

Present: Chairman Councillor A J Follett
Vice Chairman, Councillor C W Gibson
Councillor Miss L M Hillier
Councillor I Reissmann
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 N Taylor – Minute Taker

Also Present: One Member of the Press
One Member of the Public

140. TO RECEIVE APOLOGIES FOR ABSENCE

None received

141. DECLARATIONS OF INTEREST

Councillor Mrs E Hodgkin – P10/E0076 – 12 Elizabeth Close – Personal interest.
Councillor I Reissmann – P09/E1206/A and P09/E1207/LB – 63 Bell Street –
Prejudicial interest – Friend of applicant. Item 12 – Tree Preservation Orders –
Personal interest – Member of the Allotment Association.

All Councillors – P10/E0099 – Henley Piazza, Mill Meadows – Dispensation for
Town Councillor to vote on this application.

All Councillors – P10/E0053/LB – Henley Town Hall, Market Place – Personal
interest.

142. PUBLIC PARTICIPATION

Mr Sweeney advised the Committee that his amended plan P09/E1267, 95a St
Marks Road had received no complaints from the neighbours and in fact the
application now has the 1st floor extension totally removed, and the ground floor
level extension cannot be seen behind a fence so any impact on the neighbours
has been removed.

143. MINUTES

The Minutes of the Meeting held on 2nd February 2010 were approved and
signed by the Chairman Councillor A Follett as a true record

144. OBJECTIONS

Councillor Miss L Hillier will speak at District Council on behalf of Henley Town
Council against Planning Application numbers P10/E0048/RET, P10/E0049/RLB
and P10/E0050/RLB – Red Lion Hotel, Hart Street.

145. PLANS (amended)

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

**P09/E1206/A
AMENDED** **63 Bell Street** (Other – North Ward – JB, LMH)
Erection of fascia advertisement. (As amplified by
photographs and Applicants letter)
HTC Observation: 02.02.10
OBSERVATION: Recommends refusal as is in contravention of the
Shop Front Design Guide points B1.2, B1.3 and B3.1.
OBSERVATION: **Reiterate recommendation for refusal as the proposed
fascia is too wide and contravenes the Shop Front
Design Guide points B1.2, B1.3 and B3.1.**

**P09/E1207/LB
AMENDED** **63 Bell Street** (Other – North Ward – JB, LMH)
Erection of fascia advertisement. (As amplified by
photographs and Applicants letter)
HTC Observation: 02.02.10
OBSERVATION: Recommends refusal as is in contravention of the
Shop Front Design Guide points B1.2, B1.3 and B3.1.
OBSERVATION: **Reiterate recommendation for refusal as the proposed
fascia is too wide and contravenes the Shop Front
Design Guide points B1.2, B1.3 and B3.1.**

Councillor I Reissmann rejoined the meeting.

**P09/E1267
AMENDED** **95a St Marks Road** (Minor – South Ward – EH, RM)
Erection of new dwelling and alterations to existing.
HTC Observation: 19.01.10
OBSERVATION: Recommend refusal as the application is un-
neighbourly and over-intensive.
OBSERVATION: **No strong views – on the condition that no objections
received from Neighbours.**

**P09/E1292/RET
AMENDED** **The Hub, Station Road** (Minor –South Ward – EH, RM)
Installation of one wall mounted air-conditioning unit to the
rear elevation.
HTC Observation: 19.01.10
OBSERVATION: Recommend refusal due to the application being un-
neighbourly and noise pollution, this committee regrets the
retrospective nature of this application and requests that a
SODC planning officer carries out a site visit.
OBSERVATION: **Reiterate – recommendation for refusal due to the
application being un-neighbourly and noise pollution.
This committee regrets the retrospective nature of this
application, requests that a SODC planning officer
carries out a site visit and would advise that the
information provided was not easily and clearly
understandable to anyone other than an Acoustic
Engineer.**

Councillor I Reissmann advised the committee that it was often very difficult to see what the amendments were to plans and suggested that representations be made to the District Council requesting better clarification or a summary of amendments.

The Committee RECOMMENDS

that a representation be made to the District Council requesting applicants for a summary of the changes that have been made to amended planning applications so that these can be more easily identifiable.

146. Plans (new)

P09/E1392/RET **2 Deanacre** (Other – North Ward – JB, LMH)
Replacement of post and rail fence with close boarded 1.8m high fence.
For: Mr P Turner

OBSERVATION: **Recommend refusal as the application contravenes the conditions of the original planning application – rail & post fence at waist height. This application disregards the recommendations of the Crime Prevention Officer, and results in a loss of public amenity of the footpath and is un-neighbourly.**

P09/E1442 **1 Boathouse Reach** (Other – South Ward – EH, RM)
Enlargement to existing dormer to North West (side) elevation to accommodate head height to new internal stair location.
For: Mrs P Lane

OBSERVATION: **No strong views.**

P10/E0005 **Cedar Court, 9 Fairmile** (Minor – North Ward – JB, LMH)
Change of use by conversion of offices into nine residential flats with the retention of one existing flat including works required to satisfy previous planning conditions contained in approval P04/E0416 A.
For: Bolney Estates Ltd

OBSERVATION: **No strong views.**

P10/E0115 **Dominion House, 5 Gravel Hill** (Minor – North Ward – JB, LMH)
Change of use and conversion from A2 to 3 residential units with new entrance gates to rear access area.
For: Mr A Dibley

OBSERVATION: **No objections to the application subject to adequate parking facilities, access and refuse collection being taken into consideration and efficiency of the fire escape.**

P10/E0116/LB **Dominion House, 5 Gravel Hill** (Minor – North Ward – JB, LMH)
Change of use and conversion from A2 to 3 residential units with new entrance gates to rear access area.

OBSERVATION: For: Mr A Dibley
No objections to the application subject to adequate parking facilities, access and refuse collection being taken into consideration and the efficiency of the fire escape.

Councillor Gibson questioned what the criteria were for an application to have an Archaeological Report attached to it.

The Committee RECOMMENDS

that representations be made to South Oxfordshire District Council seeking clarification on the criteria of when an Archaeological Report is sought.

P10/E0024 **Tilings, Fairmile** (Other – North Ward – JB, LMH)
Demolition of single storey timber garage and erection of 2 storey extension.

For: Mr & Mrs T Kane.

OBSERVATION: **Recommend Refusal as the application is detrimental to the amenities of the neighbours by reason of overlooking.**

P10/E0048/RET **Red Lion Hotel, Hart Street** (Other – North Ward – JB, LMH)

Retention of French doors and balcony to first floor bedroom overlooking rear car park.

For: MG Hotels

OBSERVATION: **Recommend Refusal as the works carried out have caused a detrimental impact to these Grade II Listed Buildings. These changes are not sympathetic to the Conservation Area resulting in a deleterious effect on the neighbouring Chantry House Building that is a Grade I Listed Building. The application is not sympathetic to the existing building. Moreover the description of the development is badly worded as the works should not be for the retention but for retrospective installation.**

P10/E0049/RLB **Red Lion Hotel, Hart Street** (Other – North Ward – JB, LMH)

Retention of French doors and balcony to first floor bedroom overlooking rear car park.

For: MG Hotels

OBSERVATION: **Recommend Refusal as the works carried out have caused a detrimental impact to these Grade II Listed Buildings. These changes are not sympathetic to the Conservation Area resulting in a deleterious effect on the neighbouring Chantry House Building that is a Grade I Listed Building. The application is not sympathetic to the existing building. Moreover the description of the development is badly worded as the works should not be for the retention but for retrospective installation.**

- P10/E0050/RLB** **Red Lion Hotel, Hart Street** (Other – North Ward – JB, LMH)
Retention of renewed cladding, re-tiled roof, renewed felt roof and renewed windows and doors to old stable.
For: MG Hotels
- OBSERVATION:** **Recommend Refusal as the works carried out have caused a detrimental impact to these Grade II Listed Buildings. These changes are not sympathetic to the Conservation Area resulting in a deleterious effect on the neighbouring Chantry House Building that is a Grade I Listed Building. The application is not sympathetic to the existing building. Moreover the description of the development is badly worded as the works should not be for the retention but for retrospective installation. The Conservation Officers opinion should be sought as the application is out of keeping with a listed building, and the site has been desecrated.**
- P10/E0056/EX** **345 Reading Road** (Major – South Ward – EH, RM)
Extension of time for P04/E1164 for the erection of MOT Testing Station and Auto Centre. Conversion of existing Auto Centre to car showroom. Extension of PFS kiosk. Extension to existing canopy and pump island. Widening of Southern access to Reading Road.
For: Brewers of Nuneham
- OBSERVATION:** **No strong views.**
- P10/E0064** **41 Bell Street** (Other – North Ward – JB, LMH)
Removal of the condition attached to the Planning consent dated 19 September 1973 “that the ground floor of the building be used only as a building society office and for no other purpose whatsoever”. To allow change of use to A1 Retail.
For: Mr D Fennell, Orange Properties Ltd
- OBSERVATION:** **Recommend Approval – The removal of this restriction will enable the building to be used for retail purposes.**
- Councillor Mrs E Hodgkin abstained from voting on the following application.
- P10/E0076** **12 Elizabeth Close** (Other – North Ward – JB, LMH)
First floor side extension over garage (amendment to P07/E1038)
For: Mr & Mrs J Millard
- OBSERVATION:** **No strong views.**
- P10/E0088** **19-21 Market Place** (Minor – North Ward – JB, LMH)
Change of use of part of premises from first floor offices and conversion of existing residential accommodation into 2 x 1 bedroom and 2 x 2 bedroom flats, incorporating external alterations , bin and cycle store.
For: Mr D Fitzjohn – Sahana Enterprises Ltd

- OBSERVATION:** **No strong views – subject to the Fire Officer’s approval**
- P10/E0089/LB** **19-21 Market Place** (Minor – North Ward – JB, LMH)
Internal and external alterations to facilitate change of use of part of premises from office and 2 flats into 4 flats.
For: Mr D Fitzjohn – Sahana Enterprises Ltd
- OBSERVATION:** **No strong views – subject to the Fire Officer’s approval**
- P10/E0099** **Henley Piazza, Mill Meadows** (Minor – South Ward – EH, RM)
Single storey extension to provide kitchen and wc compartment.
For: Franca Battista
- OBSERVATION:** **Recommend Approval – the development provides an important amenity for the staff.**
- P10/E0117** **Land to the rear of 173 Reading Road** (Minor – South Ward – EH, RM)
Erect two storey terrace of five new houses with access, car parking and garaging (amended scheme following approval of P06/E1302)
For: Oakford Homes Ltd
- OBSERVATION:** **No strong views**
- P10/E0132** **26 Kings Road** (Other – North Ward – JB, LMH)
Single storey rear extension and construction of new rear dormer windows and conversion of existing roof space.
For: Mr & Mrs C Shields.
- OBSERVATION:** **No strong views**
- P10/E0152** **8 Lauds Close** (Other – North Ward – JB, LMH)
Erection of a two storey side extension with dormer windows and integral garage.
For: Mr & Mrs Hatlee.
- OBSERVATION:** **No strong views subject to no objections from neighbours**
- P10/E0053/LB** **Henley Town Hall, Market Place** (Other – North Ward – JB, LMH)
Internal works including stud wall and rehangings of doors.
For: Henley on Thames Town Council
- OBSERVATION:** **The Committee has no comment to make but hopes that District Council will look favourably on this application.**

147. 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/E1329 11a Vicarage Road

P10/E0008 17 Hamilton Avenue
P10/E0014/A HSBC, 6 Market Place
The Committee noted the information.

148. PLANNING UPDATE

The Committee considered the planning update and noted the information.

149. PROGRESS

Minute 110 – chase response of letter to Sam Ebsworth.

Minute 128 - noted

Minute 130 - Bring letter from S Corrigan to next meeting, send OALC copy of letter sent to District.

150. PARISH AND TOWN COUNCIL TRAINING SESSION

The Committee considered a letter from South Oxfordshire District Council in response to the Committee's observations on a training session attended by Councillors I Reissmann and Mrs J Wood (min 109 01.12.09) and noted the information.

The Committee RESOLVED

that a copy of the Major / Minor / Other planning reasons be re-circulated to all Councillors.

Councillor Mrs J Wood left the meeting at 8.35pm.

151. TREE PRESERVATION ORDERS

The Committee received notification from South Oxfordshire District Council of the Revocation of Tree Preservation Orders 32/1966 – now 86/2009 (two individual and two groups of trees in the rear gardens and driveway of properties in Hop Gardens) 19/1994 – now 159/2009 (two individual trees and a group of trees situated within the kidney shaped parcel of land within Station Road highway opposite 45-49 Station Road, 66/1972 – now 111/2009 (various individual and groups of trees in Henley), 75/1973 – now 85/2009 (4 Horse Chestnuts in the rear gardens of 7-19 Tilebarn Close and a wooded area of land situated North of properties on Valley Road and to the East of the Nicholas Hill Farm), 03/1982 – now 98/2009 (trees in Homelands Way and the grounds of Sacred Heart Catholic Primary School) and noted the information.

The Committee considered Tree Preservation Order 01/2010 (parcel of land at the South of Lawson Road and immediately to the West of the allotment gardens) and decided that although it supported the protection of the woodland in principal it was an area that this Council is considering as an extension to Watermans allotments as there is a waiting list for allotments in Henley.

The Committee RECOMMENDS

that representations be made to South Oxfordshire District Council advising that this Council supports the protection of the area in principal but cannot support a protection of every tree in that area as it is being considered for use as allotments and encourages the District Council to hold further talks with the Town Council before imposing a blanket TPO on the whole woodland.

152. **GREEN INFRASTRUCTURE STRATEGY CONSULTATION**
The Committee considered a copy of the report sent to South Oxfordshire District Council in response to the consultation questionnaire submitted by Councillor Follett and noted the information.
153. **WOKINGHAM BOROUGH CORE STRATEGY DEVELOPMENT PLAN DOCUMENT**
The Committee considered a letter from Wokingham Borough Council advising that the Wokingham Borough Core Strategy was adopted on 29 January 2010 and noted the information.
154. **WOKINGHAM BOROUGH COUNCIL FORMAL CONSULTATION ON SUPPLEMENTARY PLANNING DOCUMENTS**
The Committee considered a Formal Consultation on Supplementary Planning Documents for the Strategic Development Locations (SDLs) Masterplan Supplementary Planning Documents for Arborfield Garrison and noted the information.
155. **10 MARMION ROAD**
The Committee considered a reply from South Oxfordshire District Council to our letter regarding planning permission for 10 Marmion Road and noted the information with regret.
156. **62 MARKET PLACE**
The Committee considered notification from South Oxfordshire Council that as a result of the conversion of the combined property known as 'Geggs Chripodist' 62 Market Place, into two flats the property has now been renumbered 62a and 62b and noted the information.

The Meeting closed at 9.00pm