

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

In Attendance: Town Clerk, Mr M Kennedy
Ms J Brazil – Committee Administrator / Minute Taker

Also Present: 1 Member of the press
5 Members of the public

46. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors D Clenshaw and Ms L Meachin.

47. DECLARATIONS OF INTEREST

The following declarations of interest were received:

Councillor D Hinke – P13/S2285/FUL – 1 Nicholas Road – Personal.

Councillor Miss L Hillier – P13/S2193/FUL & P13/S2194/LB – Café Nero, 44 Bell Street - Personal.

48. PUBLIC PARTICIPATION

Mr N Angelou 43b St Andrews Road – Agenda Item 6 – P13/S2031/HH – 43b St Andrews Road.

Mr Angelou, as the applicant, informed the Committee he had complied with the request from SODC to reduce the size of his development from 3.6 metres to 3 metres. He confirmed that on SODC instruction, he had made a new application, as an amendment to the original application was unacceptable.

Mr M Henry – Queen Street – Agenda Item 5 – P13/S1369/FUL – Henley Rugby Club, Dry Leas, Marlow Road.

Mr Henry spoke for the application and requested the Committee support the proposal.

Mr S Edwards – Shiplake Bottom, Rotherfield Peppard – Agenda Item 5 – P13/S1369/FUL – Henley Rugby Club, Dry Leas, Marlow Road.

Mr Edwards reiterated the comment from Mr Henry, adding there had been 2 points in the Committee's previous objections, both had been addressed in the amended plan:

1. He confirmed the location of the car wash would not lead to the loss of any public car parking spaces, as the position of the Car Wash would be located in the area designated for admin staff parking only. Adequate parking is provided for staff with space remaining for the car wash without impinging on the area.

2. A noise report has been concluded. There had been 7 separate positions of the sound recording equipment and noise from the traffic along the Marlow Road exceeded the noise from the car wash in three separate locations. He confirmed the noise report has shown there would be no detrimental effects to the neighbours of the Rugby Club.

49. MINUTES

The Minutes of the Meeting of the Planning Committee held on 23 July 2013 were approved and signed as a true record by the Chairman, Councillor D Hinke.

Councillor Mrs E Hodgkin abstained from voting on all applications in North Ward

**50. PLANS (amended)
P13/S1649/A**

Halifax Plc, 48 Bell Street (Other – North Ward – JB, EH)

New brandmark to replace individual letters – fascia retained. New hanging sign and ATM tablets to replace existing like for like (as amended by drawing number 50961587 AR01-00 A accompanying e-mail from agent dated 17 July 2013).

For: Mr M Carroll, Lloyds Banking Group

HTC Observation:

05.07.13 – Recommend Refusal. The Committee reiterate the view of the Conservation Officer on the South Oxfordshire District website. The proposed use of materials and size of sign are inappropriate for the location.

OBSERVATION:

Recommend Approval. The Committee thanked the applicant for the amendment to the original plan which now shows the use of natural materials and timber mouldings to the hanging sign.

P13/S1650/LB

Halifax Plc, 48 Bell Street (Other – North Ward – JB, EH)

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OBSERVATION:

Recommend Approval. The Committee thanked the applicant for the amendment to the original plan which now shows the use of natural materials and timber mouldings to the hanging sign.

P13/S1369/FUL	<p>Henley Rugby Club, Dry Leas, Marlow Road (Minor – North Ward – JB, EH) Proposed change of use from car parking bays to hand car wash (as clarified by noise survey accompanying Agents email dated 10 July 2013). For: Mr S Edwards</p>
<u>HTC Observation</u>	17.06.13 - Recommend Refusal of the application until a professional Acoustic Report has been produced and clarification of the term “hand car wash” has been received. It is understood that the application involves a noisy compressor, generator and jet.
<u>OBSERVATION:</u>	Recommend Approval subject to the Forestry Officer’s report regarding tree roots in the proposed location and necessary rerouting of the drainage pipes.
P13/S1822/FUL	<p>Land R/O 2 Farm Road, (Minor – South Ward – JW, WH) Erection of 2 x 2 bed semi detached houses with parking (as amended by drawing 2487 B received on 18th July 2013) For: Jamie Smith Estates Ltd</p>
<u>HTC Observation</u>	26.07.13 - Recommend Refusal. Suggest a holding objection until the concerns raised by the Officers, e.g. contaminated land and Highways issues have been resolved.
<u>OBSERVATION:</u>	Recommend Approval. However, the Committee requests that a review of the report from Highways concerning the vision splay with access and egress on the junction with the Reading Road. It is still dangerous. Also the issue of large industrial and emergency service vehicles requiring access and space for turning in this restricted site location should be looked at.. The Committee again requested a Contamination Land Report be submitted on the site before any works are carried out.
P13/S1853/FUL	<p>25 Duke Street (Minor – North Ward – JB, EH) Installation of new shop front (amended plans received 29th July 2013) For: Mr P Messenger / Coffee Snobs Ltd</p>
<u>HTC Observation</u>	26.07.13 – Recommend Refusal. Applicant should be asked to look at the shop front design guidance.
<u>OBSERVATION:</u>	Recommend Refusal. Whilst members were pleased to note the amendments to the application, the Committee strongly request the Stall Raiser be increased to the standard regulation height for reasons of safety. The Committee will also not approve an internally lit sign in the conservation area.

51. **PLANS (new)**
P13/S1745/HH **33 Manor Road** (Other – South Ward – JW, WH)
 Erection of single storey front extension.
 For: Mr O Quinn
OBSERVATION: **Recommend Approval**
- P13/S1870/LB** **Mercers, 50A New Street,** (Other – North Ward – JB, EH)
 Installation of hanging sign and replacement of existing
 plaque with new plaque to front elevation.
 For: Mr P Hopkins
OBSERVATION: **Recommend Approval of hanging sign, but ask the
 plaque be replaced with a traditional brass one in
 keeping with a Georgian Grade II listed building.**
- P13/S1875/LB** **Mercers, 50A New Street** (Other – North Ward – JB, EH)
 New hanging sign and replacement of existing plaque
 with new plaque, both on the frontage.
 For: Mr P Hopkins
OBSERVATION: **Recommend Approval of hanging sign, but ask the
 plaque be replaced with a traditional brass one in
 keeping with a Georgian Grade II listed building.**
- P13/S1911/A** **Waitrose Ltd, 33 Bell Street** (Other – North Ward –
 JB, EH)
 Display of four non-illuminated sets of green
 ‘Waitrose’ lettering on the building.
 For: Mr J Lewis, John Lewis Group
OBSERVATION: **Recommend Approval.**
- P13/S2297/FUL** **Waitrose Ltd, 33 Bell Street** (Minor – North Ward –
 JB, EH)
 Installation of external horticulture units to front of the
 store and associated works.
 For: Mr M Sinfield, Waitrose Ltd
OBSERVATION: **Recommend Approval.**
- P13/S2031/HH** **43b St Andrews Road** (Other – South Ward – JW, WH)
 Erection of two storey rear extension and part two single
 storey front extension and garage extension.
 For: Mr & Ms N Angelou
OBSERVATION: **Recommend Approval. The Committee noted the
 reduction in size of the previously accepted planning
 application.**
- P13/S2075HH/** **8 Lauds Close** (Other – North Ward – JB, EH)
 Proposed external timber cladding and sand/cement
 render.
 For Mr M Hatlee
OBSERVATION: **Recommend Approval. This proposal is in keeping
 with a number of neighbouring properties and will
 enhance the street scene.**

P13/S2103/HH **41b St Andrews Road** (Other – South Ward – JW, WH)
Erection of first floor front extension over existing porch
and single storey rear extension.
For: Miss K Powell
OBSERVATION: **Recommend Approval.**

P13/S2169/HH **34 Kings Road** (Other – North Ward – JB, EH)
Loft conversion with two pitched roof dormers to rear
and elevation rooflights to front.
For: Mr J Nilsson
OBSERVATION: **Recommend Approval. However, the Committee
requests if the applicant could reduce the number of
roof lights to the front of the property to one.**

Councillor Miss L Hillier abstained from voting on the following application.

P13/S2193/FUL **Café Nero, 44 Bell Street** (Minor – North Ward – JB, EH)
Retrospective application for new rear decking area.
For: Mr A Jonika, Cafe Nero
OBSERVATION: **Recommend Approval. However the Committee
deplores the retrospective nature of the application
but note the restriction in time to 6pm**

Councillor Miss L Hillier abstained from voting on the following application.

P13/S2194/LB **Café Nero, 44 Bell Street** (Other– North Ward – JB, EH)
Proposed new rear decking area. (Works already
carried out.)
For: Mr A Jonika, Cafe Nero
OBSERVATION: **Recommend Approval. However the Committee
deplores the retrospective nature of the application
but note the restriction in time to 6pm**

P13/S2196/HH **3 Chilterns End Close** (Other – North Ward – JB, EH)
Proposed single storey side extension.
For: Mrs E Heppenstall
OBSERVATION: **Recommend Approval. The design is sympathetic to
the original building.**

P13/S2205/HH **Old Ship House, Wharfe Lane** (Other- North Ward –
JB, EH)
Demolition of existing single garage and brick wall.
Proposed new brick and flint wall, new parking spaces
and various external works.
For: Mr B Laithwaite
OBSERVATION: **Recommend Approval. The historically important
location of this Grade II listed building was noted. The
Committee requested a ‘watching brief’ and an
archaeologist be on site to observe whilst the
excavations are carried out.**

- P13/S2206/LB** **Old Ship House, Wharfe Lane** (Other- North Ward – JB, EH)
Demolition of existing single garage and brick wall. Proposed new brick and flint wall, new parking spaces and various external works.
For: Mr B Laithwaite
- OBSERVATION:** **Recommend Approval. The historically important location of this Grade II listed building was noted. The Committee requested a ‘watching brief’ and an archaeologist be on site to observe whilst the excavations are carried out.**
- P13/S2241/HH** **15 Nicholas Road** (Other – North Ward – JB, EH)
Proposed single storey front and rear extensions.
For: Mr & Mrs A Balchin
- OBSERVATION:** **Recommend Approval. The proposal is sympathetic in design.**
- P13/S2277/HH** **92 Vicarage Road** (Other – South Ward – JW, WH)
New front porch and bay window, single and two storey rear extension.
For: Mr & Mrs S Tomkins
- OBSERVATION:** **Recommend Approval.**
- Councillor D Hinke abstained from voting on the following application.
- P13/S2285/FUL** **1 Nicholas Road** (Minor – North Ward – JB, EH)
Proposed sub-division of existing dwelling to create an additional dwelling. Erection of first floor side extension to existing dwelling.
For: Mr D Hawkins
- OBSERVATION:** **Recommend Refusal. Overdevelopment of the site as the garden has already been dramatically reduced by a new build in the garden. A semi-detached house is out of character with the street scene of detached homes. Highways to consider again the parking and vision splay on this already busy junction.**
- P13/S2315/HH** **44 Gravel Hill** (Other – North Ward – JB, EH)
Erection of two storey rear extension and single storey rear extension to link outbuilding with main house.
For: Mr A Campbell
- OBSERVATION:** **Recommend Approval.**
- P12/S2351/HH** **17 Wilson Avenue** (Other – South Ward – JW, WH)
Removal of existing flat roof to single storey rear extension and build replacement pitched roof. Erection of single storey side extension.
For: Mr & Mrs A Stevens
- OBSERVATION:** **Recommend Approval.**

P13/S2179/PDO **12 – 16 Market Place** (Permitted Development – North Ward – JB, EH)
Change of use from B1(a) offices to C3 dwelling houses.
For: Cranstreet Ltd
OBSERVATION: **The Committee noted the request for Permitted Development.**

52. DECISION NOTICES

The Committee received and noted the decision notices received from South Oxfordshire District Council.

53. OBJECTIONS / CALL IN APPLICATIONS

None.

54. INFORMATION ONLY

The Committee received and noted the following plans for information only:

P13/S1465/HH - **Windrush, Elizabeth Road**
P13/S1874/FUL - **72A St Marks Road.**

55. PROGRESS REPORT

The Committee considered and discussed the Progress Report and made the following observations:

Bollards on West Street – 09.08.11 – Full Council Meeting request - This long standing issue is now being addressed by Town and County Councillor D Nimmo-Smith, who has made contact with the Officer at Oxfordshire County Council. He will report his findings to this Committee in due course.

Grade II Listed Flint wall along Fairmile – 06.08.13 – SODC have written to the owners of the wall requesting they comply with planning regulations for Listed properties. SODC will update this committee accordingly.

Enforcement enquiry, Oxfam, 26 Market Place – 06.08.13 – SODC Enforcement have written to Oxfam requesting they comply with planning regulations for Listed buildings in a Conservation Area.

Removal of front boundary wall at 24 St Andrews Road – 08.05.13 – Appeal decision, wall to be reinstated. 06.08.13 – SODC has re-established contact with the owner and their chosen representative. Site meeting for 07.08.13. SODC to update HTC at a later date.

Bunker Opticians - 06.08.13 – SODC Enforcement have written to Bunkers Opticians, requesting they comply with planning regulations for Listed buildings in a Conservation Area. The Chairman noted the front signage had also now changed. He would notify SODC of this further infringement.

56. PROPERTY NAMING

The Committee noted the Conversion of the existing double garage and workshop to habitable accommodation to be known as: The Annexe, Assendon House, Fairmile, Henley on Thames, RG9 6AD

57. APPEAL NOTIFICATION

The Committee noted an appeal has been made to the Planning Expectorate for Planning Applications P12/S3010/A & P12/S3012/LB, Kenton Theatre, 19 New Street.

58. PARROTS YARD PROPOSED DEVELOPMENT

The Committee received the notes of the informal meeting with Jeffery Charles Emmitt, regarding the redevelopment of Parrots yard.

Members thanked the developer for their proactive approach of pre-application discussions with the Council and neighbours. It was agreed this was a positive way forward and hoped more applicants would be willing to seek pre consultation and work with the local community in this productive way

The meeting closed at 8.38pm

jb

Chairman