

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

In attendance: Mr M Kennedy – Town Clerk
Ms J Smith – Minute Taker

Also Present: 1 Member of the Press
1 Member of the Public
Councillor Mrs G Dodds (from 7.25pm)
Councillor D Nimmo Smith (from 7.15pm)
Councillor B Wood (from 7.27pm)

41. TO RECEIVE APOLOGIES FOR ABSENCE

Apologies received from Councillor T B Buckett, MBE.

42. 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 L M Hillier – P09/E0480/RAD, P09/E0543/43/RLB, 1 Duke Street – Prejudicial, P09/E0730, Perpetual House, Station Road- Personal.

Councillor Mrs E Hodgkin – P09/E0776, P09/E0778 & P09/E0779/LB, Longlands House, Hart Street – Personal.

43. **MINUTES**

The Minutes of the Meeting held on 14th July 2009 were approved and signed by the Chairman as a true record.

44. **OBJECTIONS**

Councillors decided which Councillor is to speak at District Council in the event of an objection.

P09/E0720, P09/E0721/LB & P09/E0739/CA – 38 Market Place, Councillor Miss L M Hillier as ward member.

45. **PLANS (amended)**

**P09/E0458
Amended**

Henley Baptist Church, 55 Market Place (Minor – North Ward – JB, LMH)

Single storey detached children's centre to rear of site and replacement of existing rear extension to existing main hall (side extension to main hall approved under P02/S0766). Extension to existing lift shafts.

HTC Observation:
OBSERVATION:

19.06.2009 / 14.07.2009

Reiterate; should be refused. Previous application is one metre away, new application is not. Ask conservation officer to look more closely at this application in light of a letter dated 23 June 2009 from English Heritage regarding 59 Market Place. Conservation officer to look at whole site

OBSERVATION:

Recommend Approval – The proposals represent a considerable improvement and are to be commended.

Councillor Hillier left the meeting for the following application having previously declared a prejudicial interest.

**P09/E0480/RAD
Amended**

1 Duke Street (other – North Ward – JB, LMH)

Four signwritten fascia signs to existing redecorated fascias. Two hanging signs, one retractable canopy with graphics associated lighting to canopy and hanging signs (as amended by drawings)

HTC Observation:
OBSERVATION:

23.06.2009

Should be refused – use of large canopies un-neighbourly and by reference to the planning requirement of the need to be pulled down only when required, this North facing shop does not need blinds at all, thereby clearly contravening Planning Guidance 6 Paragraph C8.3.

OBSERVATION

While the modified hanging signs are acceptable, the retractable canopy should be refused planning permission for the reasons previously stated.

Councillor Hillier rejoined the meeting.

**P09/E0621/A
Amended**

Barclays Bank, 10 Hart Street (other – North Ward – JB, LMH)

Illuminated projecting sign (amended by drawing)

For: Barclays Bank Plc

HTC Observation:

14.07.2009

OBSERVATION Should be refused – inappropriate materials against C9/C10 Henley Conservation Guide.

OBSERVATION: **No comment as application already approved by South Oxfordshire District Council.**

P09/E0630 **Little Garth, Peppard Lane** (other – South Ward – TBB, RM)
Raising of the roof to create first floor accommodation, single storey front extension to garage, addition of a pitched roof above garage and associated external alterations (amended by drawing)

HTC Observation: 14.07.2009

OBSERVATION: Should be refused – out of keeping, over intensive and a check needs to be made on the removal of tree.

OBSERVATION: **No comment as application already approved by South Oxfordshire District Council on 27 July 2009.**

46. Plans (new)

Councillor Hillier left the meeting for the following application having previously declared a prejudicial interest.

P09/E0543/RLB **1 Duke Street** (other - North Ward – JB, LMH)
Removal of existing modern partitions, finishes and shopfitting items. Internal fit-out of the basement, ground and first floors into a patisserie with ancillary spaces. Redecoration of existing shopfront. Installation of new retractable canopy to Hart Street elevation. Erection of four fascia signs to redecorated fascias, two hanging signs and associated illumination.
For: Maison Blanc

OBSERVATION: **While the modified hanging signs are acceptable, the retractable canopy should be refused planning permission for the reasons previously stated.**

Councillor Hillier rejoined the meeting.

P09/E0666 **24 Blandy Road** (other – South Ward – TBB, RM)
Erection of single storey side & rear extension.
For: Mr M Belsey

OBSERVATION: **No strong views.**

P09/E0675/RAD **58-60 Bell Street** (other – North Ward – JB, LMH)
Retention of fascia and hanging signs, replacement of Savills lettering and implementation of a painted band at first floor level.
For: Savills (L&P) Ltd

OBSERVATION: **No strong views.**

P09/E0688/RLB **58-60 Bell Street** (other – North Ward – JB, LMH)
Retention of fascia and hanging signs, replacement of Savills lettering and implementation of a painted band at first floor level.
For: Savills (L&P) Ltd

OBSERVATION: No strong views.

P09/E0715 **28 Berkshire Road** (other – South Ward – TBB, RM)
Erection of part single part two storey extension and a detached office room.
For: Mr N Kemp

OBSERVATION: **Recommend Refusal – un-neighbourly.**
Request that a South Oxfordshire Planning Officer visits site.

P09/E0720 **38 Market Place** (other – 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

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 Archaeologies to have access to the site for inspection and recording purposes.**

P09/E0721/LB **38 Market Place** (other – North Ward – JB, LMH)
Works affecting guttering / rainwater and roof tiling of adjacent listed building, including foundation construction adjacent to listed wall.
For: DAM Estates

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 Archaeologies to have access to the site for inspection and recording purposes.

P09/E0739/CA

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

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 Archaeologies to have access to the site for inspection and recording purposes.

Action: Town Clerk to send letter reinforcing objections to all three 38 Market Place applications.

P09/E0722

17 Reading Road (other – South Ward – TBB, RM)
Rear ground floor extension and internal alterations to provide single wc and enlarged dining area.
For: Mr B Miah

OBSERVATION:

Recommend Refusal – The proposed alterations to this listed building and extension would be detrimental to the amenities of neighbours by reason of the increase in the emission of fumes and cooking smells arising from the extraction equipment and loss of light. This Council also wishes to express its concerns about drainage.

P09/E0723/LB

17 Reading Road (other – South Ward – TBB, RM)

Rear ground floor extension and internal alterations to provide single wc and enlarged dining area.

For: Mr B Miah

OBSERVATION:

Recommend Refusal – The proposed alterations to this listed building and extension would be detrimental to the amenities of neighbours by reason of the increase in the emission of fumes and cooking smells arising from the extraction equipment and loss of light. This Council also wishes to express its concerns about drainage.

Councillor Hillier left the meeting for the following application having previously declared a prejudicial interest.

P09/E0730

Perpetual House, Station Road (minor – South Ward – TBB, RM)

Change of use of existing approved B1a office unit to 2 two bedroom flats (C3) including alterations to the fenestration and excavation of a lightwell.

For: Linden Homes (Chiltern) Ltd

OBSERVATION:

No strong views.

Councillor Hillier rejoined the meeting.

P09/E0750

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.

P09/E0761

The Three Tuns, 5 Market Place (other- North Ward – JB, LMH)

Enclosure of existing courtyard. Re-ordering of existing internal layout to ground and first floors.

For: WH Brakspear & Sons Ltd

OBSERVATION:

No strong views.

P09/E0762/LB

The Three Tuns, 5 Market Place (other – North Ward – JB, LMH)

Enclosure of existing courtyard. Re-ordering of existing internal layout to ground and first floors.

For: WH Brakspear & Sons Ltd

OBSERVATION:

No strong views.

Councillor Mrs E Hodgkin abstained from voting on the following three applications having previously declared a personal interest.

P09/E0776

Longlands House, Hart Street (other – North Ward – JB, LMH)

Erection of detached garage.

For: Clive Hemsley

OBSERVATION:

Recommend Refusal – The plans appear to have been submitted incorrectly; certainly there is no Listed Building Application. Roof height of 5.5m is

considered to be far too high for a garage and would have a detrimental impact on the amenities of neighbours

P09/E0778 Longlands House, Hart Street (other – North Ward – JB, LMH)
Erection of porch and bathroom extension to existing residential annex.
For: Clive Hemsley.

OBSERVATION: **Since the plans also include the garage, the application is recommend for Refusal. Also the foundations of the car park appear to be close to the boundary wall – It is suggested that the applicant be invited to resubmit the application without the detached garage.**

P09/E0779/LB Longlands House, Hart Street (other – North Ward – JB, LMH)
Erection of porch and bathroom extension to existing residential annex.
For: Clive Hemsley.

OBSERVATION: **Since the plans also include the garage, the application is recommend for Refusal. Also the foundations of the car park appear to be close to the boundary wall – It is suggested that the applicant be invited to resubmit the application without the detached garage.**

47. 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/E0611	1-3 Duke Street
P09/E0612	Grove House, Fairmile
P09/E0613/LB	Grove House, Fairmile
P09/E0616	9-21 Market Place

The Committee noted the information

48. PLANNING UPDATE

The Committee noted the information

49. AMENDMENT TO PROPERTY ADDRESSES

The Committee noted the information

50. TREE PRESERVATION ORDER

The Committee considered the Tree Preservation Orders 04/2009 (within the ground of Orchard Day Nursery) and 18/2009 (front garden of 72a St Andrew's Road)

It was RESOLVED that the proposed Tree Preservation Orders be supported.

51. **BREACH OF PLANNING & LISTED BUILDING CONTROL**

The Committee considered a copy of a letter sent to South Oxfordshire District Council re a possible breach of both Planning & Listed Building Control at the Red Lion Hotel and an e-mail from Sue Spencer in Planning advising that they will keep this Council advised of progress and noted the information.

It was RESOLVED that the Council's interest in this matter be confirmed to South Oxfordshire District Council and that South Oxfordshire District Council be advised that this Council looks to the District Council to take the necessary enforcement action in view of the Town Council's concerns for the adjoining property, the Chantry House which is a Grade I listed building.

The meeting closed at 7.40pm

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Chairman