and prejudicial interest on any item included on the agenda, will last for a period of up to 10 minutes (but capable of being extended at the Chairman's discretion).
- Questions from the town's residents will take priority, followed by property owners, businesses and then non-residents.
- All speeches shall last for no more than 2 to 3 minutes.
- If there are no statements or questions, or if all statements have been made or questions asked before the period of time allotted, the meeting will start to consider the remainder of its business. No further public questions or statements will be entertained at that meeting.
- If an answer to a question cannot be given at the meeting the Chairman may, at his/her discretion, arrange for a written answer to be given.
- The Chairman of the meeting will have complete discretion as to the order in which questions are taken and statements made. Supplementary questions may be asked at the Chairman's discretion.
- The Chairman of the meeting may rule that any public remarks are not appropriate and will not be accepted; for example if they are defamatory, frivolous or offensive. In such an instance the Chairman may disallow a question or statement or cut short a statement or discussion, or disqualify any member of the public from continuing to speak.
- Questions which require the disclosure of exempt or confidential information will not be answered.
- The Chairman of the meeting's interpretation of this procedure shall not be questioned and his/her ruling on any questions relating to this procedure shall be final.

4. **MINUTES** (Previously circulated)
TO APPROVE the Minutes of the Meeting of the Planning Committee held on 18 March 2014.
5. **PLANS (new)**
- P14/S0489/LB** **36 Market Place** (Other – North Ward – JB, EH)
 Repair to lath and plaster bedroom ceiling which has partially collapsed.
 For: Mrs H King for Henley Town Council
- P14/S0550/HH** **6 Hamilton Avenue** (Other – South Ward – JW, WH)
 Construction of a conservatory to the side of the property.
 For: Mr A Allum
- P14/S0616/HH** **Field Cottage, The Fairmile** (Other – North Ward – JB, EH)
 Alterations and construction of a 2 storey extension to existing dwelling house.
 For: Mr S Parsons
- P14/S0622/HH** **The Millers Cottage, Pack & Prime Lane** (Other – North Ward – JB, EH)
 Extensions to existing rear dormers
 For: Mr G Hughes
- P14/S0660/HH** **71 Kings Road** (Other – North Ward – JB, EH)
 Demolition of the existing conservatory, and single storey extension, and the erection of a three storey side extension, single storey rear extension and replacement conservatory
 For: Mr Mrs C Hult
- P14/S0670/HH** **89 Harpsden Road** (Other – South Ward – JW, WH)
 Demolition of existing single storey rear extension and construction of new single storey/part two storey rear extension, conversion of existing loft space and associated work.
 For: Mr R Gordon
- P14/S0671/HH** **3 Newtown Gardens** (Other – South Ward – JW, WH)
 Proposed pitched roof over existing garage to form first floor storage area.
 For: Mr R Smith
- P14/S0680/HH** **85 Reading Road** (Other – South Ward – JW, WH)
 Rear part single storey part 2 storey extension and loft conversion to include side and rear dormers.
 For: Mrs J Burness

- P14/S0723/HH** **26 Vicarage Road** (Other – South Ward – JW, WH)
Installation of two 'velux conservation type' roof lights to the front roof pitch.
For: Mr T Flower
- P14/S0729/HH** **Old Stabling, 15A Fairmile** (Other – North Ward – JB, EH)
Alterations/extension of existing garage
For: Mr N Bransdon
- P14/S0737/HH** **90 Kings Road** (Other – North Ward – JB, EH)
Erection of rear and side single storey extensions.
For: Ms F Galton-Fenzi
- P14/S0749/HH** **4 Greys Road** (Other – South Ward – JW, WH)
Demolition of existing rear extension and greenhouse.
Erection of a single storey rear extension.
For: Mr E Sandars
- P14/S0750/LB** **4 Greys Road** (Other – South Ward – JW, WH)
Demolition of existing rear extension and greenhouse.
Erection of a single storey rear extension.
For: Mr E Sandars
- P14/S0751/A** **38 Market Place** (Other – North Ward – JB, EH)
Retention of fixed hanging sign. (Re-submission of refused application P13/S2869/A)
For: Mr N Murrey / City Pubs
- P14/S0758/HH** **33A St Andrews Road** (Other – South Ward – JW, WH)
New Loft storage and plant room. New roof windows to rear elevation.
For: Mr P Spingett
- P14/S776/HH** **56 Albert Road** (Other – South Ward – JW, WH)
Demolition of existing rear extensions and replacement with full width single storey rear extension for kitchen/diner plus internal first floor modifications.
For: Mr S Nikzad
- P14/S0788/FUL** **2 Thorne Close** (Other - South Ward – JW, WH)
Variation of condition 4 of planning permission P10/E1705, to allow for the retention of the garage.
Two storey rear extension, single storey rear conservatory and single storey side utility room extensions, plus detached garage extension.
For: Mr M Donnelly

- P14/S0843/HH** **62 Makins Road** (Other – South Ward – JW, WH)
Demolition of existing garage. Erection of single storey side and rear extension (to include new garage) and replace existing flat roof structures with pitched roofs.
For: Mr & Mrs M Singh
- P14/S0863/HH** **14 Manor Road** (Other – South Ward – JW, WH)
Single storey side & rear extension; loft conversion.
For: Mr S Hughes
- P14/S0883/HH** **184 Reading Road** (Other – South Ward – JW, WH)
Single storey side return extension.
For: Mr & Mrs S Messenger

7. **OBJECTIONS / CALL IN APPLICATIONS**

TO DECIDE which Councillor is to speak at District Council in the event of an objection.

8. **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.

None received.

9. **PLANNING APPEAL NOTIFICATION** (Papers attached)
TO RECEIVE AND NOTE Planning Appeal notifications for
P13/S2846/HH 3 Newtown Gardens, Henley RG9 1EH

jb

2 April 2014

Report of the Committee Clerk to a meeting of the Planning Committee to be held on Tuesday 8 April 2014

Agenda Item No

APPEAL NOTIFICATION – 3 NEWTOWN GARDENS

1. Detailed Consideration

- 1.1 An appeal has been made to the Secretary of State in respect of the under mentioned application:

Location: 3 Newtown Gardens, Henley-on-Thames

Application No: P13/S2846/HH

Development: Proposed pitched roof over existing garage to form first floor storage area.

Applicant: Mr Russell Smith

- 1.2 The appeal, which follows South Oxfordshire District Council's refusal of planning permission, will be determined by The Planning Inspectorate under the written representations procedure.
- 1.3 The District Council's reasons for refusing permission are that *the existing garage occupies a narrow and visually prominent site between the rear gardens of adjacent housing and Newtown Gardens. The proposed development, due to the increase in height and bulk of the garage building, would result in a cramped form of development within this constrained site to the detriment of the character and appearance of the site and its surroundings.*

As such the proposal would fail to accord with Policies CSQ3 of the South Oxfordshire Core Strategy and Policies G2, D1 and H13 of the South Oxfordshire Local Plan 2011.

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council takes a positive and proactive approach to development proposals. The Planning Service works with applicants/agents in a positive and proactive manner by offering a pre-application advice service and by advising applicants/agents of issues that arise during the processing of their application and where possible suggesting solutions to problems. The applicant/agent was advised why the proposal does not accord with the development plan and that there are no other material considerations to outweigh those objections before the application was determined.

- 1.4 The appellant's grounds for appeal are *that LPA reason for refusal are subjective to interpretation. The proposal and application is within an urban built up area of Henley-on-Thames with residential development backdrop from all aspects. This proposal does not effect the very varied character of the surrounding built up area.*
- 1.5 When the original application was considered by Committee on 7 June 2011, Members recommended **8 October 2013 - Recommend Approval. This application will improve the look of the property.**
- 1.6 The Committee is unable to make any further comments to the Planning Inspectorate because the appeal will be determined under the written representations procedure for householder appeals although a copy of our original comments will be forwarded to Inspector.

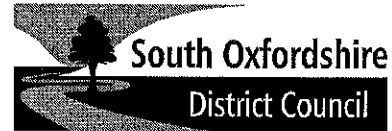
2. **Recommendation**

- 2.1 That the appeal to be noted.

Jacqui Brazil
Planning Administrator
25 March 2014
01491 630075
j.brazil@henleytowncouncil.gov.uk

Planning

HEAD OF SERVICE : Adrian Duffield



Listening Learning Leading

Henley-on-Thames Town Council
c/o Mr Mike Kennedy
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RG9 2AQ

CONTACT OFFICER : Mrs J Matthews

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Tel : (01491) 823737 Fax : (01491) 823269
Textphone: 18001 01491 823737

Benson Lane Crowmarsh Gifford
Wallingford OX10 8ED

14 March 2014

Ref: P13/S2846/HH

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) - PLANNING APPEAL AGAINST REFUSAL OF A HOUSEHOLDER APPLICATION

Address of site to which the appeal relates: 3 Newtown Gardens HENLEY-ON-THAMES Oxon RG9 1EH

Proposed development: Proposed pitched roof over existing garage to form first floor storage area.

Appellant's name: Mr Russell Smith

Appeal reference number: APP/Q3115/D/14/2214730

Appeal starting date: 12 March 2014

I refer to the above details. I am writing to let you know that an appeal has been made to the Secretary of State against the refusal of the Council to grant planning permission for the development described above.

This appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 1 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009.

As this appeal is proceeding under the Householder Appeals Service, there is no opportunity for you to submit further comments. We will however forward copies of all representations made to us in relation to the application, before it was determined, on to the Planning Inspectorate and the appellant. The Inspector appointed by the Secretary of State will consider these representations when determining the appeal. You have a right to withdraw any representations you made so that they are not taken into consideration by the Inspector. If you wish to do so you should make this request to the Planning Inspectorate within 4 weeks of the appeal's starting date by contacting the Customer Services Team either by emailing enquiries@pins.gsi.gov.uk or by writing to, The Planning Inspectorate, Registry/Scanning, Room 3/05 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

The Planning Inspectorate will publish appeal documentation, including copies of representations received, on the Planning Portal website. All information provided in your representation, including your name and address, will be published. If you object to publication in this way, please contact the Planning Inspectorate directly.

The Planning Inspectorate aims to deal with appeals which follow the procedure described above within 8 weeks of the appeal starting date. The Planning Inspectorate will publish copies of appeal decisions on the Planning Portal website at www.planningportal.gov.uk/pcs . Alternatively if you wish to receive a hard copy of the appeal decision, please let me know.

Yours faithfully



Mrs J Matthews
Support Officer