

**Present:** The Chairman, Councillor Ken Arlett  
The Vice Chairman, Councillor Jane Smewing  
Councillor Julian Brookes  
Councillor Stefan Gawrysiak  
Councillor Sam Evans  
Councillor Lorraine Hillier  
Councillor Laurence Plant  
The Mayor, Councillor Glen Lambert (ex-officio)

**In Attendance:** Cath Adams – Planning and Project Manager  
Kirsty Waterman – Planning Administrator

**Also Present:** 2 Members of the Public  
1 Member of the Press

**160. APOLOGIES**

Apologies were received from Councillor Donna Crook

**161. DECLARATIONS OF INTEREST**

Councillor Brookes declared an interest in application **P18/S3565/HH** 8 Norman Avenue Henley on Thames RG9 1SG and **P18/S3566/LB** 8 Norman Avenue Henley on Thames RG9 1SG. Councillor Hillier declared an interest in **P18/S3510/FUL** Land Adjoining Island Reach (formerly Garden Cottage) Rod Eyot Henley on Thames RG9 3JD.

**162. PUBLIC PARTICIPATION**

Mr Ian Clark of Henley on Thames spoke on application **P18/S3679/FUL** Anderson House, Newtown Road. He urged Henley Town Council to recommend refusal of the application. He objects as he believes the unit (and whole area) should remain as a commercial building and not converted for residential use.

**163. MINUTES**

The Minutes of the Planning Committee held on 20 November 2018 were received, approved and signed by the Chairman, Councillor Arlett as a true record subject to the amendment to note that Councillors Nimmo-Smith and Hillier had declared an interest in P18/S0951/O due to their membership of SODC Planning Committee

**164. PLANS (Amended)**

P18/S2439/HH

**3 Bell Street Mews Henley on Thames RG9 2BF**

(Householder)

*For:* Mr H Baylis

Rear single storey extension and porch to front door (as amended by plans received 17/09/2018). (As amended by plans received 27/11/2018 reducing the height of the eaves of the extension along boundary).

Plans: 3 Bell Street Mews

HTC Observation:

**07.08.18** - Recommend refusal due to over-looking and loss of light, together with concern about the impact of the proposals on the listed wall.

**10.10.18** - Recommend refusal and reiterate the comments of the conservation officer concerning over-looking.

**11.12.18** – No additional comments. Existing comments remain.

P18/S2936/FUL

**70 St Marks Road Henley on Thames RG9 1LW**

(Householder)

*For:* Mr & Mrs John Kerrigan

Demolition of existing two storey house and single storey garage and erection of new two storey dwelling (revised plans received 21st November 2018, primarily reducing scale of the proposed dwelling, its width and first floor level and the fenestration detail).

Plans: 70 St Marks Road

HTC Observation:

**18.09.18** - Recommend approval

**11.12.18** – Planning permission was GRANTED on 10 December 2018. No comment required

P18/S2989/HH

**85 Reading Road Henley on Thames RG9 1AX**

(Householder)

*For:* Mr Paul Carey

Single storey extension to front entrance, side extension to first floor and roof space including gable end, dormer to rear and amended roof to existing rear extension from pitched to flat roof to allow for proposed dormer and terrace to roof space. Internal changes to suit proposed layout. (As amended by plan received 2018\_11\_21 to reduce the size of first floor extension, reduce the size of the rear dormer, reduce size of the ground floor front extension and to remove second floor balcony to the rear)

Plans: 85 Reading Road

HTC Observations:

**10.10.18** - Recommend refusal as the design overwhelms the prominence of the original property as the proposed extension is too large. The large dormer at the back is too large and will create a loss of privacy for neighbours

**11.12.18** – Recommend refusal due to the proposed rear extension being extensive and over sized, creating overlooking and being unneighbourly. The proposed gable end is not in keeping with the hip ends on the other houses in the distinctive row meaning the proposed roofline extension will alter the character of the row of houses.

**P18/S3151/HH**

**21 Makins Road Henley on Thames RG9 1PU (Householder)**

**For:** Mrs E Pavey

Single storey side and front extensions, raising of roof with four pitch roof dormers to form a bedroom and garage conversion. (Amended plans received 16 November 2018 showing removing of rear dormer windows and replacement with two roof lights with high level cill - see section plan submitted).

Plans: 21 Makins Road

HTC Observations:

**30.10.18** - recommend refusal on grounds of the dormers overlooking neighbours, being too large, intrusive and unneighbourly. Would prefer to see smaller dormer windows in keeping of size with neighbouring dormer windows and obscured glass to overcome over looking.

**11.12.18** – Recommend approval

**P18/S3565/HH**

**8 Norman Avenue Henley on Thames Oxon RG9 1SG**

(Householder)

**For:** Mr Allan Popham

Proposed single storey rear extension and alterations. (As reduced in line with amended plans submitted on 28 November 2018)

Plans: 8 Norman Avenue

HTC Observation:

**20.11.18** - Recommend refusal due to the overbearing size of the proposed extension, and the large scale of the footprint which will compromise the character of the property detracting from the original house.

**11.12.18** – Recommend refusal on same grounds as before even though it was noted that a minimal reduction in footprint has been proposed.

**P18/S3566/LB**

**8 Norman Avenue Henley on Thames RG9 1SG (Listed Building Consent)**

**For:** Mr Allan Popham

Proposed single storey rear extension and alterations. (As reduced in line with amended plans submitted on 28 November 2018)

Plans: 8 Norman Avenue

HTC Observation:

**20.11.18** - Recommend refusal due to the overbearing size of the proposed extension, and the large scale of the footprint which will compromise the character of the property detracting from the original house.

**11.12.18** - Recommend refusal on same grounds as before even though it was noted that a minimal reduction in footprint has been proposed

**165. PLANS (New)**  
**P18/S3278/A**

**48 Market Place Henley on Thames RG9 2AG**  
(Advertisement Consent)

*For:* El Group Plc

Display of illuminated and non-illuminated signs to the exterior of the building.

Plans: 48 Market Place

HTC Observations: **11.12.18** – Recommend refusal due to the proposed usage of aluminium instead of wood.

**P18/S3473/FUL**

**15 Duke Street Henley on Thames RG9 1UR** (Full Application)

*For:* Mrs Laren Waldron

Creation of separate access to upper floor flat.

Plans: 15 Duke Street

HTC Observations: **11.12.18** – Recommend approval

**P18/S3497/LB**

**48 Market Place Henley on Thames RG9 2AG** (Listed Building Consent)

*For:* El Group Plc

Installation of illuminated and non-illuminated signs to the exterior of the building.

Plans: 48 Market Place

HTC Observations: **11.12.18** – Recommend refusal due to the proposed usage of aluminium instead of wood.

**P18/S3510/FUL**

**Land adjoining Island Reach (formerly Garden Cottage) Rod Eyot Henley on Thames RG9 3JD** (Full Application)

*For:* Mrs Rebecca Tison

This application is for a change of use of the land, to use as a leisure plot.

Plans: Land adjoining Island Reach

HTC Observations: **11.12.18** – Recommend approval

**P18/S3545/HH**

**The Hermitage Vicarage Road Henley-on-Thames Oxon RG9 1HJ** (Householder)

*For:* Mrs Karen Wade

Replace rotten flat roof.

Plans: The Hermitage Vicarage Road

HTC Observations: **11.12.18** – Recommend approval

**P18/S3640/LB**

**The Christchurch Centre 46 Reading Road Henley on Thames RG9 1AG** (Listed Building Consent)

*For:* Ms Katrina Judge

Installation of 16no. solar PV modules on south facing aspect of church outbuilding, and 36no. solar PV modules on south facing aspect of church roof.

Plans: The Christchurch Centre

HTC Observations: **11.12.18** – This application has been withdrawn so no comment required.

**P18/S3657/HH**

**17 Vicarage Road Henley on Thames RG9 1HN**

(Householder)

*For:* Mr Andrew Martin-Davis

Removal of existing shed and replacement with new summerhouse.

Plans: 17 Vicarage Road

HTC Observations:

**11.12.18** – Recommend approval subject to a condition requiring care and attention to the walnut tree which has a TPO and a root protection zone.

**P19/S3668/FUL**

**82 & 84 Greys Road Henley on Thames RG9 1TF (Full Application)**

*For:* Ms L Hawkins and Mr D Newton

Demolition of two existing dwellings and erection of two replacement dwellings.

Plans: 82 & 84 Greys Road

HTC Observations:

**11.12.18** – Recommend refusal on grounds of the overbearing design and style of the proposed properties in relation to the street scene and character of the existing dwellings. Henley Town Council would prefer to see something more in keeping with the character of the street scene.

**P18/S3679/FUL**

**Anderson House Newtown Road Henley on Thames RG9 1HG (Full Application)**

*For:* Anderson House Developments Ltd C/o Agent Boyer

Demolition of existing building and erection of 43 residential units and 221sq.m of Class B1a commercial space with associated access, parking and landscaping.

Plans: Anderson House Newtown Road

HTC Observations:

**11.12.18** – Recommend refusal on the following grounds: the application fails to adhere to the following JHHNP Strategies: JHHNP policy E1, page 42: change of use from industrial to residential will take away valuable commercial and industrial space within Henley on Thames and encourage loss of employment. Henley Town Council have requested that South Oxfordshire District Council, as the Planning Authority, take out an "Article 4 Direction" on the area to stop further erosion of industrial space. In the new SODC 2034 Local Plan it is proposed that Henley Town Council find another hectare of industrial land, which doesn't support the need to build houses on the Reading Road area/ Newtown Road industrial estate. The Reading Road industrial estate will continue to be the primary employment centre within Henley and its protection is encouraged. Page 10. This application doesn't meet the Housing vision on page 17 of providing a well located designed and integrated settlement. The location is very isolated in terms of residential dwellings, please refer to the Crime Prevention report for fuller details on this matter:

The Crime Prevention report highlights serious concern about the isolation of the site and potential for aiding anti social behaviour, intimidation of residents and isolation associated with the car parking arrangement, security of location and entering building in such a location to name a few.

Policy E3 page 43 also states that the land at Newtown Road is allocated for business activities and suitable commercial use. Policy DQS1: Local character – Anderson House should remain as commercial usage which is appropriate for the local character of the industrial estate. The impact a residential unit could have in this location would be detrimental to the area and go against all the JHHNP policies as listed above. HTC urge that this application be refused.

**P18/S3743/HH**

**Nutfield Corner 27 Fairmile Henley on Thames RG9 2JU**  
(Householder)

**For:** Demolition of conservatory, garage conversion, erection of single storey rear extension and new carport with storage and loft.  
**Plans:** Nutfield Corner

HTC Observations:

**11.12.18** – Recommend approval with the condition that the carport with associated storage and loft above remain ancillary to the main dwelling.

**P18/S3747/FUL**

**65 Valley Road Henley on Thames RG9 1RL**(Full Application)

**For:** Orton c/o Agent Richard Clark Architects  
Variation of condition 2 - approved plans on application ref P17/S4092/FUL. Erection of 4 bed dwelling.  
**Plans:** 65 Valley Road

HTC Observations:

**11.12.18** – Recommend refusal as it will change the uniformity of the street scene and the line of existing houses which will highlight the new property to the detriment of the character of the neighbourhood and street.

**P18/S3783/FUL**

**95A St Marks Road Henley on Thames OXON RG9 1LP**  
(Full Application)

**For:** Mr and Mrs C Sweeney  
Amendment to planning permission P17/S0931/FUL.  
Demolition of existing garage walls and existing kitchen extension at 95A. Construction of one additional five-bedroom detached dwelling with on-site parking on land to the west of existing house. Construction of new roadway and parking area in front of existing house on existing garden.  
**Plans:** 95A St Marks Road

HTC Observations:

**11.12.18** – Recommend refusal on grounds of the overbearing mass of the proposal, and the uneighbourly impact this will have on local residents. The proposed dwelling is not in line with neighbouring dwellings.

**P18/S3790/FUL**

**12 Duke Street Henley on Thames RG9 1UP** (Full Application)

**For:** Mr Ricky Martin  
Adding an entrance to the residential flats above from the front (Duke Street). Previous planning permission has been granted for the above residential units. Application number: P17/S3426/FUL  
**Plans:** 12 Duke Street

HTC Observations:

**11.12.18** – Recommend approval

- P18/S3873/LB**      **88A New Street Henley-On-Thames RG9 2BT** (Listed Building Consent)  
*For:* Mr John Ogden  
 To add timber stud partition wall in existing kitchen area to form room. To adjust and add services' supply and drainage as necessary, including new soil pipe to link into existing drains and tidying up existing unsightly concrete gully. To fit new kitchen with cooker extractor hood venting through side wall. To add an external cold water tap to the rear elevation of the building, in keeping with the age and nature of the property.  
*Plans:* 88A New Street  
 HTC Observations: **11.12.18** – Recommend approval
- P18/S3902/HH**      **76 Reading Road Henley on Thames RG9 1AU** (Householder)  
*For:* Mr Mullin  
 Demolition and replacement of existing double garage  
*Plans:* 76 Reading Road  
 HTC Observations: **11.12.18** - Recommend approval
- P18/S3906/HH**      **23 Elizabeth Road Henley on Thames RG9 1RG** (Householder)  
*For:* Mr B Vogel & Ms A Nicoley  
 Proposed Extensions & Alterations  
*Plans:* 23 Elizabeth Road  
 HTC Observations: **11.12.18** - Recommend approval
- P18/S3909/HH**      **10 Gravett Close Henley on Thames RG9 1XW** (Householder)  
*For:* Mrs Mary Dickinson  
 Proposed single storey rear extension.  
*Plans:* 10 Gravett Close  
 HTC Observations: **11.12.18** - Recommend approval

**166. OBJECTIONS / CALL IN APPLICATIONS**

The Committee **DECIDED** to call in application **P18/S2989/HH** 85 Reading Road, Henley on Thames and application **P18/S3679/FUL** Anderson House, Newtown Road, Henley on Thames.

**167. DECISION NOTICES**

The Committee **RECEIVED** and **NOTED** the report on the decision notices from SODC.

**168. CERTIFICATES OF LAWFUL DEVELOPMENT**

The Committee **NOTED** Certificates of Lawful Development for:

- P18/S3859/LDP**      **29 Gainsborough Hill, Henley on Thames RG9 1ST**  
*For:* Dee Booth  
 Rear dormer by way of hip to gable conversion plus 2 no. roof lights on front slope  
*Plans:* 29 Gainsborough Hill

**P18/S3734/LDP**

**66 St Marks Road Henley-On-Thames RG9 1LW**

**For:** Mr & Mrs Ranson

Conversion of loft space to form habitable room, incorporating dormer window with Juliet balcony to the rear elevation & 2nd Velux roof lights to the front elevation.

**Plans:** 66 St Marks Road

**169. NOTIFICATION OF PLANNING APPEAL – P18/S0250/FUL**

The Committee **NOTED** the appeal for application **P18/S0250/FUL** (Full Application) Land to rear of Northfield House 11 Northfield End, Henley on Thames RG9 2JG and have no further representations to make at this time.

**170. NOTIFICATION OF WITHDRAWN APPLICATIONS –**

The committee **NOTED** the following notifications:

**P18/S3299/HH**

**29 Albert Road Henley-on-Thames Oxon RG9 1SD**

(Householder)

**For:** Ms C Piasecki-Jarvis

Proposed loft conversion including internal alterations, front dormer and 3 roof lights to the back of the property.

**Plans:** 29 Albert Road

**P18/S2439/HH**

**3 Bell Street Mews Henley-On-Thames RG9 2BF**

(Householder)

**For:** Mr H Baylis

Rear single storey extension and porch to front door (as amended by plans received 17/09/2018). (As amended by plans received 27/11/2018 reducing the height of the eaves of the extension along boundary).

**Plans:** 3 Bell Street

Application **P18/S2439/HH** has not been withdrawn and subsequent to the meeting HTC were informed the withdrawal notification letter was sent in error by SODC. Henley Town Council comments remain on this application and recommend refusal.

**171. NOTIFICATION OF TREE PRESERVATION ORDER 18S12**

The Committee **NOTED** that SODC Planning Committee have confirmed Tree Preservation Order NO: 18S12. Paradise Road, Henley on Thames.

**172. TRANSPORT STRATEGY MINUTES**

The Minutes of the Transport Strategy Group held on 26 November 2018 were received, approved and signed by the Chairman, Councillor Arlett as a true record with two amendments:

1. **Minute 16:** Car free day: Councillors would like to add in that Saturday was discussed as the potential “car free day” but that it was decided that a weekday would serve the community better.
2. **Minute 10:** Remove the word “reducing” line 2.



### **173. NEIGHBOURHOOD PLAN MINUTES**

The Minutes of the Neighbourhood Plan Committee Meeting held on 3 December 2018 were received, approved and signed by the Chairman, Councillor Arlett as a true record.

It was **NOTED** that Appeal ref: APP/Q3115/W/18/3203476 has been dismissed and planning permission refused for a care home for the elderly, including parking, amenity, landscaping and tree protection on the Former Youth Centre site, Deanfield Avenue, Henley on Thames RG9 1UE **P17/S0526/FUL**

The Chair thanked members of the Neighbourhood Plan Committee who had composed the Council's response to the appeal.

The chairman also informed the meeting that the latest version of the Emerging Local Plan, due for consultation in early 2019, has reduced the additional housing requirement for Henley from 350 to 156 dwellings.

### **174. OXFORDSHIRE PLAN 2050 – STATEMENT OF COMMUNITY INVOLVEMENT**

The committee **CONSIDERED** the Oxfordshire Plan 2050 – Statement of Community Involvement.

It was **AGREED** that all councillors are to submit their own questionnaires using the following links:

<https://oxfordshireplan.inconsult.uk/consult.ti>

[https://oxfordshireplan.inconsult.uk/consult.ti/SCI\\_2018/consultationHome](https://oxfordshireplan.inconsult.uk/consult.ti/SCI_2018/consultationHome)

### **175. ALLOCATION OF HOUSING AT THAMES FARM-SETTLEMENT ASSESSMENT**

The Committee were delighted to be informed that the proposed houses at Thames Farm will be allocated to Henley on Thames and be included within the Henley and Harpsden Neighbourhood Plan allocated housing numbers. The Chair thanked everyone for their continued hard work on this.

### **176. PROGRESS REPORT**

The Committee **NOTED** the Progress Report. Councillor Gawrysiak is to meet with OCC officers in early January 2019 to discuss traffic matters with reference to items 65, 92, 128 on the Progress Report.

### **177. OTHER MATTERS**

The Committee were **INFORMED** on two additional matters as they would be out of date by the next Planning Committee meeting to be held on 15 January 2018:

1. The Committee **NOTED** a Premises Licence Application for Drifters Coffee House, 1A Duke Street, Henley on Thames RG9 1UR
2. **P18/S2870/HH** 164 Reading Road, Henley on Thames RG9 1EA – SODC  
SODC Planning Officers have received a number of amendments to this application which have led them to believe there are no planning reasons to refuse the application and have advised Henley Town Council accordingly. Henley Town Council are satisfied with the alterations which go some way to addressing the original concerns and withdrew the request for call in for the application.

Meeting ended 9.00pm  
KW/CA

12 December 2018