

Present: Chairman Councillor A J Follett
Vice Chairman, Councillor C W Gibson
Councillor Miss L M Hillier
Councillor I Reissmann
Mayor, Councillor Mrs E Hodgkin (ex-officio)
Deputy Mayor, Councillor Mrs J Wood (ex-officio)

In Attendance: Mr M Kennedy – Town Clerk
Ms N Taylor – Minute Taker

Also Present: One member of the Press
Three members of the Public

82. TO RECEIVE APOLOGIES FOR ABSENCE

Apologies received from Councillors T B Buckett MBE and S Smith.

83. DECLARATIONS OF INTEREST

Members were reminded that, under the provisions of Part 2 of the Local Government Act 2000 (The Code of Conduct), a member with a personal interest in a matter who attends a meeting of the authority at which the matter is considered must disclose to that meeting the existence and nature of that interest at the commencement of that consideration, or when the interest becomes apparent. A member with a personal interest in a matter also has a prejudicial interest in that matter if the interest is one which a member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice the member's judgment of the public interest. A member with a prejudicial interest in any matter must withdraw from the room or chamber where a meeting is being held whenever it becomes apparent that the matter is being considered at that meeting, unless he has obtained a dispensation from the standards committee of the responsible authority; and not seek improperly to influence a decision about that matter. For the purposes of this Part (of the Act), "meeting" means any meeting of the authority; or any of the authority's committees, sub-committees, joint committees or joint sub-committees.

Councillor E Hodgkin – P09/E1030/LB – 3 & 4 Church Avenue –
Prejudicial – Henley Municipal Charities Trustee.

Councillor J Wood – P09/E0999/A – The Barn, Kings Road – Prejudicial –
knows the applicant.

Councillor L M Hillier – Item 10 – Enforcement of Planning Guidelines –
Prejudicial – Shop owner.

Councillor I Reissmann – Item 11 – Fence at Townlands Hospital –
Prejudicial – Chairman of the Townlands Community Group.

84. MINUTES

The Minutes of the Meeting held on 6th October 2009 were approved and signed by the Chairman as a true record.

85. **OBJECTIONS**

TO DECIDE which Councillor is to speak at District Council in the event of an objection – None.

Councillor Reissmann advised that he would be interested in attending the next meeting of the district council's planning committee as a learning experience provided a more experienced Councillor goes along too, so that he would be able to attend future meetings and represent the views of this Council.

86. **PLANS (amended)**

**P09/E0720
Amended**

38 Market Place Minor (North Ward – JB, LMH)
Change of use, demolition, conversion and alterations to former police station, to form a restaurant (A3) use, two houses and two upper level flats. Works affecting guttering / rainwater and roof tiling of adjacent listed building, including foundation construction adjacent to listed wall.

For: DAM Estates.

HTC Observation: 11.08.2009

OBSERVATION:

Recommend Refusal – The proposed development represents an over-intensive use of the site and therefore over development. The location is totally unsuitable for a substantial restaurant as proposed. The building is on a corner that is already dangerous due to a narrow pavement and restricted visibility, and the presence of a restaurant would almost certainly increase the amount of traffic passing in search of parking spaces and would therefore increase the hazard for cyclists and pedestrians. A restaurant would also have a detrimental impact on the amenities of neighbours due to loss of light, increase in noise and odours associated with air extraction from the kitchens. Conversion entirely to low-cost housing accommodation would be a much more appropriate use for this site. If excavation work is to be carried out in any redevelopment we recommend that provision should be made for the County Archaeologist to have access to the site for inspection and recording purposes.

OBSERVATION:

Reiterate previous objection - The proposed development represents an over-intensive use of the site and therefore over development. The location is totally unsuitable for a substantial restaurant as proposed. The building is on a corner that is already dangerous due to a narrow pavement and restricted visibility, and the

presence of a restaurant would almost certainly increase the amount of traffic passing in search of parking spaces and would therefore increase the hazard for cyclists and pedestrians. A restaurant would also have a detrimental impact on the amenities of neighbours due to loss of light, increase in noise and odours associated with air extraction from the kitchens. Conversion entirely to low-cost housing accommodation would be a much more appropriate use for this site. If excavation work is to be carried out in any redevelopment we recommend that provision should be made for the County Archaeologist to have access to the site for inspection and recording purposes. The Henley Town Council still feels that this application will strongly affect neighbours and the environment despite the amendments to the plan.

**P09/E0957/LB
Amended**

Toll House, Marlow Road (Other – North Ward – JB, LMH)

Form new partition layout at first floor level including re-siting bathroom, install w.c. at ground floor level, removal of internal partition at lower ground floor level and adjust kitchen layout, change two vents to windows at lower ground floor level and install conservation roof light at roof level.

For: Mrs M Hope.

HTC Observation: 12.10.09

OBSERVATION: No strong views subject to Conservation Officers approval of front roof light

OBSERVATION: **No strong views.**

**P09/E0739/CA
Amended**

38 Market Place (other – North Ward – JB, LMH)
Demolition of rear (North side) outbuilding; removal of section of boundary wall adjacent to the outbuilding (along Kings Road)

For: DAM Estates

HTC Observation: 11.8.09

OBSERVATION: Recommend Refusal – The proposed development represents an over-intensive use of the site and therefore over development. The location is totally unsuitable for a substantial restaurant as proposed. The building is on a corner that is already dangerous due to a narrow pavement and restricted visibility, and the presence of a restaurant would almost certainly increase the amount of traffic passing in search of parking spaces and would therefore

increase the hazard for cyclists and pedestrians. A restaurant would also have a detrimental impact on the amenities of neighbours due to loss of light, increase in noise and odours associated with air extraction from the kitchens. Conversion entirely to low-cost housing accommodation would be a much more appropriate use for this site. If excavation work is to be carried out in any redevelopment we recommend that provision should be made for the County Archaeologist to have access to the site for inspection and recording purposes

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**87. Plans (new)
P09/E0980**

18 Greys Hill (Other – South Ward – TBB, RM)
Erection of single storey rear extension. Internal alterations including provision of new stair between ground floor and basement and removal of small sections of existing wall. Existing rear accommodation to be modified with new roof.

For: Mr P Livanis

OBSERVATION:

No strong views.

P09/E0997/LB

18 Greys Hill (Other – South Ward – TBB, RM)
Erection of single storey rear extension. Internal alterations including provision of new stair between

ground floor and basement and removal of small sections of existing wall. Existing rear accommodation to be modified with new roof.

For: Mr P Livanis

OBSERVATION: **No strong views.**

Councillor Mrs J Wood having previously declared a prejudicial interest in the following item left the chamber and took no further part in proceedings.

P09/E0999/A **The Barn Kings Road** (Other – North Ward – JB, LMH)

Hanging Sign.

For: KVB Design Ltd

OBSERVATION: **No strong views on condition the sign is hand painted on natural materials.**

Councillor Mrs J Wood returned to the chamber.

P09/E01019 **17 Vicarage Road** (Other – South Ward – TBB, RM)

Erect a single storey timber framed glazed orangery to side elevation

For: Mr & Mrs Martin-Davis.

OBSERVATION: **No strong views.**

Councillor Mrs E Hodgkin having previously declared a prejudicial interest in the following item left the chamber and took no further part in proceedings.

P09/E1030/LB **3 & 4 Church Avenue** (Other – North Ward – JB, LMH)

Convert two single bedroomed units into one, two bedroomed unit including internal alterations, forming two new door openings at rear and changing existing flat roofs to two existing single storey rear additions to flat floors.

For: Henley Municipal Charities

OBSERVATION: **No strong views subject to the retention of the front doors in order to maintain architectural harmony.**

Councillor Mrs E Hodgkin returned to the chamber.

P09/E1035 **44 St Marks Road** (Other – South Ward – TBB, RM)

Refurbishment of front elevation: -1) Change door and side panels. 2) Increase size of porch roof. 3) Provide smooth render finish to face brickwork

For: Mr P Pratt.

OBSERVATION: **No strong views.**

P09/E1039 **Navigators Wharfe** (Other – North Ward – JB, LMH)
Erect a single storey, timber framed, glazed conservatory to first floor
For: Mr A Trotman

OBSERVATION: **Recommend Refusal – the application is detrimental to the amenities of the area, unneighbourly, out of keeping and over-intensive. Legislation states that applications that increase the size of a property by more than 40% are unacceptable and although this application by itself is not over the acceptable 40% increase it is considered by this Council that if it is taken into consideration with the works already carried then the total increase will be above 40% and question its legality.**

P09/E1040/LB **Navigators Wharfe** (Other – North Ward – JB, LMH)
Erect a single storey, timber framed, glazed conservatory to first floor terrace.
For: Mr A Trotman

OBSERVATION: **Recommend Refusal – the application is detrimental to the area, unneighbourly, out of keeping and over-intensive. Legislation states that applications that increase the size of a property by more than 40% are unacceptable and although this application by itself is not over the acceptable 40% increase it is considered by this Council that if it is taken into consideration with the works already carried then the total increase will be above 40% and question its legality.**

P09/E1055 **359 Reading Road** (Minor– South Ward – TBB, RM)
Variation of condition 2 (restriction of car park lighting) to planning permission P97/S0467 (to vary car park lighting restrictions) to allow the condition to read “The car park lighting shall not be switched on until 07.00 and shall be switched off at 22.30, as specified in the application, or half an hour after the store closes for trade, whichever is earlier. This condition will not apply between 14 December and 03 January each year”.
For: Tesco Stores Ltd

OBSERVATION: **Recommend Refusal – due to the application being unneighbourly on grounds of increased light pollution and the increase of general traffic.**

P09/E1056 **1 Simmons Road** (Other – North Ward – JB, LMH)
Convert part of existing garage to create a shower room and erect single storey extension to enlarge existing dining room to create a bedroom and access for a person with a disability
For: Mr B Azemoundeh

OBSERVATION: **No strong views.**

P09/E1057 **28 Berkshire Road** (Other – South Ward – TBB, RM)
Erection of part single storey, part two storey side and rear extensions with detached office room.
For: Mr N Kemp

OBSERVATION: **Recommend Refusal – due to the application being over-intensive and unneighbourly. Moreover, the loss of a garage and the change of use to office space is considered to be inappropriate in a residential area.**

88. FOR INFORMATION ONLY

Plans for information only relate to minor alterations to planning applications that have already been considered by this Committee and which in the opinion of the Planning Officer will make no significant difference to the outcome of the decision.

P09/E0864/LD The Old Henley Brewery
P09/E0983 Riverslea, Mill Lane
The Committee noted the information.

89. PLANNING UPDATE

The Committee noted the information.

90. WOKINGHAM BOUROUGH COUNCIL (WBC) PLANNING APPLICATIONS (Papers attached)

TO CONSIDER three planning applications in the Parish of Remenham for WBC.

RM/2009/2107: The Boathouse, Conways Bridge, Wargrave Road, Remnham. RG9 3HT.

Proposal: Reserved Matters application on outline consent O/2008/1353 for the proposed part demolition and alterations to existing dwelling and change to ancillary use associated with Park Mansion.

Comment to WBC by 13 November 2009.

OBSERVATION: **No strong views.**

RM/2009/2113: 15 & 16 Park Place Cottages, Dairy Lane, Remenham. RG9 3HN

Proposal: Reserved Matters application on outline consent O/2008/1353 for demolition of existing extensions and erection of replacement extensions.

Comments to WBC by 12 November 2009.

OBSERVATION: No strong views.

RM/2009/2162: The Museum Comways, Wargrave Road,
Remenham. RG9 3HT.

Proposal: Reserved Matters application on outline planning
consent O/2008/1353 for partial demolition,
refurbishment and alterations to dry boat house for
ancillary use to residential dwelling.

Comments to WBC by 12 November 2009.

OBSERVATION: No strong views

Councillor Miss L M Hillier having previously declared a prejudicial interest in the following item left the chamber and took no further part in proceedings.

91. **ENFORCEMENT OF PLANNING GUIDELINES WITH REGARD TO
UNAUTHORISED SHOP FRONTS IN HENLEY**

The Committee considered a letter from South Oxfordshire District Council (SODC) in response to this Council's letter dated 29 September 2009 regarding the enforcement of planning guidelines with regard to unauthorised shop fronts in Henley on Thames.

It was RESOLVED to RECOMMEND

that a letter prepared by Councillor C W Gibson be sent back to Adrian Duffield stating the following:

It is noted that the enforcement of the guidelines in respect of shop fronts in Henley is not considered a serious breach of planning control and therefore additional resources will not be made available for enforcement.

It is further noted that the current 'Traditional Shopfront Design Guide' may be replaced to allow more emphasis to be given to the local character. This would be welcomed by the Town Council. However no time scale has been offered and therefore the present guidelines remain the only ones we have.

There are an increasing number of offenders who brazenly ignore the planning restrictions in the certain knowledge that there will be no enforcement, whilst at the same time the Town Council is left looking redundant having made its views known; subsequently to receive no support from District.

Either the guidelines are valid and therefore enforced or they be ignored as no longer relevant; and

With the addition of a sentence requesting

that feedback from the regular reviews that are held to ensure progress and effective delivery of the service is reported back to this Council.

Councillor Miss L M Hillier returned to the chamber.

Councillor I Reissmann having previously declared a prejudicial interest in the following item left the chamber and took no further part in proceedings.

92. FENCE AT TOWNLANDS HOSPITAL, YORK ROAD

The Committee considered a letter from SODC in response to our letter dated 29 September 2009 regarding the fencing around the Townlands Hospital site at York Road and Clarence Road.

It was RESOLVED to RECOMMEND

that a letter be sent back to Adrian Duffield advising that this Council is still not happy and would like to see a planning application from the PCT coming through the system and is disappointed that no enforcement will take place.

Councillor I Reissmann returned to the chamber.

93. TREE PRESERVATION ORDER

The Committee considered the revocation of Tree Preservation Order 05/2007 (Daleside, Harpsden Way, Henley on Thames) as SODC now consider that it has ceased to be effective and should be re-served with Tree Preservation Order 58/2009 to update and improve accuracy and noted the information.

The meeting closed at 8.20pm.

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Chairman