

Present: Chairman Councillor D Hinke
Councillor D Clenshaw
Councillor Miss S Evans
Councillor Mrs J Wood
Councillor D Silvester
Councillor Miss K Hinton (Substitute for Councillor Mrs E Hodgkin)

In Attendance: Mrs B Walker– Committee Administrator / Minute Taker

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

89. APOLOGIES FOR ABSENCE

Apologies for absence received from the Vice Chairman, Councillor M Akehurst, Councillors Ms L Meachin, Mrs E Hodgkin, Miss L Hillier and Councillor Mrs J

90. DECLARATIONS OF INTEREST

None received.

91. PUBLIC PARTICIPATION

Mr R Guy, 3 New Street – P14/S2628/FUL & P14/S2629/A 38 Hart Street – Mr Guy spoke against the application and raised the following points as to why changes should not be made to 38 Hart Street:-

- The amended plans show the removal of the door recess and offset the entrance to the building.
- There are clear planning guidelines for rejection of this proposal.
- Paragraph 133 highlighted public benefits.
- The building had been a restaurant for over 10 years and the bay windows have no impact on the useable space of the restaurant.
- The SODC Shop front guide advises against this type of development.
- The present shop front is of local interest.
- The curved windows are not Perspex but glass.
- The frontage is mock tudor and adds to the visual character of Hart Street.

92. MINUTES

The Minutes of the Meeting of the Planning Committee held on 30 September 2014 were received, approved and signed by the Chairman, Councillor D Hinke as a true record.

Councillor Mrs J Wood abstained from voting on all applications.

93. PLANS (Amended)

P14/S2187/FUL **The Maltings, Hart Street** (Minor –North Ward – JB, EH)
Proposed internal and external alterations and conversion of existing light industrial building to form 2 x 3 bed dwellings.(As amended by additional and revised plans accompanying agent’s email dated 25th September 2014).
For: Mr J Mackie & Mr C Barklem

HTC Observation 05.08.14 – Recommend Refusal. The Committee reiterate the views of the Henley Society. The proposal would destroy the fabric of the original building. This is an important historic building within the town. The Committee requests this applicant reconsiders the proposal and invites the developer to discuss their proposals with this Committee and Conservation Officer to work towards a more suitable development for the future.

OBSERVATION: **Recommend Approval. The Committee considered the amended external plans to be satisfactory. The Committee understood the internal changes had previously approved by SODC in July 2014.**

P14/S2188/LB **The Maltings, Hart Street** (Other – North Ward – JB, EH)
Proposed internal and external alterations and conversion of existing light industrial building to form 2 x 3 bed dwellings.(As amended by additional and revised plans accompanying agent’s email dated 25th September 2014).
For: Mr J Mackie & Mr C Barklem

HTC Observation 05.08.14 – Recommend Refusal. The Committee reiterated the views of the Henley Society. The proposal would destroy the fabric of the original building. This is an important historic building within the town. The Committee requests this applicant reconsiders the proposal and invites the developer to discuss their proposals with this Committee and Conservation Officer to work towards a more suitable development for the future.

OBSERVATION: **Recommend Approval. The Committee considered the amended external plans to be satisfactory. The Committee understood the internal changes had previously approved by SODC in July 2014.**

- P14/2575/HH** **9A Berkshire Road** (Other – South Ward – JW, WH)
Erection of first floor front extension and first floor rear extension with curved dormer and two roof lights and new front porch. (As amended by revised plans accompanying agents email dated 15th September 2014).
For: Mr J Harris
- HTC Observation 01.09.14 – Recommend Approval, but question the use of aluminium window frames.
- OBSERVATION:** **Recommend Approval. The Committee requests that there is no access to the external roof balcony as adjacent properties would be over looked which would be a breach of their privacy.**
- P14/S2628/FUL** **38 Hart Street** (Minor– North Ward – JB, EH)
Proposed new shopfront and signage
For: CAU Restaurants Ltd
- HTC Observation 01.09.14 - Recommend Refusal. This application would have a detrimental impact on the visual amenity of the existing street scene.
- OBSERVATION:** **Recommend Approval. The applicant has shown a concern for the original design of this building and has amended his plans accordingly**
- P14/S2629/A** **38 Hart Street** (Other– North Ward – JB, EH)
Proposed new shopfront and signage
For: CAU Restaurants Ltd
- HTC Observation 01.09.14 - Recommend Refusal. Inappropriate use of materials and design. The Committee supports the views expressed by the Conservation Officer.
- OBSERVATION:** **Recommend Approval. The applicant has shown a concern for the original design of this building and has amended his plans accordingly**
- 94. PLANS (New)**
P14/S2284/HH **Helstonleigh, 6 St Marks Road** (Other – South Ward – JW, WH)
Proposed build of garden room in return of rear at 6 St Marks Road alongside previous kitchen extension in return of 8 St Marks Road. Construction of entry wall with French windows and roof with roof light within existing property and boundary walls.
For: Mr P Burness-Smith
- OBSERVATION:** **Recommend Approval. The Committee notes matching materials are being used in the construction of this proposal. This application is appropriate for the size of the property.**

- P14/S2893/HH** **Ivy Villa, 20 St Marks Road** (Other – South Ward – JW, WH)
Replacement front door.
For: Mr B Carson
- OBSERVATION:** **Recommend Approval. The Committee notes the use of traditional materials such as hardwood is being used for the replacement door.**
- P14/S2916/A** **18 Greys Road** (Other – South Ward – JW, WH)
Retrospective application for erection of three signs to wall on forecourt.
For: Henley Glass
- OBSERVATION:** **Recommended Rejection These three signs are in the Henley Conservation area and are of an unsuitable material, aluminium. The colour of the signage is painted a bright red and yellow is unsuitable for the situation. They are also, as a group, far too large for that site.**
The present signage is on a curtilage wall of a grade II listed building and completely detract from the visual impact of that listed cottage.
The Committee propose that one traditional sign in Conservation colours would be more suitable and that it were not attached to the curtilage wall.
- P14/S3008/HH** **2 Valley Road** (Other – North Ward – JB, EH)
Proposed addition of a first floor. (Amendment to approved scheme P12/S1809/HH).
For: Mr G Heverin
- OBSERVATION:** **Recommend Approval. Whilst the roof pitch has been amended, the overall height remains the same.**
- P14/S3015/HH** **1 Wootton Road** (Other – South Ward – JW, WH)
Erection of a two storey side (North side) extension, single storey side (South side) extension, conversion of existing garage to living accommodation and erection of a detached garage.
For: Mr R Jackson – C/O Spratley Studios
- OBSERVATION:** **Recommend Approval.**
- P14/S3016/HH** **29 Albert Road** (Other –South Ward – JW, WH)
Proposed Part 2 Storey and Part Single Storey Rear Extensions and internal alterations.
For: Ms C Piasecki-Jarvis
- OBSERVATION:** **Recommend refusal. This proposal is, by its scale, unneighbourly as it affects the light and privacy of the neighbours on this narrow row of cottages.**
- P14/S3044/HH** **Dryden, Badgemore Lane** (Other – North Ward – JB, EH)
To build hardwood orangery to rear elevation.
For: Mrs M Tagger
- OBSERVATION:** **Recommend Approval. The size of the garden is adequate for this proposal.**

- P14/S3074/HH** **Greenview, 2 St Marks Road** (Other –South Ward – JW, WH)
Erection of a garden room to accommodate home office
For: Dr D Briess
- OBSERVATION:** **Recommend Approval. The Committee request that there are not excessive vehicular movements to and from the new building and it is used only as a home office. Concerns were raised regarding traffic noise and the possible impact it could have on neighbours if it were to be used as a business building. The Committee noted that if this were to be used as a physiotherapy centre for example, it does have a shower room.**
- P14/S3080/T** **Oxfordshire Fire Station, West Street** (Other – North Ward – JB, EH)
Replacement of existing 6 antennae with 6 new antennae & removal of 2 antennae; plus ancillary works.
For: For & on behalf of CTIL and Telefonica UK Limited
- OBSERVATION:** **Recommend Approval.**
- P14/S3084/FUL** **Orchard Farm, Fairmile** (Other – North Ward – JB, EH)
Extension of breeding/boarding cattery within existing timber framed building.
For: Mrs C Gorvin
- OBSERVATION:** **Recommend Approval.**
- P14/S3114/LB** **Nos 3-6 and 8-16 Almshouses, Church Avenue** (Other – North Ward – JB, EH)
Replace existing letter boxes with black painted cast metal vertical letter slots.
For: Henley Municipal Charities
- OBSERVATION:** **Recommend Approval.**
- P14/S3166/HH** **13 Elizabeth Close** (Other – North Ward – JB, EH)
Proposed two storey extension with a single storey element and new canopy over existing entrance. (Re-submission of withdrawn application P14/S2768/HH).
For: Ms M Bowden
- OBSERVATION:** **Recommend Approval. The Committee requested that the canopy roof will not be used, in future, as a balcony.**
- P14/S2958/LDP** **21 St Andrews Road** (Other – South Ward – JW, WH)
Erection of pitched roof dormer to rear elevation.
For: Ms Clarke
- OBSERVATION:** **The Committee noted that this application has been withdrawn.**
- P14/S3029/LDP** **19 Vicarage Road** (Other – South Ward – JW, WH)
Change of use of mixed flats & bedsits to single dwelling.
For: Mrs J Miles
- OBSERVATION:** **The Committee noted the Lawful development for this property for change of use to a single dwelling.**

95. OBJECTIONS / CALL IN APPLICATIONS

THE COMMITTEE CONSIDERED which Councillor should speak at the South Oxfordshire District Council's (SODC) Planning meeting in the event of an objection and it was **RESOLVED**

that Councillor Miss S Evans represents the Town Council at the SODC planning meeting and speaks on the Council's behalf against the following Planning Applications: **P14/S2916/A - 18 Greys.**

96. NOTIFICATION OF PLANNING APPEAL

THE COMMITTEE NOTED the Planning Appeal Decision notification for **P14/S1463/HH 218 Greys Road, Henley RG9 1QX**

97. SUBDIVISION OF PROPERTY

THE COMMITTEE NOTED the Subdivision of property known as: 1 Nicholas Road and creation of an additional property now known as: 1A Nicholas Road, Henley on Thames, RG9 1RB

98. INFORMATION ONLY

Members received and noted the following plans for information:

P14/S2305/FUL – 1 Market Place, Henley on Thames.

P14/S2249/LB – 1 Market Place, Henley on Thames.

The meeting closed at 7.30pm

Jb

Chairman