

**Present:** Vice Chairman, Councillor A J Follett  
The Mayor Councillor Mrs J Wood (ex-officio)  
Deputy Mayor Councillor C Pye (ex-officio)  
Councillor Miss L Hiller

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

**Also Present:** 7 Members of the Public  
1 Member of the Press

**145. TO RECEIVE APOLOGIES FOR ABSENCE**

Apologies for absence were received from the Chairman - Councillor C W Gibson, Councillor S Smith and Councillor D Nimmo-Smith.

In the absence of the Chairman, the Vice Chairman, Councillor A J Follett took the Chair.

**146. DECLARATIONS OF INTEREST**

The following declarations of interest were received:-  
Councillor C Pye – Personal – P10/E1936 King James Way – Known to applicant.  
Mayor, Councillor Mrs J Wood – Personal – P10/E1936 King James Way – Known to applicant.

**147. PUBLIC PARTICIPATION**

The Chairman advised members that Mr Surplice of Rotherleigh House, would like to speak regarding application P10/E1716 and that South Oxfordshire District Council had asked that this item be readdressed following Mr Surplice's presentation.

*Mrs D Matthews, Deanfield Road (Planning Application - P10/E1714)*

Mrs Matthews presented Members with a 3-D model of the proposed development at 18 Harcourt Close and the dominant impact the dwellings would have on nearby properties in Deanfield Road. She highlighted that the new development would be 1m away from the boundary of her property and that because the existing properties in Harcourt Close are built on a hillside, the proposed basement of the three storey development would be on a level with the roof line of her property. Mrs Matthews also stated that the plans only showed the provision for three car parking spaces, but in fact there would be parking for seven cars and vehicular and service access would be along the back of her property. She urged Members that to understand the full impact of the proposed development that they visit the site and view it from the Deanfield Road perspective. Mrs Matthews also highlighted the geological concerns outlined in the geologist's report regarding the potential hazard of decontamination risks as this was a former waste/landfill site.

The Chairman confirmed that he had already made three visits to the site.

*Mr Pierson-Massey, Deanfield Road (Planning Application – P10/E1714)*

Mr Pierson-Massey expressed his objections to the proposed development P10/E1714 at 18 Harcourt Close as the three storey dwelling would overlook his house and studio situated above his garage. He stated that the vast section of Council land proposed for the garden would remove any privacy from his house and garden and the proposed garden level would be slightly higher than his bedroom windows.

*Mr Hudson, 18 Harcourt Close (Planning Application – P10/E1714)*

The applicant, Mr Hudson handed out to members a report with photographs of the existing dwelling at number 18 Harcourt Close. He highlighted that the objections associated with the three houses in Deanfield Road (numbers 55, 57 and 59) were because they are located in the base of the valley and that in fact these houses are currently overlooked to a greater extent by the existing property as this and all the properties in Harcourt Close currently have balconies. He stated that by choosing to live in a property at the base of the valley meant that the occupants of these houses would be overlooked. Mr Hudson stated that he had used an infra-red metre to measure the difference between the existing space between the proposed property and number 57 Deanfield Road and this was 25 metres. Mr Hudson explained that the three storey development would be built sideways-on and would therefore not overlook the properties in Deanfield Road and that the proposed two storey development would be set back into the hillside and would be further back than 18 Harcourt Close. Mr Hudson stated that adequate parking spaces for the two new houses had been allocated and there had only been one objection in Harcourt Close regarding increased parking and vehicular traffic.

*Mr Surplice, Rotherleigh House (Planning Application – P10/E1716)*

Mr Surplice referred to the minutes of the Planning Committee, held on the 21 December 2010 and the recommendation for refusal of P10/E1716 for Rotherleigh House as the application was “un-neighbourly due to the use of a flat roof and windows to the first floor south elevation and that the dwelling would be out of character with nearby houses.”

He explained that the architect had now readjusted the plans to make windows on to the first floor south elevation into roof lights, therefore, there would be no chance of overlooking other properties. He also stated that the flat roof had not been designed as a balcony as it had no railings and no access to it from the house. He was also happy for the non-use of the flat roof to be put as a condition if planning permission be granted. He expressed his surprise that Members had recommended refusal on the grounds that the proposed dwelling would be out of character with other properties as his architect has specifically designed the development to use timber and render in keeping with the surrounding properties.

#### **148. MINUTES**

The Minutes of the meeting held on 21 December 2010 were approved subject to the following amendment:

##### **P10/E1716**

**Rotherleigh House, Harpsden Way.**(Minor – South ward EH, RM)

*(Registered 17.11.10 – 28 Days 14.12.10)*

A replacement 5 bedroom dwelling and associated external works and entrance gate. (As amended by drawing nos. 1001-3.402 Revision P2, 1001-3.403 Revision P2, 1001-4.101 Revision P2, 1001-4.103 Revision P2 and 1001-5.202 Revision P2 accompanying agent’s email dated 7 December 2010)

For: Mr J Surplice  
**OBSERVATION:** **After careful consideration the Committee accept the amendments and held no strong views.**

and were signed by the Chairman as a true record.

149. **PLANS (Amended)**  
None received.

150. **PLANS (New)**

**P10/E1714** **Land adjacent to 18 Harcourt Close** (Minor – North ward JB, LMH)  
*(Registered 15.12.10 – 28 Days 11.01.11)*  
Erection of one three storey three-bedroom dwelling and one two storey two-bedroom dwelling.  
For: Mr & Mrs Hudson

**OBSERVATION:** **Recommend refusal. On grounds the proposal would immediately affect the amenities of neighbours in an obtrusive way and is detrimental to the Street scene.**

**P10/E1699** **7 Greys Hill** (Other – South ward - EH,RM)  
*(Registered 10.12.10 – 28 Days 06.01.11)*  
Single storey rear extension and first floor rear extension.  
For: Ms J Grice

**OBSERVATION:** **No strong views.**

**P10/E1701** **Orchard Farm Day Nursery, Fairmile.**(Minor – North ward JB, LMH)  
*(Registered 10.12.10 – 28 Days 06.11.10)*  
Single storey extension to nursery to provide office, parents room, kitchen, disabled toilet.  
For: Mr N Gorvin

**OBSERVATION:** **No strong views.**

**P10/E1799/LB** **Wharfe Boathouse, Wharfe Lane** (Other – North ward – JB, LMH)  
*(Registered 20.12.10 – 28 Days 16.01.11)*  
Minor amendment to first floor, reduction to existing skylight and addition of new skylight.  
For: Mr A Lambie

**OBSERVATION:** **No strong views subject to Conservation Officer approval.**

**P10/E1834** **St Marys Court, 39 Market Place** (Minor – North ward JB, LMH)  
*(Registered 20.12.10 – 28 Days 16.01.11)*  
Change of use from offices to six small two bedroom houses with external alterations.  
For: Mercers Ltd

**OBSERVATION:** **Recommend Approval. The application provides valuable town centre accommodation and is a good use of the existing building.**

- P10/E1958/LB**      **St Marys Court, 39 Market Place** (Minor – North ward JB, LMH)  
*(Registered 20.12.10 – 28 Days 16.01.11)*  
Change of use from offices to six small two bedroom houses with external alterations.  
For: Mercers Ltd
- OBSERVATION:**      **Recommend Approval. The application provides valuable town centre accommodation and is a good use of the existing building.**
- P10/E1900**      **20 Abrahams Road** (Minor – North ward – JB, LMH)  
*(Registered 21.12.10 – 28 Days 17.01.11)*  
Construction of a new 2 bedroom dwelling to gable-end of existing semi-detached property, plus various internal and external associated modifications to existing dwelling.  
For: Mrs H Garnett
- OBSERVATION:**      **No strong views.**
- P10/E1905**      **Redcliff House, New Street** (Other – North ward -JB, LMH)  
*(Registered 13.12.10 – 28 Days 09.01.11)*  
Demolition of existing double garage and replacement with new double garage.  
For: Mr P Woods
- OBSERVATION:**      **No strong views.**
- P10/E1906/LB**      **Redcliff House, New Street** (Other – North ward -JB, LMH)  
*(Registered 13.12.10 – 28 Days 09.01.11)*  
Demolition of existing double garage and replacement with new double garage.  
For: Mr P Woods
- OBSERVATION:**      **No strong views.**
- P10/E1911/A**      **Monsoon Accessorize Ltd, 2 Bell Street** (Other – North ward – JB, LMH)  
*(Registered 17.12.10 – 28 Days 13.01.11)*  
Three fascia signs and two projecting signs.  
For: Monsoon Accessorize Ltd
- OBSERVATION:**      **Recommend Refusal. The proposal does not comply with the approved Shop Front Guide.**
- P10/E1945/LB**      **Monsoon Accessorize Ltd, 2 Bell Street** (Other – North ward – JB, LMH)  
*(Registered 17.12.10 – 28 Days 13.01.11)*  
Three fascia signs and two projecting signs.  
For: Monsoon Accessorize Ltd
- OBSERVATION:**      **Recommend Refusal. The proposal does not comply with the approved Shop Front Guide.**
- P10/E1936**      **2B King James Way** (Other – North ward – JB, LMH)  
*(Registered 22.12.10 – 28 Days 18.01.11)*  
Single storey rear extension.

For: Mr S Wheller

**OBSERVATION:**     **No strong views.**

Councillor C Pye abstained from voting on this decision.

**151. FOR INFORMATION ONLY**

None received.

**152. DECISION NOTICES**

The Committee noted the Decision Notices received from South Oxfordshire District Council.

**153. OBJECTIONS**

Councillor A J Follett will represent Henley Town Council in relation to P10/E1714 Land adjacent to 18 Harcourt Close.

**154. TREE PRESERVATION ORDER**

The Committee received and noted The Tree Preservation Order 95/2009 The Smith Centre, Fairmile, Henley on Thames.

A letter from SODC confirming the council has decided not to confirm Tree Preservation Order 21/2010 Melbury House, Fairmile, Henley-on-Thames

**155. APPEAL NOTIFICATIONS**

The Committee considered a report from the Town Clerk on the process that permits the Committee to make further representations to the Secretary of State, on non-householder applications.

**IT WAS RESOLVED** that all Planning Appeals are notified to Committee to enable the Council to determine whether it wishes to withdraw its previous comments, in the case of Householder Appeals, or make any further representations to the Secretary of State in the case of non-householder appeals.

**156. PLANNING APPEAL NOTIFICATION**

The Committee received and noted that an appeal had been made to the Secretary of State in respect of the following:-

Application:	P10/E1131/RET 25b Duke Street
Proposed development:	2 replacement UPVC windows to the front elevation
Appellant's name:	Mr Ken Ingram
Appeal reference number:	APP/A3115/D/10/2142321

The meeting closed at 7:50 pm  
js/jb

Chairman