

HENLEY ON THAMES TOWN COUNCIL

MINUTES OF THE PLANNING
COMMITTEE HELD ON
TUESDAY 3 SEPTEMBER 2013
AT 7.30PM IN THE COUNCIL
CHAMBER, TOWN HALL,
HENLEY ON THAMES.

Present: Chairman, Councillor D Hinke
Councillor D Clenshaw
Councillor Miss L Hillier
Councillor Ms K Hinton (substitute for Councillor Mrs E Hodgkin)
Councillor Mrs P Phillips (substitute for Councillor M Akehurst)
Councillor D Silvester
Councillor S Gawrysiak, Mayor (ex-officio).

In Attendance: Town Clerk, Mr M Kennedy
Mrs N Taylor – Committee Administrator / Minute Taker

Also Present: 2 Member of the press

59. **APOLOGIES**

Apologies for absence were received from Councillors M Akehurst, Miss S Evans, Mrs E Hodgkin and Ms L Meachin.

60. **DECLARATIONS OF INTEREST**

None received

61. **PUBLIC PARTICIPATION**

None

62. **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.

63. **PLANS (amended)**

P13/S1804/A

Gillotts School, Gillotts Lane (Other – South Ward – JW, WH)

One non illuminated monolith style free standing sign, installed adjacent to roadside. (as amended by plan received 12 August 2013).

For: Mrs F Damp, Gillotts School

HTC Observation:

05.07.13 – Recommend Refusal. The design and proposed materials are unsympathetic with the location, being on the edge of an Area of Outstanding Natural Beauty.

OBSERVATION:

Recommend Approval as the size has been reduced.

P13/S2193/FUL **Café Nero, 44 Bell Street** (Minor – North Ward –JB, EH)
Retrospective application for new rear decking area: and use of the decking for outside customer seating (in accordance with the agents e-mail dated 8 August 2013).

HTC Observation For: Mr A Jonika, Cafe Nero
16.08.13 – Recommend Approval. However the Committee deplores the retrospective nature of the application but note the restriction in time to 6pm.

OBSERVATION: **Recommend Approval.**

64. **PLANS (new)**
P13/S2173/HH

14 Albert Road (Other – South Ward –JW, WH)
Convert the loft space into a bedroom with rear roof light windows.

For: Mrs B Tutty

OBSERVATION: **Recommend Approval.**

P13/S2184/O

Thames Farm, Reading Road, Shiplake (Major – Parish of Shiplake)

Outline application for up to 110 dwellings (access not reserved).

For: Mrs C Engbers

OBSERVATION: **This application is in the Parish of Harpsden and not Shiplake.**

The Joint Neighbourhood Plan for Henley and Harpsden is well under way and within a few weeks the residents will begin to look at sites to place the 400 houses for Henley.

The Localism Act was passed to give residents a say. A development of this size is clearly within that remit.

The committee is therefore disappointed that this planning application has been made outside of the NP consideration . It is clearly within the Neighbourhood Plan area and as such should be debated by the residents and not Council Committees.

We would hope that other Parish Councils will take the same view. Therefore we will note this application but not offer any recommendation.

P13/S2186/HH **12 Hamilton Avenue** (Other – South Ward –JW, WH)
Removal of existing wall and replacement with new wall and gate to front of property. Max height of 1.91m

For: Mr R Goodliffe

OBSERVATION: **Recommend Refusal due to the austerity of the appearance and height of the wall and fence, and conflict with the existing street scene.**

P13/S2243/HH **145 Reading Road** (Other – South Ward –JW, WH)
Replacement windows to front of property.

For: Mr C R Shurrock

OBSERVATION: **Recommend Refusal due to the use of inappropriate materials in a conservation area. Request that the application be resubmitted with wooden windows rather than UPVC.**

P13/S2389/HH **15 Vicarage Road** (Other – South Ward –JW, WH)
Ground floor side extension, first floor extension and new dormer window.

For: Mrs N Welch

OBSERVATION: **Recommend Approval as the application is in keeping with the existing dwelling.**

Councillor Mrs L Hillier entered the meeting at 6.55pm

P13/S2423/A **Johnson Cleaners, 24 Bell Street** (Other – North Ward –JB, EH)
Renew existing fascia and projecting signs to match existing material and dimensions. Redecorate shop front frame and entrance door to new corporate green BS14C39.

For: Mr I Battle

OBSERVATION: **Recommend Refusal subject to Officer comment. The new fascia sign does not conform to guidelines in the Shop front Guide, and listed building rules, with particular reference to the height of the sign. Even though it is replacing an existing sign, that sign was incorrect as it covers the base of the windows in a Grade 2 Listed Building.**

Councillor Mrs P Phillips entered the meeting at 7.00pm.

P13/S2424/LB **Johnson Cleaners, 24 Bell Street** (Other – North Ward –JB, EH)
Renew existing fascia and projecting signs to match existing material and dimensions. Redecorate shop front frame and entrance door to new corporate green BS14C39.

For: Mr I Battle

OBSERVATION: **Recommend Refusal subject to Officer comment. The new fascia sign does not conform to guidelines in the Shop front Guide, and listed building rules, with particular reference to the height of the sign. Even though it is replacing an existing sign, that sign was incorrect as it covers the base of the windows in a Grade 2 Listed Building.**

P13/S2437/HH **31 Gainsborough Road** (Other – North Ward –JB, EH)
Erection of a single storey extension to the rear and side of existing property. To enable relocation of existing kitchen combined with new lounge area, alongside with facility of off street parking.

For: Mr J Rogers

OBSERVATION: **Recommend Approval.**

P13/S2464/HH **40 Makins Road** (Other – South Ward – JW, WH)
Extensions and roof alterations to existing detached garage.

For: Mr J Cushing

OBSERVATION: **Recommend Approval.**

P13/S2501/HH **2 Gainsborough Road** (Other – North Ward – JB, EH)
Provision of a dropped kerb and a short access crossover driveway.

For: Mr E Fallon

OBSERVATION: **Recommend Refusal as the proposed driveway is too close to a Greys Road junction– request that the Highways Officer give the application careful consideration.**

P13/S2547/FUL **Beare House, 81 Bell Street** (Other– North Ward – JB, EH)
Proposed change of use of existing ground floor office from (B1 use) to letting agency (A2 use).

For: Mr A Jarvis

OBSERVATION: **Recommend Approval.**

P13/S2601/FUL **Calleva, Harpsden Way** (Minor –South Ward –JW, WH)
Demolition of a dwelling house and erection of three detached dwelling houses.

For: Mr A Wrigley

OBSERVATION: **Recommend Refusal due to overdevelopment of the site and the loss of trees.**

P13/S2478/LDE **73b Bell Street** (Certificate of lawful Development- North Ward –JB, EH)
Certificate of lawfulness for existing use as a hot food takeaway (A5 use)

For: Mr P Kaur

OBSERVATION: **Noted.**

P13/S2572/LDP **Lucknow, Elizabeth Road** (Certificate of lawful Development- North Ward –JB, EH)
Construction of rear single storey extension.

For: Mr G Michael

OBSERVATION: **Noted.**

P13/S2607/HH **147 Reading Road** (Other – South Ward –JW, WH)
Single storey rear extension and loft conversion with rear facing dormer windows.

For: Mr K Matoski

OBSERVATION: **Recommend Refusal due to over development as the windows are too large causing privacy issues for neighbours and the use of inappropriate materials in a Conservation Area.**

P13/S2653/HH **11 Leicester Close** (Other – North Ward – JB, EH)
Construction of an Orangery to the rear of the property and a new wall to the bottom of the garden.

For: Mr T May

OBSERVATION: **Recommend Approval, but regret not using natural materials in a Conservation Area.**

65. OBJECTIONS / CALL IN APPLICATIONS

THE COMMITTEE CONSIDERED which Councillor should speak at the South Oxfordshire District Council's (SODC) Planning meeting in the event of an objection and it was **RESOLVED**

that Councillor D Silvester represents the Town Council at the SODC planning meeting and speaks on the Council's against application P13/S2601/FUL – Calleva, Harpsden Way.

66. **PROPERTY NAMING**
THE COMMITTEE RECEIVED a request to suggest names for 2 new houses in Farm Road Henley on Thames. It was **RESOLVED**

that 'Newtown Villas' be suggested.

67. **PLANNING APPEAL DECISION**
THE COMMITTEE RECEIVED a Planning Appeal Decision for 95a St Marks Road, Henley on Thames, RG9 1LP. It was **RESOLVED**

that the decision be noted.

The meeting closed at 7.20pm

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Chairman