

Present: Vice Chairman Councillor Ms L Meachin
Councillor M S Akehurst
Councillor D Clenshaw
Councillor Miss S Evans
Councillor D Silvester
Councillor Mrs J Wood (Substitute for Councillor D Hinke)
Mayor Councillor Mrs P Phillips
Deputy Mayor Mrs E Hodgkin

In attendance: Mrs N Flitcroft-Taylor – Senior Administrator
Mrs B Walker – Minute Taker

Also Present: 1 member of the Press
4 members of the public

93. APOLOGIES FOR ABSENCE

Apologies were received from The Chairman, Councillor D Hinke and Councillor Miss L M Hillier

94. DECLARATIONS OF INTEREST

Councillor D Silvester, P11/E1388 – 5A Leaver Road – Personal – knows applicant.
P11/E1453 – 33 St Andrews Road – Personal – knows applicant. P11/E1501 – The Barn, 68 Bell Street – Personal – knows applicant. P11/E1513 – 87 Harpsden Road – Personal – knows applicant. P11/E1240/RET – Personal – friend of applicant.
Councillor D Clenshaw, P11/E1513 – 87 Harpsden Road – Personal – knows applicant.
Councillor Mrs P Phillips, P11/E1513 – 87 Harpsden Road – Personal – knows applicant.
Councillor Ms L Meachin, P11/E1299 – 9 Vicarage Road – Personal – friend of applicant. P11/E1513 – 87 Harpsden Road – Personal – knows applicant.
Councillor M Akehurst, P11/E1299 – 9 Vicarage Road – Personal – friend of applicant. P11/E1513 – 87 Harpsden Road – Personal – knows applicant.
Councillor Mrs E Hodgkin, P11/ E1240/RET – 6 Norman Avenue – Personal – friend of applicant. P11/1492 – 103 Deanfield Road – Personal – knows applicant. P11/E1513 – 87 Harpsden Road – Personal – knows applicant.
Councillor Mrs J Wood, P11/E1299 – 9 Vicarage Road – Personal - knows applicant. P11/E1513 – 87 Harpsden Road – Personal – knows applicant.

95. PUBLIC PARTICIPATION

The Chairman, Councillor Ms L Meachin reminded the public that comments on planning applications should be confined to planning aspects only.

Mr K Arlett, 11 Elizabeth Road, Henley - P11/E1374/A and P11/E1375, Ballards, 52 Hart Street. As an objector to the applications.

The Ballards application comes after 3 years of total abuse of the planning system, and it was not until the Planning Inspectorate refused an appeal in December 2010 that the owner of the property has been forced to put in a planning application.

The application before you this evening offers nothing new to what the Inspector, Stephen Brown refused on appeal.

The applicant is proposing to use the same material and signage (be it slightly reduced) that has been refused, this is a Grade II listed building, the most prominent as you enter the town from Henley Bridge.

The applicant already has three large advertising signs in the ground floor windows, one would imagine that would be sufficient for any Estate Agent.

I would request you support the Inspectors reasons for refusal:-

1. The damage to the special interest of the Grade Listed Building if this was allowed.
2. The harm caused by the display boards to the front elevation. Policies CON3 and CON8.
3. The use of alien materials (stainless steel) for both signage and display boards which harm the appearance of the building.
- 4 The significant harm to the special interest of the listed building and to the Character and Appearance of the Conservation Area.

P11/E1576, 13 Elizabeth Road. As a supporter of this application.

Speaking as a neighbour this application blends in well with the area and should be supported.

Councillor Mrs J Wood entered the meeting at 7.10pm.

Mr M Taylor, Rosemary, Badgemore Lane, Henley – P11/E1512, Rosemary, Badgemore Lane.

The application has been revamped and all the previous objections have now been overcome. South Oxfordshire District Council has sent letters to 18 neighbours and has received 3 replies in support plus the 2 in support of the original application. I request that support is given to this application.

96. MINUTES

The minutes of the meeting held on 13 September 2011 were approved and signed by the Chairman, Councillor Ms L Meachin as a true record.

97. VARIATION TO THE ORDER OF BUSINESS

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

RESOLVED that in view of the members of the public being present at the meeting the order of business on the agenda be altered to allow the Committee to consider planning applications P11/E1374, Ballards, 52 Hart Street, P11/E1375/LB, Ballards, 52 Hart Street and P11/E1512, Rosemary, Badgemore Lane.

98. **P11/E1374/A** **Ballards, 52 Hart Street** (Other – North Ward – JB, EH)
(Registered 02.09.11 – 28 Days 29.09.11)
 Application for consent to display an advertisement(s).
 For: Ballards
OBSERVATION: **Application should be refused as it is for a Grade II listed building in a Conservation Area and is subject to current legal investigation by SODC and contrary to the Signage Policy and Code of Good Practice on a listed building.**
- P11/E1375/LB** **Ballards, 52 Hart Street** (Other – North Ward – JB, EH)
(Registered 02.09.11 – 28 Days 29.09.11)
 2 x 'Ballards' applied lettering – front and side elevation
 1 x Display case to Thameside elevation (1000mm x 700mm) 2 x
 Display cases to Hart Street elevation (750mm x 500mm).
 For: Ballards
OBSERVATION: **Application should be refused as it is for a Grade II listed building in a Conservation Area and is subject to current legal investigation by SODC and contrary to the Signage Policy and Code of Good Practice on a listed building.**
- P11/E1512** **Rosemary, Badgemore Lane** (Minor– North Ward – JB, EH)
(Registered 08.09.11 – 28 Days 05.10.11)
 Demolition of existing dwelling. Erection of two detached dwellings with associated access.
 For: Mr M Taylor
OBSERVATION: **Application should be approved subject to approval by Highways, Forestry and Conservation Officers.**
99. **PLANS (amended)**
- P11/E1299 9 Vicarage Road** (Other – South Ward –JW, WH)
(Registered 04.08.11 – 28 Days 31.08.11)
 Demolition of extension. Erection of single storey & two storey extension. (As amended by drawing nos. 444/22A, 444/23A, 444/24A, 444/25A and Design & Access Statement accompanying letter from agent dated 15 September 2011).
 For: Mrs & Mrs G Woodgate
 OBSERVATION: 26.08.11 - Recommend Refusal. This application is un-neighbourly due to height and bulk.
OBSERVATION: **Reiterate previous objection that this application is un-neighbourly due to height and bulk. Henley Town Council would like it noted that it was unfortunate that response time had ran out before this application could be considered.**

P11/E1333 **61 Friday Street** (Other – North Ward –JB, EH)
(Registered 17.08.11 – 28 Days 13.09.11)
Demolition of existing single storey rear extension to enable
rebuild of a new single storey rear extension and erection of single
storey garden office building. (As amended by Drawing Numbers:
10.366.PL110 revision A and 10.366.PL111 Revision A
accompanying agent’s email dated 19 September 2011)
For: Mr J Parker

OBSERVATION: 16.09.11 – Recommend Refusal. Inappropriate use of materials
for listed building, refer to the Conservation Officer.

OBSERVATION: **Recommend Refusal. Inappropriate structural use of glass in
a Conservation Area. Request that a Conservation Officer is
consulted re the materials used.**

P11/E1334/LB **61 Friday Street** (Other – North Ward –JB, EH)
(Registered 17.08.11 – 28 Days 13.09.11)
Demolition of existing single storey rear extension to enable
rebuild of a new single storey rear extension and erection of single
storey garden office building. (As amended by Drawing Numbers:
10.366.PL110 revision A and 10.366.PL111 Revision A
accompanying agent’s email dated 19 September 2011)
For: Mr J Parker

OBSERVATION: 16.09.11 – Recommend Refusal. Inappropriate use of materials
for listed building, refer to the Conservation Officer.

OBSERVATION: **Reiterate previous objection. This application should be
refused due to inappropriate structural use of materials for a
listed building and be referred to a Conservation Officer.**

100. PLANS (new)

P11/E1240/RET **6 Norman Avenue** (Other – North Ward – JB, EH)
(Registered.20.09.11 – 28 Days 17.10.11)
Retention of a lean to addition onto rear of existing
outbuildings to form changing room and WC (Single
Storey).

For: Mr M Sayers

OBSERVATION: **Application should be approved.**

P11/E1325 **3 Newtown Gardens** (Minor – South Ward – JW, WH)
(Registered 06.09.11 – 28 Days 03.10.11)
Demolition of existing house & construction of 2 new
detached dwellings.

For: Mrs M Howard.

OBSERVATION: **Application should be refused due to the amount of traffic
and being over-intensive.**

P11/E1335/T56 **O/S 15a Fairmile** (Other – South Ward – JW, WH)
(Registered 19.08.11 – 28 Days 15.09.11)
1 x DSLAM Green telecommunications cabinet on
concrete plinth.

For: Mr W Osborne (Harlequin Ltd)

OBSERVATION: **Application should be approved.**

Councillor Miss S Evans joined the meeting at 7.30pm.

- P11/E1380** **21 Friday Street** (Other – North Ward – JB, EH)
(Registered 06.09.11 – 28 Days 03.10.11)
Single storey conservatory extension to rear of property.
For: Mr J Lambert
OBSERVATION: **Application should be refused, due to inappropriate use of materials on a listed building and being out of character in a Conservation Area.**
- P11/E1381/LB** **21 Friday Street** (Other – North Ward – JB, EH)
(Registered 06.09.11 – 28 Days 03.10.11)
Single storey conservatory extension to rear of property.
For: Mr J Lambert
OBSERVATION: **Application should be refused, due to inappropriate use of materials on a listed building and being out of character in a Conservation Area.**
- P11/E1388** **5A Leaver Road** (Other – North Ward – JB, EH)
(Registered 02.09.11 – 28 Days 28.09.11)
Conservatory to rear elevation.
For: Mr & Mrs M Millington
OBSERVATION: **Application should be refused due to over-development and being un-neighbourly.**
- P11/E1396** **1 Bell Court, 66A Bell Street** (Other – North Ward – JB, EH)
(Registered 12.09.11 – 28 Days 09.10.11)
To replace windows at rear of property with UPVC sash windows, also French doors and access door at rear.
For: Mr D Eggleton
OBSERVATION: **Application should be refused as it is out of character with the area, and inappropriate use of materials as the windows should be replaced like for like using wood.**
- P11/E1398/LB** **50 Market Place** (Other – North Ward – JB, EH)
(Registered 15.09.11 – 28 Days 13.10.11)
Replace single door & window to rear of property with a double veranda door.
For: Mr I Wallace.
OBSERVATION: **Application should be refused as clarification is required as to what materials are being used. The application is also out of character for a listed building in a Conservation Area and inappropriate size and design of application.**
- P11/E1402** **8 Marmion Road** (Other – South Ward – JW, WH)
(Registered 31.08.11 – 28 Days 27.09.11)
Rear dormer to roof, first floor rear extension and ground floor rear extension.
For: Mr A Gatehouse & Ms Emma Birch
OBSERVATION: **Application should be approved subject to Conservation Officer approval.**

- P11/E1403** **8 Marmion Road** (Other – South Ward – JW, WH)
(Registered 01.09.11 – 28 Days 29.09.11)
 Alterations to front elevation, garden and boundary walls.
 For: Mr A Gatehouse & Ms Emma Birch
OBSERVATION: **Application should be approved subject to Conservation Officer approval.**
- P11/E1430/A** **21 - 23 Hart Street** (Other – North Ward – JB, EH)
(Registered 25.08.11 – 28 Days 22.09.11)
 1 Set of non illuminated text 1 x non illuminated projection sign.
 For: Mr G Fisher
OBSERVATION: **Application should be refused as it is contrary to the Signage Policy and Code of Good Practice on a Grade II* listed building and should be referred to a Conservation Officer.**
- P11/E1431** **21 - 23 Hart Street** (Other – North Ward – JB, EH)
(Registered 26.08.11 – 28 Days 23.09.11)
 1 Set of non illuminated text 1 x non illuminated projection sign 2 x internally illuminated menu boxes 1 x non illuminated small door plate 1 x non illuminated larger door plate.
 For: Mr G Fisher
OBSERVATION: **Application should be refused as the signs are not hand painted and some are illuminated which are contrary to the Signage Policy (use of illuminated signs) and Code of Good Practice on a Grade II* listed building and should be referred to a Conservation Officer.**
- P11/E1432** **37 New Street** (Other– North Ward – JB, EH)
(Registered 25.08.11 – 28 Days 22.09.11)
 Formation of balcony on existing area of flat roof.
 For: Mr G Goodwin
OBSERVATION: **Application should be refused as the nature and design of the balustrade, using steel and glass is inappropriate on a listed building. This Council requests that if this application is approved, then it be referred to a Conservation Officer.**
- P11/E1433/LB** **37 New Street** (Other– North Ward – JB, EH)
(Registered 25.08.11 – 28 Days 22.09.11)
 1. Conversion of window in the rear bedroom into door
 2. Renewal of the flat roof covering and replacement of the roof lights.
 3. Addition of a balustrade to the front of the roof.
 4. Renewal of the windows in the utility room.
 5. Insulate the walls of the en-suite bathroom to the front (master) bedroom.
 For: Mr G Goodwin
OBSERVATION: **Application should be refused as the nature and design of the balustrade, using steel and glass in inappropriate on a listed**

building. This Council requests that if this application is approved then it be referred to a Conservation Officer.

P11/E1442

Park House, Friar Park End (Other – North Ward – JB, EH)

(Registered 20.09.11 – 28 Days 17.10.11)

Demolition of existing extension and conservatory and erection of new two storey extension.

For:

Mr B Tickle

OBSERVATION:

Application should be approved – the applicant should be applauded for the amount of work that they have put into the application and for working with the architects and forestry team.

P11/E1444/LB

Park House, Friar Park End (Other – North Ward – JB, EH)

(Registered 20.09.11 – 28 Days 17.10.11)

Demolition of existing extension and conservatory and erection of new two storey extension.

For:

Mr B Tickle

OBSERVATION:

Application should be approved – the applicant should be applauded for the amount of work that they have put into the application and for working with the architects and forestry team.

P11/E1448

17 Haywards Close (Other– North Ward – JB, EH)

(Registered 06.09.11 – 28 Days 03.10.11)

Alterations to garage to form living accommodation.

For:

Mr L Allen

OBSERVATION:

Application should be approved.

P11/E1453

33 St Andrews Road (Minor– South Ward – JW, WH)

(Registered 12.09.11 – 28 Days 08.10.11)

Erection of detached three storey five bedroom dwelling.

For:

Mr & Mrs A Barker

OBSERVATION:

Application should be refused due to size, siting, bulk and scale. The proposed dwelling would be overly cramped in its surroundings, would represent an over-development of its site and would detract from the setting of Sussex House, a building of local note and materially harm the amenity of the occupants of other neighbouring properties such as 35 St Andrews Road. As such, the new dwelling would be detrimental to the character and visual amenity of the St Marks Road Conservation Area contrary to the requirements of Policies G2, G6, CON7, D1 and H4 of the South Oxfordshire Local Plan 2011.

- P11/E1467/A** **4 Market Place** (Other– North Ward – JB, EH)
(Registered 31.08.11 – 28 Days 27.09.11)
 Fascia and hanging sign.
 For: Mr I Lear
OBSERVATION: **Application should be refused due to insufficient information being received on position and height / head clearance of the hanging sign, although the Fascia is considered acceptable.**
- P11/E1471/LDP** **9 St Katherine’s Road** (Other– South Ward – JW, WH)
(Registered 16.09.11 – 28 Days 13.10.11)
 Extend existing 1 ½ width garage to a double width garage within garden area.
 For: Mr D Gardner
OBSERVATION: **Application should be approved.**
- P11/E1485** **4 Station Road** (Other– South Ward – JW, WH)
(Registered 22.09.11 – 28 Days 19.10.11)
 Change of use to Sui Generis from A1 - Tattoo Studio.
 For: Miss T Nicholls
OBSERVATION: **Application should be refused as it is out of character with the area. This Council would also like it noted that the wording of the application is ambiguous in that the application is not changing from a Tattoo parlour but to one.**
- P11/E1491/EX** **58 St Marks Road** (Other– South Ward – JW, WH)
(Registered 21.09.11 – 28 Days 18.10.11)
 Extension of time for implementation of planning permission P08/E873 (Erection of two storey rear extension).
 For: Ms K McMillan
OBSERVATION: **Application should be approved.**
- P11/E1492** **103 Deanfield Road** (Other– North Ward – JB, EH)
(Registered 06.09.11 – 28 Days 03.10.11)
 Erection of conservatory.
 For: Mr & Mrs Phelan
OBSERVATION: **Application should be approved.**
- P11/E1501** **The Barn 68, Bell Street** (Other– North Ward – JB, EH)
(Registered 21.09.11 – 28 Days 18.10.11)
 Proposed conservatory.
 For: Mr & Mrs Phelan
OBSERVATION: **Application should be approved subject to Conservation Officer approval.**
- P11/E1513** **87 Harpsden Road** (Other–South Ward – JW, WH)
(Registered 16.09.11 – 28 Days 13.10.11)
 Single storey extension to rear and loft conversion.
 For: Mr S Gawrysiak
OBSERVATION: **Application should be approved subject to Conservation Officer approval.**

- P11/E1520** **5 Fairmile** (Minor– North Ward – JB, EH)
(Registered 15.09.11 – 28 Days 12.10.11)
Change of use from office to single residential dwelling with minor external alterations and associated external works.
For: Mrs L Carruthers
OBSERVATION: **Application should be approved, subject to the approval of Conservation and Highways Officers.**
- P11/E1527** **Former Old White Horse, 100 Northfield End** (Minor– North Ward – JB, EH)
(Registered 16.09.11 – 28 Days 13.10.11)
Change of use of former public house, extension and alterations to form seven self contained flats.
For: W H Brakspear & Sons Ltd
OBSERVATION: **Application should be approved, subject to sufficient parking being provided and approval of Conservation and Highways Officers.**
- P11/E1530** **62 Valley Road** (Other – North Ward – JB, EH)
(Registered 16.09.11 – 28 Days 13.10.11)
Repair to existing brick retaining wall.
For: Miss E A Godley
OBSERVATION: **Application should be approved.**
- P11/E1536** **3 Hop Gardens** (Other– North Ward – JB, EH)
(Registered 12.09.11 – 28 Days 09.10.11)
Widening of existing drive and drop kerb. Reconstruction of front boundary wall.
For: Mr J Dunwell
OBSERVATION: **Application should be approved subject to Conservation Officer approval of the front wall reconstruction and Highways Officer approval for access.**
- P11/E1549** **1A Belle Vue Road** (Other – South Ward – JW, WH)
(Registered 22.09.11 – 28 Days 19.10.11)
Single storey rear extension.
For: Mr & Mrs Horsley
OBSERVATION: **Application should be approved.**
- P11/E1562/O** **Rear of 76 Reading Road** (Minor – South Ward – JW, WH)
(Registered 15.09.11 – 28 Days 12.10.11)
Erection of two bedroom house with access onto St Marks Road.
For: Mr J Knapp
OBSERVATION: **Application should be approved subject to approval from the Conservation Officer and the Highways Officer as the site is close to a junction.**

P11/E1576

13 Elizabeth Road (Other – North Ward - JB, EH)

(Registered 23.09.11 – 28 Days 20.10.11)

Removal of flat roof garage and utility area, construction of single storey front and side extension.

For:

Mr & Mrs H Wiblin

OBSERVATION:

Application should be approved, in keeping with surrounding area.

101. FOR INFORMATION ONLY

None received.

102. 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 M Akehurst attends the South Oxfordshire District Council Planning Meeting on behalf of Henley Town Council.

Councillor M Akehurst to discuss with the Planning Department at the Planning training session on Wednesday 5 October, the best way to ensure that Henley Town Councillors are aware of any applications being discussed at SODC Planning meetings.

The meeting closed at 8.15pm.

nf-t

Chairman