

Present: Vice Chairman, Mayor Councillor M Akehurst (ex-officio)
Councillor D Clenshaw
Councillor Miss S Evans
Councillor Mrs E Hodgkin
Councillor D Silvester
Councillor W Hamilton (Substitute for Councillor Miss L Hillier)
Deputy Mayor, Councillor Mrs J Wood (ex-officio)

In Attendance: Ms J Brazil– Committee Administrator / Minute Taker

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

80. APOLOGIES FOR ABSENCE

Apologies for absence received from the Chairman, Councillor D Hinke and Councillors, Miss L Hillier and Ms L Meachin.

81. DECLARATIONS OF INTEREST

None received.

82. PUBLIC PARTICIPATION

Mr Kelly Clarke, Highview, 22 Lambridge Wood Road - P14/S2743/FUL 26 Lambridge Wood Road – Mr Clarke spoke against the application and raised the following points:-

- The actual size of the plan was incorrect on the drawing and led to the information of the drawings being incorrect.
- The size and scale of the proposal is inappropriate for the land available at the site.
- The Scale of the drawings are incorrect.
- The ridge height of the proposal has risen from the existing dwelling on this location.
- The site density on the road poses a problem as the plot is too small to accommodate two dwellings.
- This application is over development of the site.
- The proposal is out of keeping with the street scene.
- This application would be overlooking neighbouring properties.
- There is a highway issue as there is no provision for a turning circle on this plan.

- Access and egress to the site would be problematic as this site is on a bend in the road.
- The proposal of an underground garage would lead to problems with cars backing directly on to the road.

Mr Paul Southwell, Bridgefield House, Lambridge Wood Road - P14/S2743/FUL 26 Lambridge Wood Road – Mr Southwell reiterated Mr Clarke’s views and added local residents had not received written correspondence from SODC Planning Department and there were now 29 separate objections to this development.

The Chairman explained this application had already come to the HTC Planning Committee at a previous meeting. He raised concerns that the objections from neighbours were delayed in being put onto the SODC website. It was acknowledged an SODC Planning Officer was due to visit the site to evaluate the issues raised. The Chairman confirmed SODC would notify the residents if this plan goes to the SODC Planning Committee and the residents were urged to attend any further meetings for his application at the District Council Offices, Crowmarsh.

Mr Lance Robinson, Pateman, 29 Lambridge Wood Road - P14/S2743/FUL 26 Lambridge Wood Road – Mr Robinson noted the alleged differential in the size on the plan and the actual space at the site.

Mr Martin Whittaker, Candlewood, 23 Lambridge Wood Road - P14/S2743/FUL 26 Lambridge Wood Road – Mr Whittaker questioned whether HTC Planning Committee would reconsider their previous observation, in light of the site plan measurement allegations.

The Chairman explained the amendment to be considered on the agenda only concerned trees at the site. However a member of this Committee would contact the SODC Planning Officer concerned and establish the situation of the site plan.

83. MINUTES

The Minutes of the Meeting of the Planning Committee held on 9 September 2014 were received, approved and signed by the Chairman, Councillor M Akehurst as a true record.

Councillor Mrs E Hodgkin abstained from voting on all applications in North Ward.

Councillor Mrs J Wood abstained from voting on all applications.

84. PLANS (Amended)

P14/S2445/HH

Cherry Trees, 289 Greys Road (Other – South Ward – JW, WH)

Erection of a single storey rear extension (As amended by drawing no.GC 2014-11A amending the height of the roof received 2014-09-17).

For: Mr J Hanson

HTC Observation

01.09.14 – Recommend Refusal due to loss of light and impact on the neighbour, lack of design and over development.

OBSERVATION:

The Committee reiterate their previous views: Recommend Refusal due to loss of light and impact on the neighbour, lack of design and over development. The Committee also include this is unneighbourly and out of character with the street scene.

P14/S2575/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:

The Committee reiterate their previous views: Recommend Approval, and again request the applicant reconsiders the use of aluminium window frames.

P14/S2743/FUL

26 Lambridge Wood Road (Minor – North Ward – JB, EH)

Demolition of one house and erection of two detached houses with new vehicular and pedestrian access. (As amended by revised site plan and supporting tree constraints plan accompanying agent's email dated 15th September 2014).

For: Hamilton Properties Ltd

HTC Observation

01.09.14 – The Plot is large enough to support 2 detached houses, otherwise the Committee express – No Strong Views.

OBSERVATION:

The Committee Recommended Approval of the Tree Preservation Order. However, in light of the information from the gallery during public participation regarding this application, the committee noted the claims of inaccuracy of the size of the plot on the plan and expressed concern that at the previous consultation of this plan on 1 September 2014, the 29 comments from the residents were not available on the website. Councillor Akehurst will contact SODC to raise the issue of incorrect details on the plan and the delay in placing the consultation responses on the website.

7.50pm 7 member of the public left the meeting

Post meeting note: Councillor Jeni Wood has emailed the Committee's concerns on this application and also requested clarification on the size of the plot and the delay between receiving and posting residents' responses on the SODC website.

85. PLANS (New)

P14/S2500/HH

7 Nicholas Road (Other – North Ward – JB, EH)
Retrospective application for proposed amendments to the approved roof structure and addition of a roof light to North West elevation. (Revision to approved application P13/S1494/HH).

For: Mr R Large

OBSERVATION:

Recommend Approval.

P14/S2524/LB

Rupert House School, 90 – 92 Bell Street (Other – North Ward – JB, EH)

Attach and secure a bespoke 'Millie's Dream' Defibrillator external/locked wall cabinet to wall between 90 and 92 Bell Street.

For: Mr K Rawlingson

OBSERVATION:

Recommend Approval. The Committee were in support of the 'Millie's Dream' Defibrillator placement initiative.

P14/S2721/FUL

52 Berkshire Road (Minor – South Ward – JW, WH)

Proposed demolition of existing detached dwelling and erection of two detached dwellings and associated parking and amenity space provision.

For: Mr P Everington

OBSERVATION:

Recommend Refusal. This proposal is overdevelopment of the site, loss of garden space and would create problems over access to and egress from the site. Also this is out of character with neighbouring properties.

P14/S2768/HH

13 Elizabeth Close (Other – North Ward – JB, EH)

Erection of two storey and single storey rear extensions and new canopy to front porch.

For: Ms M Bowden

OBSERVATION:

Recommend Approval.

P14/S2773/HH

Gateways, Wharfe Lane (Other – North Ward – JB, EH)

Reduce the width of left hand gatepost to improve the existing access.

For: Mrs J McCourt

OBSERVATION:

Recommend Approval. This is a reduction in size only and replicates the original gateway.

- P14/S2778/A** **Phyllis Court Club, Marlow Road** (Other – North Ward – JB, EH)
3 Curved M/S frames with lettering on top fastened to footbridge.
For: Mr B Foster
- OBSERVATION:** **Recommend Approval. This proposal is in keeping with the river scene.**
-
- P14/S2793/HH** **Old Ship House, Wharfe Lane** (Other – North Ward – JB, EH)
Erection of a pergola, garden shed and associated raised flower beds.
For: Mrs B Laithwaite
- OBSERVATION:** **Recommend Approval. This development would improve the site and is a good use of space. This proposal will have no impact on any neighbouring properties.**
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- P14/S2794/LB** **Old Ship House, Wharfe Lane** (Other – North Ward – JB, EH)
Erection of a pergola, garden shed and associated raised flower beds.
For: Mrs B Laithwaite
- OBSERVATION:** **Recommend Approval. This development would improve the site and is a good use of space. This proposal will have no impact on any neighbouring properties.**
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- P14/S2810/LB** **64 Market Place** (Other – North Ward – JB, EH)
Proposed internal and decoration works and repainting of front door, (works already carried out).
For: Mrs C Newsome
- OBSERVATION:** **Recommend Approval. The Committee hopes the developers can continue their renovations of the property.**
-
- P14/S2815/FUL** **15 Thameside** (Minor – North Ward – JB, EH)
Erection of two dwellings.
For: Mulberry Estates
- OBSERVATION:** **Recommend Approval. The Committee noted the developers had worked with the Committee, local community and Planning Authority to submit a suitable proposal. The Committee also asked the developers to consider the comments made by the Henley Society to use clay roof tiles and Oxfordshire County Council's concerns over access and egress caused by two additional residential properties on the site. The Committee acknowledge this will not produce a large amount of traffic on to Thameside.**
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- P14/S2829/FUL** **Upper Lodge, Greys Hill** (Other – South Ward – JW, WH)
Erection of a single storey side extension.
For: Mr R Barnes
- OBSERVATION:** **Recommend Approval. This is a modest extension.**

- P14/S2856/FUL** **22 St Andrews Road** (Other – South Ward – JW, WH)
Remove existing structure and kitchen window at the rear and replace with a formation of bi-fold and fibre glass flat roof with a slim-line aluminium lantern roof light to sit on the flat roof.
For: Mr M Christie
- OBSERVATION:** **Recommend Approval. The Committee request the use of traditional materials instead of aluminium.**
- P14/S2884/HH** **McCoy Associates, 54 New Street** (Other – North Ward – JB, WH)
Demolition of single storey rear extension; erection of new single storey rear extension; internal and external alterations.
For: Mr & Mrs D Thomson
- OBSERVATION:** **Recommend Approval.**
- P14/S2885/LB** **McCoy Associates, 54 New Street** (Other – North Ward – JB, WH)
Demolition of single storey rear extension; erection of new single storey rear extension; internal and external alterations.
For: Mr & Mrs D Thomson
- OBSERVATION:** **Recommend Approval.**
- P14/S2923/A** **Oxfam, 26 Market Place** (Other – North Ward, JB, EH)
Erection of replacement signing comprising 1 x fascia sign and 1 x hanging sign (retrospective).
For: Oxfam GB/ Mrs C Holford
- OBSERVATION:** **Recommend Refusal. This proposal does not conform with The Traditional Shop Front Guide and the Committee made the following recommendations:**
- **Inappropriate use of materials.**
 - **Out of character within a Conservation Area.**
 - **Inappropriate in design for a Listed Building.**
 - **Inappropriate colour.**
 - **Out of keeping with the Shop Front Guide and the Committee recommends the entire scheme be resubmitted using traditional materials and conforms in colour with the surrounding buildings in the Market Place.**

P14/S2603/LB

Oxfam, 26 Market Place (Other – North Ward, JB, EH)
New signage to front elevation of building (works already carried out).

For: Oxfam GB/ Mrs C Holford

OBSERVATION:

Recommend Refusal. This proposal does not conform with The Traditional Shop Front Guide and the Committee made the following recommendations:

- **Inappropriate use of materials.**
- **Out of character within a Conservation Area.**
- **Inappropriate in design for a Listed Building.**
- **Inappropriate colour.**
- **Out of keeping with the Shop Front Guide and the Committee recommends the entire scheme be resubmitted using traditional materials and conforms in colour with the surrounding buildings in the Market Place.**

P14/S2944/HH

5 St Mary's Close (Other – North Ward – JB, EH)
Single storey side and rear extensions.

For: Mrs A Syrett

OBSERVATION:

Recommend Approval.

P14/S2950/HH

55 St Andrews Road (Other – South Ward – JW, WH)
Single storey rear extension.

For: Mrs K Tross Youle

OBSERVATION:

Recommend Approval. This application is in keeping with the neighbouring properties.

86. 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/S2721/FUL- 52 Berkshire Road and P2923/A - P2603/LB – Oxfam, 26 Market Place.**

87. DECISION NOTICES

THE COMMITTEE NOTED the decision notices received from SODC.

88. PROGRESS REPORT

THE COMMITTEE RECEIVED the Progress Report and made the following observations.

Bollards on West Street

The Committee noted this item was still ongoing and would stay as an item on the Progress Report until it was resolved. The Committee noted the time frame for a resolution was scheduled in the OCC 2014 – 2015 Pavement works scheme.

Letter for the Enforcement Enquiry

The Committee noted Agenda Item6 Planning Applications P14/S2923/A and P14/S2603/LB apply to this progress item.

Removal of boundary wall

The Committee noted the item was still ongoing and the property owner has one year from the date of the Enforcement notice to comply with the rebuild request. That date was confirmed as December 2014.

Signage on side wall of Bunkers Opticians

The Committee noted Planning Application P14/S0938/LB had been granted by SODC. Item to be removed from Progress Report.

Henley Glass Advertising boards and additional Planning infringements Greys Road Car Park

The Committee noted this SODC Planning Enforcement were still dealing with this complex case.

Change of Colour of Front Door at Riverside Terrace to Red

The Committee noted this issue is still under investigation with SODC Planning Enforcement.

88. SODC PLANNING ENFORCEMENT

THE COMMITTEE NOTED the letter from SODC Planning Enforcement concerning Alleged Breach of Planning Permission for Dominos Pizza, 55 Bell Street, Henley on Thames, RG9 2BG

The meeting closed at 8.37pm

Jb

Chairman