

Present: Councillor D Hinke, Chairman
Councillor M Akehurst, Deputy Chairman
Councillor D Clenshaw
Councillor Miss S Evans
Councillor D Silvester
Mayor, Councillor S Gawrysiak (ex-officio)

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

Also Present: 1 Members of the Press
4 Members of the Public

150. APOLOGIES

Apologies for absence were received from Councillors Miss L Hillier, Mrs E Hodgkin and Ms L Meachin.

151. DECLARATIONS OF INTEREST

The following declaration of interest was received:
Councillor S Gawrysiak – P14/S0323/LB – 6 Church Avenue.

152. PUBLIC PARTICIPATION

Mr John Murdoch – 6 Empstead Court, Gravel Hill - P14/S0558/HH – Mr Murdoch spoke to the application. He informed the meeting of the modest size of his proposed development and requested the Committee look favourably on his application.

Mr James Quartermaine – 1 Hamilton Close – P14/S0544/HH – Mr Quartermaine spoke to the application. He advised the Committee of the aesthetic improvements proposed to 1 Hamilton Close and although this property falls within the Conservation Area the application would improve the present street scene.

Mr Colin Braithwaite – Chairman of Henley Skatepark Initiative - Caxton Court, St Marks Road - P14/S0457/FUL – Makins Recreation Ground, Greys Road
Mr Braithwaite thanked Henley Town Council for all the help they had supplied on the Skatepark project and the improved free sports facility to the people of Henley.

153. MINUTES

The Minutes of the Meeting of the Planning Committee held on 25 February 2014 were approved and signed as a true record by the Chairman, Councillor D Hinke.

It was noted that an Email had been received from SODC Planning Officer regarding *P14/S0148/HH & P14/S0151/HH – Myrtle Lodge, Badgemore*. The Applicant had clarified the bedroom French Doors would not open onto the flat roofed extension and agreed to a reduction in height to the boundary wall. This being the case this Committee now **Recommend Approval** on this application.

Post Meeting Note: Committee Administrator to email SODC to clarify Henley Town Council Planning Committee now agrees to the amendments made to P14/S0148/HH and P14/S0151/HH and **Recommends Approval** on this application.

154. VARIATION TO ORDER OF BUSINESS

In accordance with standing Orders 5(a) (vi), it was RESOLVED

that in view of the public present, the order of business on the agenda is altered to allow planning applications P14/S0558/HH 6 Empstead Court, Gravel Hill, P14/S0544/HH - 1 Hamilton Avenue and P14/S0547/FUL – Makins Recreation Ground, Greys Road.

P14/S0558/HH **6 Empstead Court, Gravel Hill** (North Ward – JB, EH)
Erection of a single storey rear extension.
For: Mr J Murdoch & Mrs A Spencer

OBSERVATION: **Recommend Approval. The application is in keeping with the original property design. No impact on neighbouring properties.**

P14/S0544/HH **1 Hamilton Close** (Other – South Ward – JW, WH)
Improvement to exterior of building to include new brickwork and cladding.
For: Mr J Quartermaine

OBSERVATION: **Recommend Approval. Subject to the views of the Conservation Officer.**

P14/S0547/FUL **Makins Recreation Ground, Greys Road** (Minor – South Ward – JW, WH)
Demolition of existing skatepark and erection of new wheeled-sports facility comprising a street/flow section, bowled section sunken into the ground and new grass bunding.
For: Mr M Kennedy / Henley Town Council

OBSERVATION: **The Committee requests SODC look favourably on this application.**

154. PLANS (amended)

P14/S0172/FUL **6 Bell Street** (Minor – North Ward – JB, EH)
Replace existing shopfront with full height glazing and new signage (as amended by drawings accompanying agent's email dated 25th February 2014).
For: Mr J White / Sharps Bedrooms Ltd

HTC Observation: 28.02.14 - Recommend Refusal. This proposal is completely against the shop front guidelines and is retrospective. The Committee made the following observations:
1. Illuminated signage is not acceptable in a Conservation Area. Local Plan policy Con 8

2. The Front Facia should be made from traditional materials
3. Far too much Black paint is being used and has replaced the wood panelling. The conservation officer has suggested a colour plan that we approve.
4. Non traditional materials have been used in the hanging sign.
5. The Committee fully supports the Conservation Officers Observations and requests.

OBSERVATION:

Recommend Refusal. The Committee reiterate comments from their previous observation:

- 2. The Front Facia should be made from traditional materials**
- 3. Far too much Black paint is being used and has replaced the wood panelling. The conservation officer has suggested a colour plan that we approve.**
- 5. The Committee fully supports the Conservation Officers Observations and requests.**

P14/S0081/LB

6 Bell Street (Other – North Ward – JB, EH)
 Replace existing shopfront with full height glazing and new signage (as amended by drawings accompanying agent's email dated 25th February 2014).

For: Mr J White

HTC Observation:

28.02.14 - Recommend Refusal. This proposal is completely against the shop front guidelines and is retrospective. The Committee made the following observations:

1. Illuminated signage is not acceptable in a Conservation Area. Local Plan policy Con 8
2. The Front Facia should be made from traditional materials
3. Far too much Black paint is being used and has replaced the wood panelling. The conservation officer has suggested a colour plan that we approve.
4. Non traditional materials have been used in the hanging sign.
5. The Committee fully supports the Conservation Officers Observations and requests.

OBSERVATION:

Recommend Refusal. The Committee reiterate comments from their previous observation:

- 2. The Front Facia should be made from traditional materials**

3. Far too much Black paint is being used and has replaced the wood panelling. The conservation officer has suggested a colour plan that we approve.

5. The Committee fully supports the Conservation Officers Observations and requests.

P14/S0241/A

6 Bell Street (Other – North Ward – JB,EH)
Erection of a set of externally illuminated letters fixed to existing fascia and an externally illuminated hanging sign. (as amended by drawings accompanying agent's email dated 25th February 2014).

For: Sharps Bedrooms Ltd

HTC Observation:

28.02.14 - Recommend Refusal. This proposal is completely against the shop front guidelines and is retrospective. The Committee made the following observations:

1. Illuminated signage is not acceptable in a Conservation Area. Local Plan policy Con 8
2. The Front Facia should be made from traditional materials
3. Far too much Black paint is being used and has replaced the wood panelling. The conservation officer has suggested a colour plan that we approve.

4. Non traditional materials have been used in the hanging sign.

5. The Committee fully supports the Conservation Officers Observations and requests.

OBSERVATION:

Recommend Refusal. The Committee reiterate comments from their previous observation:

2. The Front Facia should be made from traditional materials

3. Far too much Black paint is being used and has replaced the wood panelling. The conservation officer has suggested a colour plan that we approve.

5. The Committee fully supports the Conservation Officers Observations and requests.

**155. PLANS (new)
P14/S0449/HH**

10 Milton Close (Other – North Ward – JB, EH)
Erection of two storey side extension and first floor balcony (as amended by drawings accompanying email from Agent dated 3 March 2014).

For: Ms L Markham

OBSERVATION:

Recommend Approval. The Committee noted the removal of the balcony to the original plan that

took the neighbours comments on board. We note that one neighbour was particularly concerned re the actual building process as it is alongside his boundary

P14/S0265/LB

17 New Street (Other – North Ward – JB, EH)
Treat rising damp to front elevation using a cavity drain membrane.

For: Mrs M Millington

OBSERVATION:

Recommend Approval.

Councillor S Gawrysiak abstained from voting on the following application only.

P14/S0323/LB

6 Church Avenue (Other – North Ward – JB, EH)
Amendment to approved scheme ref. P13/S1906/LB dated 14/08/2013 to remove and replace part of existing external rear wall to store and instead re-build in new work to match the existing including re-siting existing re-claimed window and forming external vertically boarded door – area of brickwork concerned approx 4 sq m.

For: Henley Municipal Charities

OBSERVATION:

Recommend Approval.

P14/S0332/FUL

95a St Marks Road (Minor – South Ward – JW, WH)
Demolition of existing kitchen at 95A and erection of two storey 5-bedroom dwelling (Amendments to planning permission P12/S1581/FUL).

For: Mr & Mrs A C Sweeney

OBSERVATION:

Recommend Refusal. This application is very unsettling for the neighbour. There have been 14 planning applications since 2003 and no construction has taken place. The Original 2011 application, which was allowed on appeal is the one which should be constructed. That original application was considered un-neighbourly by this committee and this new one with further increases in size and scale are overbearing on the neighbours property.

P14/S0385/LB

Pyt Cottage, Marlow Road (Other – North Ward – JB, EH)

1). Install secondary glazing. 2). Form enclosed breakfast room. 3). Replace solid door with glazed door.

For: Mr Duckett Ariba

OBSERVATION:

Recommend Approval

Councillor M Akehurst abstained from voting on the following application only.

P14/S0427/HH **27 St Marys Close** (Other – North Ward – JB, EH)
Demolition of existing garage. Erection of a two storey side and rear extension and single storey front porch extension.

For: Mrs B Hoglund-Galliven

OBSERVATION: **Recommend Approval.**

P14/S0435/HH **110 Mount View** (Other – North Ward – JB, EH)
Single storey side extension, canopy and raised decking.

For: Mr & Mrs Calder

OBSERVATION: **Recommend Approval**

P14/S0452/HH **14 Ravenscroft Road** (Other – North Ward – JB, EH)
Erection of single storey rear extension to replace existing conservatory.

For: Mr & Mrs Ellis

OBSERVATION: **Recommend Approval.**

P14/S0485/LB **19a Hart Street** (Other – North Ward – JB, EH)
Remove internal partitions, modern staircase, sanitary ware, kitchen base units, floor coverings, lighting etc and cart away. Strip out and cart away damaged/defective lath and plaster ceilings and friable studs (Deathwatch Beetle). Provide new staircase, partitions, sanitary ware, kitchen units, lighting, floor coverings, plasterboard linings, secondary glazing etc.

For: Mrs J Anthony

OBSERVATION: **Recommend Refusal. The Committee expressed regret at the work already carried out on a Listed Building without prior planning permission being granted.**
This application is presently under the remit of the SODC Planning Enforcement and Conservation Area departments. We await their conclusions to the damage done.

P14/S0511/HH **52 Albert Road** (Other – South Ward – JW, WH)
Proposed single storey rear extension.

For: Mr M Lisle

OBSERVATION: **Recommend Approval,**

- P14/S0517/HH** **8 Grove Road** (Other – South Ward – JW, WH)
Erection of single storey rear extension, first floor extension and loft conversion.
For: Mr P McSweeney
- OBSERVATION:** **Recommend Refusal. This application is un-neighbourly and over intensive for the site. It also proposes a roof window on the front which is not suitable for this conservation area**
- P14/S0524/HH** **245 Greys Road** (Other – South Ward – JW, WH)
Demolition of existing rear conservatory and erection of new single storey rear extension.
For: Mr A Tilbury
- OBSERVATION:** **Recommend Approval**
- P14/S0549/LDP** **81 Reading Road** (Certificate of Lawful Development – South Ward – JW, WH)
Loft Conversion
For: Mrs S Millier
- OBSERVATION:** **The Committee noted the request for Lawful Development.**
- P14/S0603/FUL** **Land adjacent to Appletree Lodge, Normanstead**
(Minor – South Ward – JW, WH)
Erection of new 4-bed dwelling with detached garage.
For: Mr I Melville & Ms G Ben Zid
- OBSERVATION:** **Recommend Approval**

156. 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 D Silvester represents the Town Council at the SODC planning meeting and speaks on the Council's behalf against application **P14/S0332/FUL – 95a St Marks Road.**

Councillor to confirm their attendance with SODC prior to the meeting.

157. 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.

The Committee noted the following application information

P13/S3376/FUL

Friar Park

P13/S3872/HH & P13/S3874/LB

Adam House, 71 Bell Street

158. CONSULTATION ON DRAFT OXFORDSHIRE MINERALS AND WASTE LOCAL PLAN: CORE STRATEGY

The Committee noted the consultation draft plan and was reminded that all replies are to be made by viewing and downloading from Oxfordshire County Council's website at:

<http://www.oxfordshire.gov.uk/cms/public-site/minerals-and-waste-policy>

Responses are to be made using the on-line e-planning system:

<http://myeplanning.oxfordshire.gov.uk> or send responses via email to: mineralsandwasteplanconsultation@oxfordshire.gov.uk

Closing Date for replies to OCC is Monday 7th April 2014.

159. REQUEST FOR TEMPORARY ROAD CLOSURE

The Committee agreed to accept the request for Temporary Road Closure of Market Place Henley on Thames, on 27 April 2014 for the duration of the St George's Day Parade.

The meeting closed at 7.20pm

Jb/bw

Chairman