

Present: Chairman – Councillor Mr D Hinke
Vice Chairman – Councillor Ms L Meachin
Councillor Mr M Akehurst
Councillor Mr D Clenshaw
Councillor Miss S Evans
Councillor Miss L Hillier
Councillor Mr D Silvester
Mayor, Councillor Mrs E Hodgkin
Deputy Mayor, Councillor Mr S Gawrysiak (ex-officio)

In attendance: Mr M Kennedy – Town Clerk
Ms P Price-Davies– Minute Taker

Also Present: 1 member of the Press
14 members of the public

54. APOLOGIES FOR ABSENCE

None received.

55. DECLARATIONS OF INTEREST

None received.

56. PUBLIC PARTICIPATION

The Chairman, Councillor D Hinke reminded the public that comments on planning applications should be confined to planning aspects only.

John Burness, West Hill Court, Kings Road - P12/S1464/FUL - 38 Market Place

Mr Burness spoke against the application and made the following comments:

- There is no designated smoking area and customers will be forced to stand on the street, there are safety concerns as this is a dangerous road junction.
- Noise issues as a result of the proposed extended opening hours.
- Rubbish issues due to the lack of space and the delivery collection times.
- Smell issues due to the proposal of the establishment becoming a micro-brewery.

Jo Reid, 6 Gillotts Close - P12/S1357/HH -7 Gillotts Close

Mrs Reid spoke against the application and made the following comments:

- This building is to be built on the boundary line and will result in the removal of hedge borders and be replaced with a brick wall.
- It is unneighbourly and no consultation with the neighbours was sought prior to planning permission being sought.

57. MINUTES

The Minutes of the Meetings of the Planning Committee held on 31 July 2012 were approved and signed by the Chairman Councillor D Hinke

58. PLANS (amended)
P11/S0194

Red Lion Hotel, Hart Street (Minor – North Ward – JB-EH)

Proposed loft conversion with addition of dormer windows and roof lights (as amended by Drawing No: 3187 2.01 revision B accompanying agent's email of 27 July 2012).

For: MG Hotels Ltd

OBSERVATION:

Recommend Refusal. The Committee re-iterated their previous observations and recommend refusal as this proposal is out of character and there should be no external alterations to this iconic listed building. It has a plain tiled roof over an elegant frontage of classical central portico with blind arches at both sides—a Palladian concept. This building makes an important contribution to Henley's riverfront town entrance as seen from the bridge and Berkshire bank. This view is reproduced in photos and publications.

P12/S0644/FUL

Red Lion Lawn, Thameside (Minor - North Ward EH, JB)

Installation of a steel sheet piling river wall, with timber cladding, to replace the existing failing masonry wall. (As amended by Drawing no:003 accompanying Agent's letter received 30 July 2012).

For: Mr M Kennedy, Town Clerk Henley on Thames Town Council.

OBSERVATION:

The Committee re-iterated their previous comments and would hope that the District Council, working together with the Conservation Officer would look favourably upon this application.

59. PLANS (new)
P12/S1357/HH

7 Gillotts Close (Other – South Ward – JW, WH)

Single storey side extension to bedroom and kitchen. Also a proposed rear conservatory.

For: Mr L James

OBSERVATION:

Recommend Refusal. The Committee stated that the proposal was over intensive due to the closeness to the boundary and requested a site visit to look at possible loss of light

P12/S1375/LDP

39 Deanfield Road (North Ward – JB, EH)

Single storey rear extension.

For: Mr J Tookey

OBSERVATION:

Recommend Refusal. The Committee refused this proposal on the grounds of it being detrimental to the amenities of the neighbouring property at number 41 Deanfield Road for the reason of loss of light.

P12/S1464/FUL

38 Market Place (Other – North Ward – JB, EH)

Part change of use of former Police Station to a Public House (A4 use).

For: City Pubs

OBSERVATION:

Recommend Refusal. The Committee refused this proposal for the following reasons;

- **Unneighbourly, as a result of the proposed extended hours.**
- **Noise issues.**
- **Safety concerns at this dangerous road junction, caused by customers spilling out onto the pavement and road as there is no designated smoking area.**

P12/S1484/LB	<p>2 Fairmile (Other – North Ward – JB, EH) Demolition of external log store and re-construction of dog room. For: Mr K Cormak</p>
OBSERVATION:	Recommend Approval. The Committee requested approval was subject to the views of the Conservation Officer.
P12/S1501/A	<p>Chez Gerrard, 40 Hart Street (Other – North Ward – JB, EH) Replace existing signage with two fascia signs, one projection sign, one internally illuminated menu box and one frosted decal. For: Gigging Squid</p>
OBSERVATION:	Recommend Approval. See comments below for amended plan.
P12/S1501/A	<p>Chez Gerrard, 40 Hart Street (Other – North Ward – JB, EH) <u>Amended Plan Details</u> Replace existing signage with two fascia signs, one projection sign, one internally illuminated menu box and one frosted decal (As amended by Drawing no: BD 1233 09-01 Revision A accompanying agent's email of 8 August 2012). For: Gigging Squid</p>
OBSERVATION:	Recommend Approval. The Committee was pleased to note the use of traditional materials.
P12/S1655/LB	<p>Chez Gerrard, 40 Hart Street (Other – North Ward – JB, EH) Replace existing signage with two fascia signs, one projection sign, one internally illuminated menu box and one frosted decal. For: Gigging Squid</p>
OBSERVATION:	Recommend Approval. See comments below for amended plan.
P12/S1655/LB	<p>Chez Gerrard, 40 Hart Street (Other – North Ward – JB, EH) <u>Amended Plan Details</u> Replace existing signage with two fascia signs, one projection sign, one internally illuminated menu box and one frosted decal.(As amended by Drawing No: BD 1233 09-01 Revision A accompanying agent's email of 8 August 2012) For: Gigging Squid</p>
OBSERVATION:	Recommend Approval. The Committee was pleased to note the use of traditional materials.
P12/S1508/FUL	Anne Haines Interiors, 27 Duke Street (Minor – North Ward – JB, EH)

- Alterations to rear of premises to provide access to first floor apartment by enlarging an existing window to form a doorway and erection of a steel staircase and balustrade across flat roof.
For: Mr T Job
- OBSERVATION: Recommend Approval. The alterations are in keeping with the existing property.**
- P12/S1509/LB** **Anne Haines Interiors, 27 Duke Street** (Other – North Ward – JB, EH)
Alterations to rear of premises to provide access to first floor apartment by enlarging an existing window to form a doorway and erection of a steel staircase and balustrade across flat roof.
For: Mr T Job
- OBSERVATION: Recommend Approval. The alterations are in keeping with the existing property.**
- P12/S1542/HH** **226 Greys Road** (Other – South Ward – JW, WH)
Erection of single storey side extension and construction of outdoor swimming pool.
For: Mr & Mrs White
- OBSERVATION: Recommend Approval. The proposed development would have no detrimental impact on the amenities of the neighbours.**
- P12/S1556/HH** **13 Nicholas Road** (Other – North Ward – JB, EH)
Erection of front conservatory and addition of mono-pitch tiled roof onto existing porch.
For: Mr J Grobler
- OBSERVATION: Recommend Approval. The proposed development would have no detrimental impact on the amenities of the neighbours.**
- P12/S1560/HH** **11 Deanfield Road** (Other – North Ward – JB, EH)
Erection of replacement single storey rear extension.
For: Miss C O'Connor
- OBSERVATION: Recommend Approval. The proposed extension is in keeping with the existing street scene.**
- P12/S1563/HH** **29 Elizabeth Road** (Other – North Ward – JB, EH)
Erection of single storey rear extension, roof lantern to existing rear flat roof and mono-pitched roof to front elevation of garage.
For: Mr I Roberts
- OBSERVATION: Recommend Approval. The application would have no adverse affect on the neighbours. Moreover, the new building is moving away from the original boundary line.**
- P12/S1581/FUL** **95a St Marks Road** (Minor –North Ward – JB, EH)
Demolition of existing kitchen at 95A. Erection of new dwelling identical to that approved in P09/E1267.
For: Mr & Mrs A C Sweeney
- OBSERVATION: Whilst the Committee would recommend refusal of this application, the Council would suggest that an application be made for a time extension on the original planning application P09/E1267 which was preferred by this council.**

- P12/S1590/HH** **Dial Cottage, 11 Lambridge Wood Road** (Other –North Ward – JB, EH)
Demolition of detached garage and erection of detached double garage and studio over.
For: Mr A Hicks
- OBSERVATION:** **Recommend Approval. The application would have no adverse affect on the neighbours. Moreover, the new building is moving away from the original boundary line.**
- P12/S1650/HH** **4 Lambridge Wood Road** (Other –North Ward – JB, EH)
Erection of single storey front, single and two storey rear extensions, replacement slate roof, replacement windows and application of weatherboarding to upper elevations..
For: Mr P Dombey
- OBSERVATION:** **Recommend Approval. The proposed development is in keeping with the existing building and its use of matching materials.**
- P12/S1685/HH** **222 Greys Road** (Other – North Ward – JB, EH)
Erection of conservatory on the rear elevation of the property.
For: Mr R Needs
- OBSERVATION:** **Recommend Approval. The application would have no adverse affect on the neighbours.**

60. OBJECTIONS / CALL IN APPLICATIONS

The Committee considered which Councillor should speak to South Oxfordshire District Council's Planning Committee in the event of an objection and it was **RESOLVED**

that Councillor Miss L Hillier attends the South Oxfordshire District Council Planning meeting on behalf of Henley Town Council for **P11/S0194 Red Lion Hotel, Hart Street**, and that Councillor Mr M Akehurst attends the South Oxfordshire District Council Planning meeting on behalf of Henley Town Council for **P12/S1464/FUL 38 Market Place** to represent Henley Town Council and any additional applications should any of the above applications go before the Committee.

The meeting closed at 7:30 pm

ppd

Chairman