

Present: Chairman – Councillor Mr D Hinke
Vice Chairman – Councillor Ms L Meachin
Councillor Mr D Clenshaw
Councillor Miss S Evans
Councillor Miss L Hillier
Councillor Mr D Silvester
Deputy Mayor, Councillor Mr S Gawrysiak (ex-officio)

In attendance: Ms J Brazil – Minute Taker

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

81. APOLOGIES FOR ABSENCE

Apologies were received from the Mayor, Councillor Mrs E Hodgkin and Councillor M Akehurst.

82. DECLARATIONS OF INTEREST

None received.

83. PUBLIC PARTICIPATION

Mrs E R Grocott – 20 Cromwell Road, Mrs A M Weaver – 18 Cromwell Road and Mr D Connolly – 5 Cromwell Road – P12/S2175/FUL Land between 18 & 20 Cromwell Road.

The above residents raised concerns re the application and made the following comments:-

- the development is overbearing, too large for the site and the three storey nature of the proposal will present an overbearing effect on the present street scene.
- the design of the application is out of character with neighbouring properties.
- the height and bulk of the proposal would effect both the light and privacy of neighbouring properties.
- increased on street parking, traffic congestion and vehicular access to the site.

84. MINUTES

The Minutes of the Meetings of the Planning Committee held on 2 October 2012 were approved and signed as a true record by the Chairman Councillor D Hinke.

85. VARIATION TO THE ORDER OF BUSINESS

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

that in view of the comments from the members of the public present at the meeting the order of business on the agenda be altered to allow the Committee to consider planning application P12/S2175/FUL – Land between 18 & 20 Cromwell Road next.

86. **P12/S2175/FUL – Land between 18 & 20 Cromwell Road**
P12/S2175/FUL Land between 18 & 20 Cromwell Road (Minor – South Ward – JW, WH)
 Demolition of double garage and erection of dwelling
 For: Mr M Stroud
- OBSERVATION: Recommend Refusal. This application is out of keeping with the street scene, un-neighbourly due to loss of light to neighbours and overdevelopment of a small narrow plot. Also, insufficient space has been allowed for parking.**

7.45pm 4 Members of the public left the meeting.

87. **PLANS (amended)**
P12/S1424/FUL Townlands Community Hospital, York Road (Other North Ward – EH, JB)
 Proposed Health and social well being campus comprising conversion and demolition of existing hospital buildings, structures and walls, and redevelopment of the site to provide replacement 18 bed community hospital, 12 bed palliative care facility, 64 bed care home, 45 assisted living units and key worker apartments, associated car parking, landscaping, open space, infrastructure and access works including provision of new vehicular access from mount view (as amplified by lighting review which accompanied the email from the agent dated 28 September 2012 & as amplified by traffic safety audit accompanying email from agent dated 2 October 2012 & as amplified by Flood Risk Assessment accompanying email dated 2 October 2012). As amended by plans accompanying email from Agent dated 8 October 2012.
 For: Amber Solutions for Care / NHS Oxfordshire PCT
- HTC Observation: Special Full Council 21.08.12 - Henley Town Council unanimously recommend the approval of the planning applications P12/S1424/FUL, P12/S1425/CA, P12/S1426/LB relating to the Townlands Hospital Development by South Oxfordshire District Council subject to the following comments:
- Adequate disabled access into all buildings on the site.
 Stopping spaces at the entrances to the site for disabled vehicles are provided.
 The design of the building needs to be discussed and the possibility of slight modifications needs to be explored.
 Henley Town Council requests the opportunity to work in partnership with the developers over the important issues of the landscaping of the open spaces within the site.
 There is concern over the location of the war memorial within the site and this needs to be confirmed.
 Local bus routes need to incorporate the site, including bus stops and turning circles.
- OBSERVATION: Recommend Approval. The Committee reiterates it's previous comments made at The Special Full Council meeting 21.08.12:–**

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There is concern over the location of the war memorial within the site and this needs to be confirmed.

Local bus routes need to incorporate the site, including bus stops and turning circles.

Henley Town Council request feed back from the Case Officer regarding the previous observations made on the original submission to this application dated 21st August 2012.

**88. PLANS (new)
P12/S2195/FUL**

66 Vicarage Road (Other – South Ward – JW, WH)
Proposed single and two storey extensions, comprising entrance porch and cloakroom, enlarge kitchen, dining room, dormer window and new bathrooms.

For: Mr B Thomas

OBSERVATION: Recommend Approval. Henley Town Council request the use of wooden materials to be used for the windows.

P12/S2258/HH

1 Lovell Close (Other – South Ward – JW, WH)
Proposed single storey front and side extensions.

For: Mr & Mrs A Prew

OBSERVATION: Recommend Approval. The Committee have no objections to this application.

P12/S2279/FUL

Phyllis Court Club, Phyllis Court Drive (Minor – North Ward – EH, JB)

Alterations to listed building including partial demolition of single storey part, removal of façade glazing, decking and canvas roof covering. New roof and extensions to single storey part. New glazed façade to upper deck and replacement of lower deck glazing, new curved roof, new decking and services. Two storey extension to West elevation incorporating two lift towers. Alterations to access way.

For: Phyllis Court Members Club

OBSERVATION: Recommend Approval subject to the views of English Heritage and that the building maintains its Grade II listed status.

- P12/S2280/LB** **Phyllis Court Club, Phyllis Court Drive** (Minor – North Ward – EH, JB)
Alterations to listed building including partial demolition of single storey part, removal of façade glazing, decking and canvas roof covering. New roof and extensions to single storey part. New glazed façade to upper deck and replacement of lower deck glazing, new curved roof, new decking and services. Two storey extension to West elevation incorporating two lift towers. Alterations to access way.
For: Phyllis Court Members Club
- OBSERVATION:** **Recommend Approval subject to the views of English Heritage and that the building maintains its Grade II listed status.**
- P12/S2286/HH** **19 Gainsborough Road** (Other - North Ward – EH, JB)
Demolition of attached single storey elements and erection of single storey rear extension and erection of double garage.
For: Mr G Bristow
- OBSERVATION:** **Recommend Refusal. The proposal is disproportionate in size and the Committee reiterate the views of the Henley Society ‘The Proposed footprint of the double garage is disproportionately large in relation to the size of the dwelling and is out of character with the surrounding area.**
- P12/S2312/A** **24B Duke Street** (Other – North Ward - EH, JB)
Replacement of x1 fascia to rear of building and addition of small door bell sign.
For: Sue Ryder
- OBSERVATION:** **Recommend Approval.**
- P12/S2321/HH** **Kingfishers, Mill Lane** (Other – South Ward – JW, WH)
Alterations and extension to Kingfishers.
For: Mr & Mrs Mustarde
- OBSERVATION:** **Recommend Approval. The Committee expressed surprise that the original building was not listed.**

89. FOR INFORMATION ONLY

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

- P12/S1208/FUL** - **Orchard Farm, Fairmile**
- P12/S1424/FUL** - **Townlands Community Hospital, York Road**

90. OBJECTIONS / CALL IN APPLICATIONS

The Committee considered which Councillors should speak at South Oxfordshire District Council’s Planning Committee in the event of the Planning Officer recommending approval and it was **RESOLVED**

that Councillor Ms L Meachin attend the South Oxfordshire District Council Planning meeting on behalf of Henley Town Council for **P12/S1424/FUL Townlands Community Hospital, York Road** and **P12/S2175/FUL Land between 18 & 20 Cromwell Road.**

91. **DECISIONS NOTICES**
The committee NOTED the decision notices from South Oxfordshire District Council.
92. **NOTIFICATION OF PLANNING APPEAL**
The Committee NOTED notification from South Oxfordshire District Council that an appeal has been logged with the Secretary of State against the Council's decision to refuse planning application **P11/E2496 at 21 Boston Road** for change of use of a single dwelling into two separate dwellings, along with a loft conversion that includes a dormer window to the rear elevation.
93. **CHANGE OF ALIAS NAME**
The Committee NOTED the change of name from Tarshyne to The Pines for 3 Lambridge Wood Road.
94. **DIVISION OF ADDRESS**
The Committee NOTED confirmation of the division of 67-69 Bell Street into two addresses: 67 Bell Street and the Henley Pet Shop, 69 Bell Street.
95. **ADDITION OF ALIAS PROPERTY NAME**
The Committee NOTED confirmation of the addition of the name Pepper Pot House to existing property numbered 8 Rupert Lane.
96. **ANTISOCIAL BEHAVIOUR ACT 2003: PART 8 (HIGH HEDGES)**
The Committee NOTED the outcome of the high hedges complaint against Fern Cottage, Barn Lane, Fairmile and supported the decision of South Oxfordshire District Council's proactive approach in this matter.

The meeting closed at 8:10 pm

jb

Chairman