

HENLEY-ON-THAMES TOWN COUNCIL

*Janet Wheeler
Town Clerk*

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COUNCIL OFFICES
TOWN HALL
HENLEY-ON-THAMES
OXFORDSHIRE
RG9 2AQ

**COUNCILLORS ARE HEREBY SUMMONED TO ATTEND A
MEETING OF
THE PLANNING COMMITTEE
TO BE HELD ON
TUESDAY 15 JANUARY 2019 AT 7:30PM
IN THE COUNCIL CHAMBER, TOWN HALL
HENLEY ON THAMES**

A handwritten signature in cursive script, appearing to read 'Janet Wheeler', with a horizontal line underneath.

Mrs J Wheeler
Town Clerk

9 January 2019

MEMBERSHIP:

The Chairman, Councillor Ken Arlett
The Vice Chairman, Councillor Jane Smewing
Councillor Julian Brookes
Councillor Donna Crook
Councillor Sam Evans
Councillor Stefan Gawrysiak
Councillor Lorraine Hillier
Councillor Laurence Plant
The Mayor, Councillor Glen Lambert (ex-officio)

Members are reminded to sign the attendance book

AGENDA

1. APOLOGIES FOR ABSENCE

TO RECEIVE apologies for absence.

2. DECLARATIONS OF INTEREST

Members are hereby reminded that, under the provision of the Localism Act 2011 (Chapter 7, part 1) and The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012 (S.I 2012/1464), a member with a disclosable pecuniary interest of which they are aware 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 disclosable pecuniary 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/she has obtained a dispensation from the Council, and not seek improperly to influence the decision about that matter.

3. PUBLIC PARTICIPATION

TO RECEIVE questions or statements from members of the Public.

The following rules shall apply:

- You may ask questions or make a statement on any item included on the agenda. The session, which is also open to Councillors who may have a personal and pecuniary interest on any item included on the agenda, will last for a period of up to 10 minutes (but capable of being extended at the Chairman's discretion).
- Questions from the town's residents will take priority, followed by property owners, businesses and then non-residents.
- All speeches shall last for no more than 2 to 3 minutes.
- If there are no statements or questions, or if all statements have been made or questions asked before the period of time allotted, the meeting will start to consider the remainder of its business. No further public questions or statements will be entertained at that meeting.
- If an answer to a question cannot be given at the meeting the Chairman may, at his/her discretion, arrange for a written answer to be given.
- The Chairman of the meeting will have complete discretion as to the order in which questions are taken and statements made. Supplementary questions may be asked at the Chairman's discretion.
- The Chairman of the meeting may rule that any public remarks are not appropriate and will not be accepted; for example if they are defamatory, frivolous or offensive. In such an instance the Chairman may disallow a question or statement or cut short a statement or discussion, or disqualify any member of the public from continuing to speak.
- Questions which require the disclosure of exempt or confidential information will not be answered.
- The Chairman of the meeting's interpretation of this procedure shall not be questioned and his/her ruling on any questions relating to this procedure shall be final.

4. **MINUTES**

TO APPROVE the Minutes of the Meeting of the Planning Committee held on 11 December 2018.

5. **PLANS** (Amended)

P18/S2362/HH

Hallmark House Station Road Henley on Thames RG9 1AY
(Householder)

For: Ressance Limited

Extension to existing building (benefiting from PDR B1 to C3 under P18/S0840/PDO) to provide 6 additional residential apartments, including new fenestration and other external finishes described on the plans (Revised plans and additional supporting information received 19th December 2018. The amendments relate to the form, external finish and fenestration detail, incorporating additional privacy mitigation measures)

Plans: Hallmark House

HTC Observation:

10.10.18 – Recommend refusal on grounds of over intrusive, unneighbourly design being too high and over imposing, too close to neighbours at the rear and the mass being too great for the area.

6. **PLANS** (New)

P18/S3753/FUL

166 and 168 Grey Road Henley on Thames Oxfordshire RG9 1QR (Full Application)

For: Mr Clark

Variation of conditions 2- approved plans, 3- boundary walls and fences, 4- turning area and car parking, 5- landscaping scheme, 6-withdrawal of P.D and 7- schedule of materials on application ref P17/S2208/FUL. Proposed two houses on land east of 170 Greys Road, forming a joint application between Mr and Mrs Clark at 172 Grey Road and Mr and Mrs Crockett at 170 Greys Road.

Plans: 166 and 168 Grey Road

P18/S3800/HH

6 Norman Avenue Henley on Thames RG9 1SG
(Householder)

For: Mr & Mrs Mark Sayers

Proposed single storey rear extension with domed rooflight over and six new Velux windows inserted into existing roof

Plans: 6 Norman Avenue

P18/S3801/LB

6 Norman Avenue Henley on Thames RG9 1SG
(Advertisement Consent)

For: Mr & Mrs Mark Sayers

Proposed single storey rear extension with domed rooflight over and six new Velux windows inserted into existing roof

Plans: 6 Norman Avenue

P18/S3816/HH

11 Western Avenue Henley on Thames RG9 1JP
(Householder)

For: Mrs S Carter

Single storey rear extension and demolition of existing conservatory and utility.

Plans: 11 Western Avenue

- P18/S3840/HH** **40 St Andrews Road Henley on Thames RG9 1JB**
 (Householder)
For: Mr Neil Wilson
 Alterations to existing kitchen with conservatory extension and conversion of existing roof space to habitable use.
 Plans: 40 St Andrews Road
- P18/S3871/HH** **78 Greys Road Henley on Thames RG9 1TF** (Householder)
For: Mrs Sarah Cook
 To drop kerb onto a classified road
 Plans: 78 Greys Road
- P18/S3944/HH** **9 Gravel Hill Henley on Thames RG9 2EF** (Householder)
For: Mr Michael Sharp
 Single storey rear extension, replacement of sanitary fittings internally and introduction of 2 new conservation roof lights to the rear of the main roof.
 Plans: 9 Gravel Hill
- P18/S3945/LB** **9 Gravel Hill Henley on Thames RG9 2EF**(Listed Building Consent)
For: Mr Michael Sharp
 Single storey rear extension, replacement of sanitary fittings internally and introduction of 2 new conservation roof lights to the rear of the main roof.
 Plans: 9 Gravel Hill
- P18/S3963/LB** **Townlands Hospital York Road Henley on Thames RG9 2EB** (Listed Building Consent)
For: Laureate Gardens Ltd C/o Agent Mr Joseph Wilson
 Application for amendments to the currently approved works to change the approved drawings listed under Condition 2 of the previous application (ref. P18/S2276/LB).
 Plans: Townlands Hospital
- P18/S3978/FUL** **46 The Christchurch Centre Reading Road Henley on Thames RG9 1AG** (Full Application)
For: Ms Katrina Judge
 Installation of 36no all black solar panels on south facing aspect of main church roof and 16no all black solar panels on south facing aspect of church out-buildings.
 Plans: 46 Christchurch Centre
- P18/S3995/HH** **Philomel Hop Gardens Henley on Thames RG9 2EH**
 (Householder)
For: Mr & Mrs Bennet
 Extension and alteration to 1990s extension and garage. Link corridor into existing house at first floor level
 Plans: Philomel

- P18/S3996/LB** **Philomel Hop Gardens Henley on Thames RG9 2EH** (Listed Building Consent)
For: Mr & Mrs Bennet
 Extension and alteration to 1990s extension and garage. Link corridor into existing house at first floor level
 Plans: Philomel
- P18/S4006/HH** **130 St Andrews Road Henley on Thames RG9 1PL**
 (Householder)
For: Mr & Mrs J Moon
 Part single storey and part two storey extension to existing dwelling. Addition of pitch roof to existing garage. Increase in size of existing porch canopy. Rendering of whole Dwelling
 Plans: 130 St Andrews Road
- P18/S4034/O** **8 St Marys Close Henley-On-Thames RG9 1RD** (Outline Planning Permission)
For: Mr & Mrs Herrington
 The erection of a dwelling comprising 2 bedrooms, front and rear garden, off-street car parking for 2 cars and access.
 Plans: 8 St Marys Close
- P18/S4094/HH** **56 Kings Road Henley on Thames RG9 2DG** (Householder)
For: A Brittain & C Harris
 Proposed single-storey ground floor extension, first floor bathroom extension and loft conversion, with flat-roof dormer window to rear and roof lights to front of existing roof.
 Plans: 56 Kings Road
- P18/S4098/FUL** **Friar Park Estate Badgemore Henley on Thames RG9 4NR**
 (Full Application)
For: Mrs Olivia Harrison
 Extensions to three bay storage building to include office and lodgings, pursuant of P16/S3773/FUL.
 Plans: Friar Park
- P18/S4119/HH** **62 Greys Road Henley on Thames RG9 1TF** (Householder)
For: Mrs R Tristem
 Single and second storey rear extension
 Plans: 62 Greys Road
- P18/S4120/HH** **Riverside Lodge Wargrave Road Henley on Thames RG9 3JD** (Householder)
 Single-storey extension to existing eco-house to provide an office/studio consisting of 3x7m internal dimensions with a small connection to the existing house. The materials and roof design of the extension will reflect the existing house and will allow for the incorporation of solar panels and a Tesla battery to achieve self-sufficiency.
 Plans: Riverside Lodge

P18/S4134/FUL

Greenacres Elizabeth Road Henley on Thames RG9 1RJ

(Full Application)

For: Mrs Biggs

Demolition of existing property and construction of new 4 bedroom house, with render and timber cladding and metal standing seam roof.

Plans: Greenacres

P18/S4146/HH

55 St Marks Road Henley on Thames RG9 1LP

(Householder)

For: Miss Jemma Meehan

Traditional style dormer windows with white painted timber (to match existing timber around the house) and hung tiles. 2 conservation velux to the rear and 2 to front elevation.

Amended from original application to allow for adequate 'usable' space.

Plans: 55 St Marks Road

P18/S4179/HH

55 Albert Road Henley on Thames RG9 1SD (Householder)

For: Mrs J Timlett

First floor rear extension, rooflight in existing flat roof and replacement window

Plans: 55 Albert Road

P18/S4191/PIP

Boat House Adj Syringa Town Rod Eyot near Henley on Thames RG9 3JD

For: Mr & Mrs Crisp

Proposed demolition of existing Boat House and construction of a single storey dwelling.

Plans: Boat House

P18/S4224/HH

Lenwade 3 Western Road Henley on Thames RG9

1JL(Householder)

For: Mr & Mrs Painter

Two storey rear infill extension, Window adjustments (side and rear) and internal adjustments

Plans: Lenwade 3 Western Road

P18/S4238/HH

6 Elizabeth Road Henley on Thames RG9 1RG

(Householder)

For: Mr & Mrs Kinch

Demolition of the existing porch and conservatory, erection of part single and part double rear extension, double storey side extension, alterations to front elevation, alterations to the internal layout and the proposed dropped kerb to be increased in width.

Plans: 6 Elizabeth Road

P18/S4255/FUL

Hurst Green Lane Henley on Thames RG9 1LS (Full Application)

For: Palatine Homes

Variation of conditions 1 (approved drawings) & 5 (arboricultural method statement) of application

P18/S2403/FUL Variation on condition 2 - internal and external alterations to application ref P17/S3570/FUL. Demolition of existing dwelling and erection of 4 new dwellings with integral garages and provision of new accesses.

Plans: Hurst Green Lane

7. OBJECTIONS / CALL IN APPLICATIONS

TO DECIDE which applications to call in and which Councillor is to speak at District Council in the event of an objection.

8. DECISION NOTICES

TO RECEIVE AND NOTE the attached report on the decision notices received from SODC. (Report attached)

9. TRAFFIC MATTERS

TO CONSIDER any traffic matters from the public or organisations within the town.

**10. NOTIFICATION OF PLANNING APPEAL DECISION-
P17/S0526/FUL**

To NOTE the appeal Decision for P17/S0526/FUL (Full Application) Former Youth Centre Site, Deanfield Avenue, Henley on Thames RG9 1UE (Document attached) The appeal is dismissed.

11. NOTIFICATION OF WITHDRAWN APPLICATION

To NOTE a withdrawn application:

P18/S2834/HH

9 Hop Gardens Henley on Thames RG9 2EH (Householder)

For: Mr Joseph Oakley

Open sided carport (as amplified by additional plans and information received 17 October 2018).

Plans: 9 Hop Gardens

**12. NOTICE OF LANDOWNER DEPOSIT UNDER SECTION 31(6)
OF THE HIGHWAYS ACT 1980**

To NOTE an application to lodge a declaration under section 32 (6) Highways Act 1980. Lambridge Woods, Lambridge Lane, Henley on Thames RG9 4NR

For Mr Richard Bellamy on behalf of Mr N Barklem and Mrs E Barklem. (Documents attached)

13. WEBSITE DESIGNER FOR NEIGHBOURHOOD PLAN REVIEW

To RECEIVE a report on the selection of a website designer for a new website for the review of the Joint Henley and Harpsden Neighbourhood Plan. (Report attached)

14. PROGRESS REPORT

TO CONSIDER the attached progress report.

List of Decision Notices - Planning Committee 15 January 2019
(Papers available in Information Centre)

PLANNING PERMISSION - GRANTED

- P18/S2439/HH** **3 Bell Street Mews Henley on Thames RG9 2BF (Full Application)**
For: Mr H Baylis
Proposal: Rear single storey extension and porch to front door (as amended by plans received 17/09/2018). (As amended by plans received 27/11/2018 reducing the height of the eaves of the extension along boundary).
Plans: 3 Bell Street
HTC Observation: **10.10.18** - Recommend refusal and reiterate the comments of the conservation officer concerning over-looking.
07.08.18 - Recommend refusal due to over-looking and loss of light, together with concern about the impact of the proposals on the listed wall.
- P18/S2648/FUL** **26 Market Place Henley on Thames RG9 2AH (Full Application)**
For: Catalyst Capital LLP
Proposal: Change of use with listed building consent of existing offices at first and second floor above ground floor retail unit to provide two flats.
Plans: 26 Market Place
HTC Observation: **10.10.18** - Propose accept
- P18/S2870/HH** **164 Reading Road Henley on Thames RG9 1EA (Householder)**
For: Mr Steve Ward
Proposal: Proposed two storey rear and single story side extension. Addition of dormer windows in rear-facing roof slope (as amended by revised plans received 16th and 25th October 2018, mainly removing one dormer window, altering the design and reducing the scale and of the ground floor and first floor extensions)
Plans: 164 Reading Road
HTC Observation: **18.09.18** - Recommend refusal due to overlooking, scale and bulk resulting in loss of light and over-development
30.10.18 - Recommend refusal same grounds as previously: Due to overlooking, scale and bulk resulting in loss of light and over-development.
- P18/S2936/FUL** **70 St Marks Road Henley on Thames RG9 1LW (Full Application)**
For: Mr & Mrs John Kerrigan
Proposal: Demolition of existing two storey house and single storey garage and erection of new two storey dwelling (revised plans received 21st November 2018, primarily reducing scale of the proposed dwelling, its width and first floor level and the fenestration detail).
Plans: 70 St Marks Road
HTC Observation: **18.09.18** - Recommend approval

- P18/S3133/HH** **54 St Marks Road Henley on Thames Oxon RG9 1LW**
(Householder)
For: Mr Anthony Brown
- Proposal: Remove pillar. Rebuild low section of wall. Replace rendered and painted capping to wall with brick capping. Rebuild other two pillar caps with brick to match pillar of No. 52. Remove lifted concrete section of drive and replace with porous surface. Remove vent behind pillar in drive.
- HTC Observation: Plans: 54 St Marks Road
30.10.18 - support application
- P18/S3151/HH** **21 Makins Road Henley-On-Thames RG9 1PU** (Householder)
For: Mrs E Pavey
- Proposal: Single storey side and front extensions, raising of roof with four pitch roof dormers to form a bedroom and garage conversion. (Amended plans received 16 November 2018 showing removing of rear dormer windows and replacement with two roof lights with high level cill - see section plan submitted).
- HTC Observation: **30.10.18** - recommend refusal on grounds of the dormers overlooking neighbours, being too large, intrusive and unneighbourly. Would prefer to see smaller dormer windows in keeping of size with neighbouring dormer windows and obscured glass to overcome over looking.
11.12.18 - Recommend approval
- P18/S3225/HH** **White House Peppard Lane Henley on Thames RG9 1NG**
(Householder)
For: Mr & Mrs Reed
- Proposal: Erection of new entrance gates to existing opening and new timber close boarded fence. (as amended by application form and drawings received 7 November 2018).
- HTC Observation: Plans: White House Peppard Lane
10.10.18 - Recommend refusal due to metal gate not in keeping with the local rural street scene. Wooden would be preferred to retain the character of the street. The proposed uprights would also impact on the rural character of the lane.
20.11.18 - Recommend refusal due to same reasons as before and the apparent lack of change to the design from the original plans, with the exception of the ownership of a strip of land in front of the property which has been removed from the plans.
- P18/S3261/HH** **11 Berkshire Road Henley on Thames RG9 1ND** (Householder)
For: Mr & Mrs John & Elaine Groat
- Proposal: Relocate front door entrance, new bay window to front elevation, alterations and new rear flat roof to existing extension.
- HTC Observation: Plans: 11 Berkshire Road
30.10.18 - support application
- P18/S3304/FUL** **10 Queen Close Henley on Thames Oxon RG9 1BP** (Full application)
For: Mr and Mrs Tse
- Proposal: Variation of condition 7 (use of garages) on application P72/H0491 (Erection of 16 terraced houses and access road) to retain use as living accommodation.
- HTC Observation: Plans: 10 Queen Close
20.11.18 - Recommend approval

- P18/S3314/FUL** **Land adjacent to 6 Farm Road Henley on Thames RG9 1EJ** (Full Application)
 Proposal: *For:* Newgate (Henley) Ltd C/o Agent Cubic Building Surveying Limit
 Erection of pair of semi-detached houses and garage block including flat
 HTC Observation: Plans: Land Adjacent to 6 Farm Road
30.10.18 - Support Application
- P18/S3415/HH** **7 Paradise Road Henley on Thames Oxon RG9 1UA** (Householder)
 Proposal: *For:* Mr Angus & Mrs Deardre Mckibbin
 Erection of single storey rear extension.
 HTC Observation: Plans: 7 Paradise Road
20.11.18 - Recommend approval
- P18/S3439/HH** **13 St Marks Road Henley on Thames Oxon RG9 1LN**(Householder)
 Proposal: *For:* Mr and Mrs Ed Bradley
 Demolition of existing double garage with flat roof and erection of replacement double garage with pitched roof and first floor storage space.
 HTC Observation: **20.11.18** - Recommend approval subject to the building not being used as ancillary accommodation to the main residence.
- P18/S3471/HH** **20 St Marks Road Henley on Thames Oxon RG9 1LJ**(Householder)
 Proposal: *For:* Mr and Mrs Barry Carson
 Erection of single storey side and rear extension and re-landscaping of the front garden with new hard surfacing and planting.
 HTC Observation: Plans: 20 St Marks Road
20.11.18 - Recommend approval
- P18/S3530/HH** **57 Elizabeth Road Henley on Thames RG9 1RA** (Householder)
 Proposal: *For:* Mr & Mrs Clark
 Erection of a covered porch and part conversion of existing garage to living accommodation and raising height of flat-roofed side extension.
 HTC Observation: **20.11.18** - Recommend approval
- P18/S3565/HH** **8 Norman Avenue Henley on Thames Oxon RG9 1SG**
 (Householder)
 Proposal: *For:* Mr Allan Popham
 Proposed single storey rear extension and alterations. (As reduced in line with amended plans submitted on 28 November 2018)
 HTC Observation: **20.11.18** - Recommend refusal due to the overbearing size of the proposed extension, and the large scale of the footprint which will compromise the character of the property detracting from the original house.
11.12.18 - Recommend refusal on same grounds as before even though it was noted that a minimal reduction in footprint has been proposed
- P18/S3570/HH** **26 Manor Road Henley on Thames RG9 1LU** (Householder)
 Proposal: *For:* Mr Anna Mattingley
 Erection of part two storey, part single storey side and rear extension and single storey front extension.
 HTC Observation: **20.11.18** - Recommend approval

P18/S3657/HH

17 Vicarage Road Henley on Thames RG9 1HN(Householder)

For: Mr Andrew Martin-Davis

Proposal:

Removal of existing shed and replacement with new summerhouse.

HTC Observation:

11.12.18 - Recommend approval subject to a condition requiring care and attention to the walnut tree which has a TPO and a root protection zone.

LISTED BUILDING CONSENT – GRANTED

P18/S2649/LB

26 Market Place Henley on Thames RG9 2AH (Listed Building Consent)

For: Catalyst Capital LLP

Change of use with listed building consent of existing offices at first and second floor above ground floor retail unit to provide two flats.

Plans: 26 Market Place

HTC Observation:

10.10.18 - Propose accept

P18/S3380/LB

9 New Street Henley on Thames RG9 2BP (Listed Building Consent)

For: Mr & Mrs Treherne

Removal of modern cementitious materials from the interior and replacement with traditional lime, new partition wall to the second floor, new single storey rear extension and changes to the fenestration of the existing rear extension.

Plans: 9 New Street

HTC Observation:

30.10.18 - Support application

P18/S3416/LB

34-36 Bell Street Henley on Thames RG9 2BG (Listed Building Consent)

For: Whistles

Make good and decorate the existing shop front. Replace the existing signage with new on a like for like basis. Fascia sign will be individual letters applied to the existing fascia panel, projecting sign will utilise the existing bracket. Neither sign will be illuminated

Plans: 34-36 Bell Street

HTC Observation:

20.11.18 - Recommend approval

P18/S3566/LB

8 Norman Avenue Henley on Thames RG9 1SG (Listed Building Consent)

Proposal:

Proposed single storey rear extension and alterations. (As reduced in line with amended plans submitted on 28 November 2018)

Plans: 8 Norman Avenue

HTC Observation:

20.11.18 - Recommend refusal due to the overbearing size of the proposed extension, and the large scale of the footprint which will compromise the character of the property detracting from the original house.

CONSENT TO DISPLAY ADVERTISEMENTS- GRANTED

P18/S3506/A

34-36 Bell Street Henley on Thames RG9 2BG (Listed Building Consent)

For: Whistles

Proposal:

Replace the existing signage with new on a like for like basis. Fascia sign will be individual letters applied to the existing fascia panel, projecting sign will utilise the existing bracket. Neither sign will be illuminated

HTC Observation:

Plans: 34-36 Bell Street

20.11.18 - Recommend approval although it was noted that the signage had already been installed but pleasingly within the Shop Front Design guidelines.

Appeal Decision

Site visit made on 19 November 2018

by **Robert Parker BSc (Hons) Dip TP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 7 December 2018

Appeal Ref: APP/Q3115/W/18/3203476

Former youth centre site, Deanfield Avenue, Henley-on-Thames RG9 1UE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr Ian Sloan of B&M Care against the decision of South Oxfordshire District Council.
- The application Ref P17/S0526/FUL, dated 9 February 2017, was refused by notice dated 13 December 2017.
- The development proposed is erection of care home for the elderly, including parking, amenity, landscaping and tree protection.

Decision

1. The appeal is dismissed.

Procedural Matter

2. Revised plans were submitted during the course of the application. The Council made its decision against these plans and I shall determine the appeal on the same basis.

Main Issue

3. The main issue in this case is whether there are material considerations to indicate that the site should be redeveloped for a care home instead of affordable and open market housing.

Reasons

4. S38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan in this instance comprises the South Oxfordshire Core Strategy (2012) (Core Strategy), the saved policies of the South Oxfordshire Local Plan 2011 and the Joint Henley and Harpsden Neighbourhood Development Plan (JHHNDP). The latter was made on 14th April 2016 and covers the period up until 2027, consistent with the Core Strategy.
5. Policy CSS1 of the Core Strategy sets out an overall strategy for the District which seeks, amongst other things, to focus major development on Didcot and the other main towns including Henley-on-Thames. Policy CSHEN1 states that land is to be identified for 400 new homes in Henley, although the supporting text explains that an additional 50 dwellings may be allocated if it proves to be possible to identify suitable land. Finding sites for housing around Henley is

difficult because of the strong constraints imposed by the River Thames floodplain and the Chilterns Area of Outstanding Natural Beauty.

6. In order to meet the requirements of the Core Strategy, JHHNDP Policy H1 identifies land for 500 dwellings on a total of 11 sites, of which the majority will be delivered on brownfield land. The appeal site forms part of a larger area, formerly occupied by Henley Youth Club, which is allocated for around 23 dwellings under JHHNDP Policy SP9. Development is required under JHHNDP Policy H3 to provide an appropriate choice of homes that contributes towards meeting the specific needs of Henley and Harpsden. Core Strategy Policy CSH3 stipulates that 40% of the new dwellings should be affordable housing.
7. Although residential in nature, the proposed 56 bed care home would be an institutional type use falling within Class C2 of the Use Classes Order. The accommodation would take the form of en-suite bedrooms with residents having use of communal living/dining rooms and other facilities. Notwithstanding advice within the Planning Practice Guidance that C2 uses should be counted against the housing requirement, the scheme would conflict with the policies of the JHHNDP which seek general needs housing on the site, including affordable homes.
8. The Council does not dispute that there is a growing need for accommodation to cater for an ageing population across the District. The appellant's analysis estimates that there is a significant unmet need within the market catchment area equivalent to 171 care home bed-spaces. This figure rises to 353 bed-spaces if uncertainty over delivery of other planned schemes, both with planning permission and in the pipeline, is factored in. The appeal scheme would contribute to meeting this identified need, and the requirement for specialist dementia care. This carries significant weight in the scheme's favour.
9. It is argued that an elderly person moving into a care home will free up another home. This will be true in some cases, but the appellant's evidence indicates that the average distance travelled to a care home is approximately 6 miles. This suggests that there can be no certainty that dwellings would be released in Henley itself. Given the prevailing house prices in the area it is unlikely that these homes would be affordable to those who have the most difficulty finding homes in Henley.
10. The appeal site covers a smaller area than the allocation, with the remainder of the land having already been granted permission for a scheme of 3 terraced dwellings. On this basis, the proposal would result in the non-provision of 20 of the dwellings allocated in the JHHNDP. This would not undermine housing delivery in Henley overall, given that the neighbourhood plan allocates more than the minimum number of houses. However, it would prevent the delivery of up to 8 affordable homes which would otherwise have been built on this site.
11. The Housing Needs Assessment (HNA) explains that Henley is the least affordable area in the District for both home ownership and rented housing. It suggests there was a potential demand for around 150 affordable homes over the three years following publication of the Core Strategy. According to the officer report, only 36 dwellings have been delivered over the past 5 years, equating to only 7 units per year. This is substantially below the level of need set out in the HNA.
12. Furthermore, I am told that the number of relets each year in Henley is low in comparison to other towns in the district, and bidding through the Council's choice based lettings scheme is always strong. At the time of the officer report

being written there were 199 Henley residents on the Housing Register, of which 74 were in priority need. This is indicative of an acute need for affordable housing and may help to explain the under representation of 16 to 29 year olds in the area.

13. Primary objective HO4 of the JHHNDP is to deliver an appropriate range and mix of housing to achieve a balanced community and in particular help meet the needs of those age and income groups who have difficulty finding homes in Henley. Whilst the provision of accommodation for older persons is essential to meeting this objective, it should not be at the expense of other sections of the community. Although the appellant has questioned where care homes should be developed if not on housing sites, there is no firm evidence to demonstrate that other suitable land cannot be found. I note in this regard that planning permission has been granted for at least two care home developments on non-allocated sites elsewhere in the town.
14. Paragraph 13 of the National Planning Policy Framework (2018) explains that where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. For the reasons set out above, the appeal proposal would run contrary to JHHNDP Policies H1, H3 and SP9. The Government is committed to neighbourhood planning as a tool to give communities the power to develop a shared vision for their area. It is important that trust in neighbourhood planning is not undermined and therefore I have attached significant importance and weight to the conflict with the JHHNDP.
15. Notwithstanding the demonstrable need for care home accommodation within the catchment of Henley and the benefits the proposal would bring in terms of providing additional employment, both during construction and operation, the appeal scheme would undermine the core objective of the JHHNDP to deliver affordable housing within the town and redress imbalances in the community. Having given careful consideration to all the relevant factors, including the absence of allocated sites for C2 care home uses and emerging policy which would make this a requirement, I conclude that there are no material considerations to warrant a decision otherwise than in accordance with the development plan.

Other Matters

16. Residents have raised a number of other concerns, including in relation to the design and scale of the proposed building, traffic generation and the adequacy of parking provision. However, based on the information before me, these matters would not constitute reasons to dismiss the appeal.
17. The proposal has been the subject of negotiation and the Council is satisfied that the amended scheme would not have an adverse effect on mature trees which are protected by a Tree Preservation Order. However, the absence of harm is a neutral factor which neither weighs for nor against the development.

Conclusion

18. For the reasons given above, and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Robert Parker

INSPECTOR



The Planning Inspectorate

Room 3D
Temple Quay House
2 The Square
Bristol
BS1 6PN

Direct Line: 0303 444 5405
Customer Services:
0303 444 5000

Email: West1@pins.gsi.gov.uk

www.gov.uk/planning-inspectorate

Appeals' Officer
South Oxfordshire District Council
Appeals Department
135 Eastern Avenue
Milton Park, Milton
Abingdon
Oxfordshire
OX14 4SB

Your Ref: P17/S0526/FUL
Our Ref: APP/Q3115/W/18/3203476

07 December 2018

Dear Appeals Officer,

Town and Country Planning Act 1990

Appeal by B&M Care

Site Address: Henley Youth & Community Centre, 1 Deanfield Avenue, Henley-on-Thames, Oxfordshire, RG9 1UE

I enclose a copy of our Inspector's decision on the above appeal(s).

If you have queries or feedback about the decision or the way we handled the appeal(s), you should submit them using our "Feedback" webpage at <https://www.gov.uk/government/organisations/planning-inspectorate/about/complaints-procedure>.

If you do not have internet access please write to the Customer Quality Unit at the address above.

If you would prefer hard copies of our information on the right to challenge and our feedback procedure, please contact our Customer Service Team on 0303 444 5000.

Please note the Planning Inspectorate is not the administering body for High Court challenges. If you would like more information on the strictly enforced deadlines for challenging, or a copy of the forms for lodging a challenge, please contact the Administrative Court on 020 7947 6655.

The Planning Inspectorate cannot change or revoke the outcome in the attached decision. If you want to alter the outcome you should consider obtaining legal advice as only the High Court can quash this decision.

We are continually seeking ways to improve the quality of service we provide to our customers. As part of this commitment we are seeking feedback from those who use our service. It would be appreciated if you could take some time to complete this short survey, which should take no more than a few minutes complete:

https://www.surveymonkey.co.uk/r/Planning_inspectorate_customer_survey

Thank you in advance for taking the time to provide us with valuable feedback.

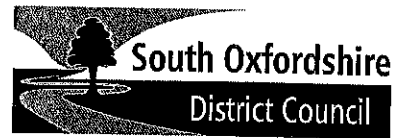
Yours sincerely,

Heather Langridge
Heather Langridge

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through GOV.UK. The address of the search page is - <https://www.gov.uk/appeal-planning-inspectorate>

Planning

HEAD OF SERVICE: Adrian Duffield



Listening Learning Leading

Henley-on-Thames Town Council
Henley-on-Thames Town Council
c/o Janet Wheeler
Council Offices
Town Hall
Market Place
RG9 2AQ

CONTACT OFFICER: **Edward Church**

registration@southoxon.gov.uk
Tel : 01235 422600
Textphone: 18001 01235 422600

135 Eastern Avenue, Milton Park
ABINGDON OX14 4SB

5th December 2018

Dear Sir/Madam

Withdrawn Application

Location : 9 Hop Gardens Henley-On-Thames RG9 2EH
Proposal : Open sided carport (as amplified by additional plans and information received 17 October 2018).
Application Reference : P18/S2834/HH

I write to advise you that the application referred to above has been withdrawn by the applicant(s). An entry to this effect has been made in the Statutory Register and no further action will be taken on the application.

Yours faithfully



Edward Church
Planning Enquiry Officer

Notice of landowner deposits under section 31(6) of the Highways Act 1980

Oxfordshire County Council

An application to lodge a declaration under section 31(6) Highways Act 1980 has been made in relation to the land (or lands) described below and shown edged red on the accompanying map.

PLEASE NOTE:

This deposit may affect rights over the land described below. Deposits made under section 31(6) of the Highways Act 1980 may prevent deemed dedication of public rights of way over such land under section 31(1) of that Act. Deposits made under section 15A(1) of the Commons Act 2006 may affect the ability to register such land as a town or village green under section 15 of that Act. Please see guidance at <http://www.defra.gov.uk/rural/protected/greens/> for further information.

Description of the land(s) (including full address and postcode):

Lambridge Woods, Lambridge Lane, Henley-on-Thames, Oxfordshire, RG9 4NR

Name of the Parish, Ward or District in which the land(s) is situated:

The Parishes of Rotherfield Greys; Henley-on-Thames

The deposit was submitted by **Mr Richard Bellamy, on behalf of Mr N. Barklem & Mrs E. Barklem** and was received by this authority on 22 October 2018.

The authority maintains a register of maps, statements and declarations deposited under section 31A of the Highways Act 1980 and section 15B of the Commons Act 2006.

This register can be accessed online at www.oxfordshire.gov.uk/landownerdeposits or can be inspected free of charge at the address below at the times indicated:

Oxfordshire County Council, Definitive Map & Commons, County Hall, New Road, Oxford, OX1 1ND between the hours of 9.00am to 4.30pm, Monday – Friday. Please call 01865 810808 to make an appointment. Please also contact this number if you have any queries relating to this Notice.

**Tom Scholes, Technical Intelligence Team Leader, Communities Directorate
Oxfordshire County Council
Dated 5 December 2018**



**OXFORDSHIRE
COUNTY COUNCIL**

Explanatory Note

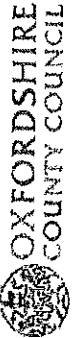
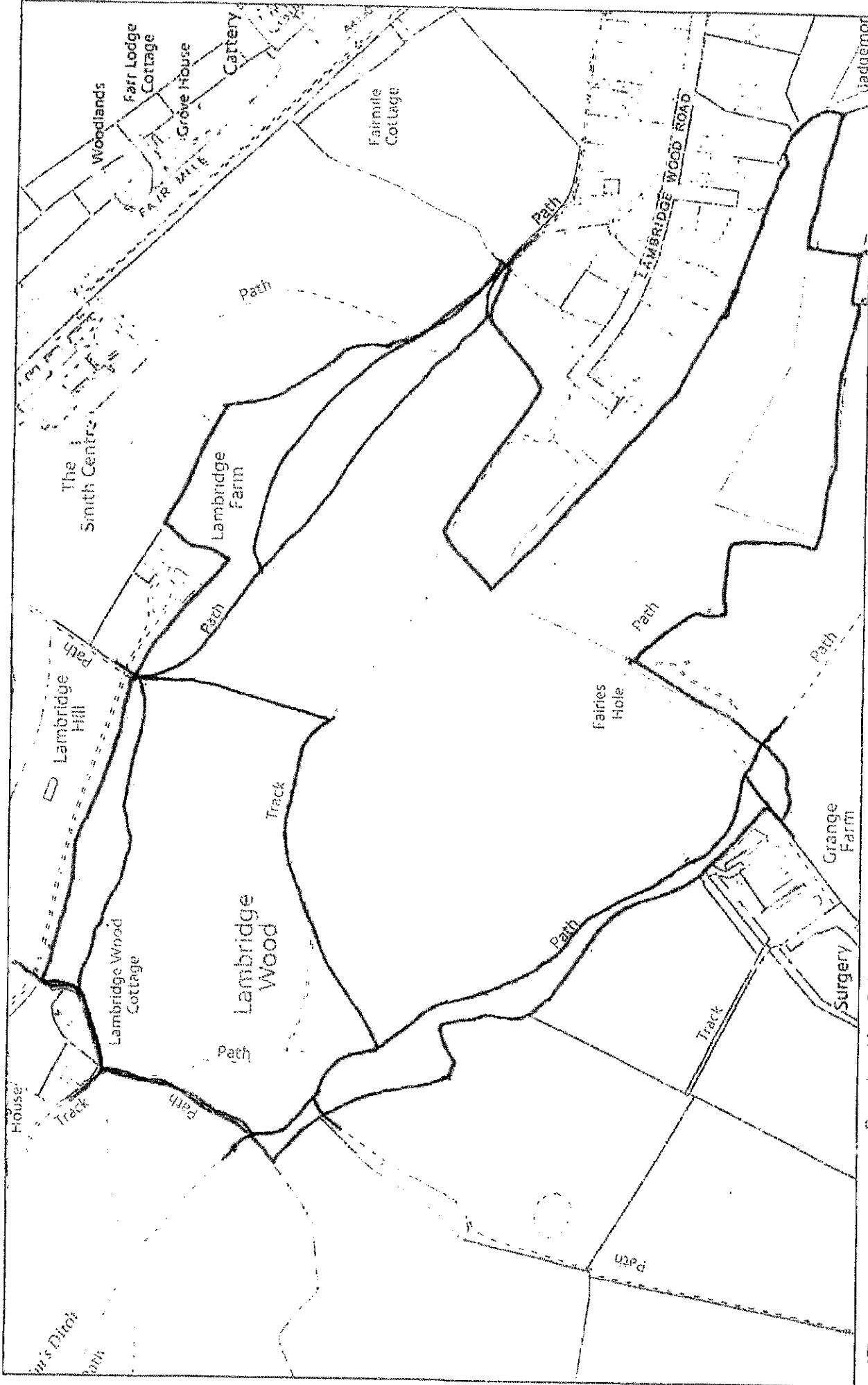
Oxfordshire County Council is responsible for a document called the Definitive Map and Statement which is the legal record of all known public rights of way in the County. There are a number of ways a public right of way can be recorded on the Definitive Map and Statement. One of these is evidence of public use over a significant period of time (usually 20 years) which was without permission, force or secrecy.

This notice means that the landowner has submitted a document known as a Highways Statement to Oxfordshire County Council. The document makes it clear that the landowner acknowledges the public rights of way recorded on their land and that at the time of making the deposit they do not wish to dedicate any other ways over the land shown edged in red on the accompanying map. This may prevent unrecorded public rights of way from being recorded on the Definitive Map and Statement on the basis of presumed dedication in the future. More information on this can be found at: www.oxfordshire.gov.uk/landownerdeposits.

If routes are already recorded on the Definitive Map and Statement for Oxfordshire (relevant date 21st February 2006) available online at www.oxfordshire.gov.uk/definitivemaponline then they are unaffected by the application received by Oxfordshire County Council under s31(6) Highways Act 1980.

Rights of way may already exist that are not recorded on the Definitive Map and Statement. If you believe routes are used that are not recorded on the Definitive Map and Statement and meet the legal tests for recording a public right of way then you can apply for a Definitive Map Modification Order (DMMO). For more information on this please see: <https://www.oxfordshire.gov.uk/modificationsanddiversions>.

Boundary
 Footpath
 Boundary



OXFORDSHIRE
 COUNTY COUNCIL
 Reproduced from Ordnance Survey mapping with the permission of the Controller of Her Majesty's
 Stationery Office Crown Copyright. Unauthorised reproductions infringe Crown copyright and may
 lead to prosecution or civil proceedings. Oxfordshire County Council
 Licence Number 100023343, 2016

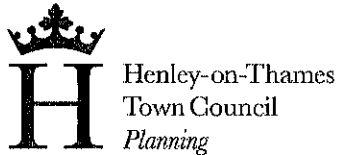
Worksheet Ref: worksheet

Date: 22 August 2016

Scale: Scale 1:5000 (Approximate)

RECEIVED 22 OCT 2018

NOT SCALE



HENLEY TOWN COUNCIL

PLANNING COMMITTEE 15 JANUARY 2019

Report On: SELECTION OF WEBSITE DESIGNER FOR REVIEW

OF JOINT HENLEY AND HARSPDEN NEIGHBOURHOOD PLAN

1. Executive Summary

- 1.1 Following discussions with the Community Engagement team at SODC and consideration of guidance on Neighbourhood Plans, it was agreed that it would be desirable to have a dedicated website as a reference source and communication tool for the ongoing review of the Joint Henley and Harpsden Neighbourhood Plan (JHHNP). A brief was prepared and four web design agencies were approached for proposals. Following review of the proposals, a recommendation on the selection of a web designer is made below.

2. Background Information

- 2.1 The review of the Joint Henley and Harpsden Neighbourhood Plan commenced in Spring 2018. Various working groups have carried out research into the infrastructure of the two parishes and progress reviews have taken place with members of the Planning Policy team at SODC. As the Committee now has information to share and wishes to facilitate the engagement of the community, a central information repository has become necessary.

3. Detailed Consideration

- 3.1 Henley Town Council had a website for the existing Joint Henley and Harpsden Neighbourhood Plan. This was discontinued following the adoption of the JHHNP and with advances in web technology and design, was no longer fit for purpose.
- 3.2 The Community and Business Engagement Project Group reviewed various Neighbourhood Plan websites and selected some examples of designs that were felt to be clear, attractive and accessible. A brief was prepared and circulated to local web design companies.
- 3.3 Funding for a new website for the review of the Neighbourhood Plan is available from Locality - the government funded organisation that supports neighbourhood planning.
- 3.4 Following consideration of the proposals received at a meeting of the Community and Business Engagement Project Group, Peppard Creative has been selected for appointment. The quotations returned ranged from £820 to £3,500. Peppard Creative returned a quotation of £820 for creation of the website and hosting for a year. Subsequent support is charged at £35 per hour.

4. Recommendations

- 4.1 That the Committee agrees the appointment of Peppard Creative to build a website for the Review of the Joint Henley and Harpsden Neighbourhood Plan at an initial cost of £820. Funding to be obtained from Locality to cover the cost.**

Cath Adams – Planning and Project Manager
9 January 2019
c.adams@henleytowncouncil.gov.uk
07801 594121

**PROGRESS REPORT –
PLANNING COMMITTEE
15 January 2019**

Minute Number and date	Subject	Progress
65 07.08.18 92 28.08.18 128 09.10.18 20.11.18 11.12.18	Report on traffic schemes Greys Rd/Gravel Hill/Marlow Road	Email has been sent to OCC to request that HTC be informed and consulted with before consultation. (No reply as of 03.10.18 date of print) Email rec'd 05.10.18 from Lee Turner with update on each item. An email reminder to be sent to Lee Turner stating no work to be carried out until dates agreed between HTC and OCC. - Completed awaiting response. Ongoing and should come into force in January 2019 Councillor Gawrysiak to meet with OCC officers early Jan 2019 to discuss.
177 13.03.18 156 30.01.18 128 09.10.18 20.11.18	Residents parking – Northfield End	Letter sent to Paul Necus (Interim Parking Manager OCC) He has forwarded the request to Anthony Kirkwood who may be able to give an indication of what happens next, before the Planning meeting on 9.10.18. - Chairman to chase up response to letter. 31.10.18 -Anthony Kirkwood has replied. He has been liaising with Lee and the OCC Residents Parking Team. First step is to confirm the exact extent of the proposed change: one for the area traffic team. –a budget will be required he's not aware of any funding for this at the moment but he's asked Geoff if any developer contributions might be available. Chairman to continue to chase up response
127 09.10.18 20.11.18	District councillors on SODC planning committee	To consider this item at a future Planning meeting. A letter to be drafted to SODC 30.10.18 - A letter has been sent requesting that a local Councillor can sit and debate at both local and district meetings. The constitution addressing this will be looked into at the soonest opportunity in May 2019. The letter was sent as a response to the fact that local Henley Councillors do not feel their points are listened to at District Planning Committees. Letter circulated 05.12.18
154 20.11.18	Housing Allocations Policy consultation	The Committee's representation was submitted.
108 18.09.18	Traffic Matters	Inclusion in Planning Committee Agenda to be reviewed in May 2019