

Present: Councillor D Hinke, Chairman
Councillor D Clenshaw, Deputy Chairman
Councillor M Akehurst
Councillor Mrs E Hodgkin
Councillor D Silvester
Councillor S Gawrysiak

In Attendance: Ms J Brazil – Committee Administrator / Minute Taker

Also Present: 1 Members of the Press
4 Members of the Public

138. APOLOGIES

Apologies for absence were received from Councillors Miss L Hillier, Miss S Evans and Ms L Meachin.

139. DECLARATIONS OF INTEREST

None received

140. PUBLIC PARTICIPATION

Ms Louise Morton, Quadrant Town Planning – P14/S0148/HH & P14/S0151/HH – Myrtle Lodge, Badgemore

Ms Morton spoke to the application. She informed the meeting of the retrospective nature of the applications. The request for the wall on the flat roof would be a benefit to the neighbour to allow for privacy for both Myrtle Lodge and the neighbouring property. She stated the proposal posed no loss of light and the neighbour had planted a hedge of Leylandii that are already quite high and neighbours on Luker Avenue have raised no objections. The bricks that have been used match the original brickwork.

The chairman questioned the need for such a high wall if the first floor flat roof was not to be used as a seated balcony. He also noted the bedroom windows were actually full length doors onto the flat roofed extension.

Ms Morton then Commented on the entrance gates and pillars stating they were in keeping with the street scene. The bricks matched in with the surrounding brickwork and the pillars would not exceed 2 meters in height with the gates being of a traditional iron work and lower than the pillars of the wall.

141. MINUTES

The Minutes of the Meeting of the Planning Committee held on 28 January 2014 were approved and signed as a true record by the Chairman, Councillor D Hinke.

Councillor Mrs E Hodgkin abstained from voting on all Planning Applications in North Ward.

142. **PLANS (amended)**

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 (as amended by drawings received 7 February 2014).

For: Mr I Battle

HTC Observation:

03.09.13 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.

OBSERVATION:

Recommend Refusal. The Committee agreed with the Henley Society observations. Although this amendment was an improvement on the original design (the committee thanks the applicant) it requested for two courses of brick to be visible below the window, reducing the height of the sign, and thus the pilasters at the side to become more prominent.

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.(as amended by drawings received 7 February 2014).

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HTC Observation:

03.09.13 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.

OBSERVATION:

Recommend Refusal. The Committee agreed with the Henley Society observations. Although this amendment was an improvement on the original design(the committee thanks the applicant) it requested for two courses of brick to be visible below the window, reducing the height of the sign, and thus the pilasters at the side to become more prominent.

- P13/S3777/HH** **14 St Marks Road** (other – South Ward – JW, WH)
Single storey rear extension and loft conversion that includes a dormer window to the rear and roof lights to the front elevation (as amended by drawings accompanying email from Agent dated 31 January 2014).
For: Mr & Mrs J Groat
- HTC Observation: 07.01.14 Recommend Refusal. The large Dormer window is overlooking neighbouring properties and the use of rooflights in the front of the property is out of keeping with the street scene and inappropriate in a Conservation Area.
- OBSERVATION:** **The Committee noted this application has already been approved by SODC.**
-
- P13/S3092/FUL** **196 Greys Road** (Minor – South Ward –JW, WH)
Demolition of existing dwelling and erection of two 2 storey 5 bedroom detached dwellings with basements and single detached garage to serve Plot 1 (as amended by plans received 7th February 2014).
For: Mr R Roy
- HTC Observation: 29.10.13 - Recommend Refusal. Overdevelopment and un-neighbourly due to its size. This is back land development and does not fit with the present streetscape.
- OBSERVATION:** **Recommend Refusal. The committee reiterate their previous observations. Overdevelopment and un-neighbourly due to its size and position. It is halfway down the neighbours gardens. This is back land development and does not fit with the present streetscape.**
-
- P13/S3885/HH** **57 Albert Road** (Other – South Ward –JW, WH)
Provide ground floor infill of rear covered area and loft conversion with 3 dormers. (as amended by drawing numbers Dwg 4B, Dwg 5B, Dwg 6A).
For: Ms L Tarling
- HTC Observation: 28.01.14 - Recommend Refusal. The dormers on this application are over looking neighbouring properties and should have obscure glass on the back as well as the side window.
- OBSERVATION:** **The Committee noted this application has already been approved by SODC.**

143. **PLANS (new)**
P13/S2955/LB **Town Hall, Market Place** (Other – North Ward – JB, EH)
Oak notice board with toughened glass with locks and matching keys. 24” x 24” (61cm x 61cm).
For: Mr M Kennedy on behalf of Henley Town Council
OBSERVATION: **The Committee requests SODC look favourably on this application.**
- P13/S2957/LB** **The Old Fire Station Gallery, 52 Market Place**
(Other – North Ward– JB, EH)
Proposed oak notice board to be hung at the front of the building.
For: Mr M Kennedy on behalf of Henley Town Council
OBSERVATION: **The Committee requests SODC look favourably on this application.**
- P13/S3843/LB** **Full House, 10 Friday Street** (Other - South Ward – JW, WH)
Attach new sign with associated brackets and lighting in location of existing sign (works already carried out)
For: Mr R Tsang.
OBSERVATION: **Recommend Refusal. The application does not conform to the shop front design guide. The Committee requests the use of natural materials. and conservation colours, and is in keeping with the present street scene and Conservation Area.**
- P13/S3868/HH** **22 Niagara Road** (Other – South Ward – JW, WH)
Proposed two storey and single storey extensions.
For: Mr & Mrs Samyui-Adams
OBSERVATION: **Recommend Approval. Similar developments already exist within the present location of Niagara Road.**
- P14/S0071/HH** **38 Western Road** (Other –South Ward – JW, WH)
Erection of new porch.
For: Mrs H K Aston
OBSERVATION: **Recommend Approval. This application is in keeping with the style of the property and the street scene.**
- P14/S0073/HH** **161 Greys Road** (Other South Ward – JW, WH)
Single storey rear side return extension.
For: Mr R Friend
OBSERVATION: **Recommend Approval.**

- P14/S0104/FUL** **Flat 11, 45 New Street** (Minor – North Ward – JB, EH)
Additional dormer window to match adjacent existing.
For: Mr & Mrs T Bingham
- OBSERVATION:** **Recommend Approval. This proposal compliments the building and completes the duality of the Dormer windows in the present roof line.**
- P14/S0105/LB** **Flat 11, 45 New Street** (Other – North Ward – JB, EH)
Additional dormer window to match adjacent existing.
For: Mr & Mrs T Bingham
- OBSERVATION:** **Recommend Approval. This proposal compliments the building and completes the duality of the Dormer windows in the present roof line.**
- P14/S0148/HH** **Myrtle Lodge, Badgemore Lane** (Other – North Ward – JB, EH)
Retrospective consent for the erection of gate piers, vehicular and pedestrian gates.
For: Mr & Mrs P Henderson
- OBSERVATION:** **Recommend Approval.**
- P14/S0151/HH** **Myrtle Lodge, Badgemore Lane** (Other – North Ward – JB, EH)
Erection of a single storey rear extension to include the increase in height of the extension and the wall (Retrospective).
For: Mr & Mrs P Henderson
- OBSERVATION:** **Recommend Refusal. The original planning permission was granted with the instructions that this roof wall should not be built and the flat roof not used as a balcony. The Committee will support SODC in the removal of the wall and request the applicant complies with the original schedule and design statement.**
- P14/S0166/HH** **88 Vicarage Road** (Other – South Ward – JW, WH)
Erection of rear conservatory.
For: Mr I Petrie
- OBSERVATION:** **Recommend Approval.**

P14/S0172/FUL

6 Bell Street (Minor – North Ward – JB, EH)

Replace existing shopfront with full height glazing and new signage.

For: Mr J White / Sharps Bedrooms Ltd

OBSERVATION:

Recommend Refusal. This proposal is completely against the shop front guidelines and is retrospective. The Committee made the following observations:

- 1. Illuminated signage is not acceptable in a Conservation Area . Local Plan policy Con 8**
- 2. The Front Facia should be made from traditional materials**
- 3. Far too much Black paint is being used and has replaced the wood panelling. The conservation officer has suggested a colour plan that we approve.**
- 4. Non traditional materials have been used in the hanging sign.**
- 5. The Committee fully supports the Conservation Officers Observations and requests.**

P14/S0081/LB

6 Bell Street (Other – North Ward – JB, EH)

Replace existing shopfront with full height glazing and new signage.

For: Mr J White

OBSERVATION:

Recommend Refusal. This proposal is completely against the shop front guidelines and is retrospective. The Committee made the following observations:

- 1. Illuminated signage is not acceptable in a Conservation Area. Local Plan policy Con 8**
- 2. The Front Facia should be made from traditional materials**
- 3. Far too much Black paint is being used and has replaced the wood panelling. The conservation officer has suggested a colour plan that we approve.**
- 4. Non traditional materials have been used in the hanging sign.**
- 5. The Committee fully supports the Conservation Officers Observations and requests.**

- P14/S0241/A** **6 Bell Street** (Other – North Ward – JB,EH)
Erection of a set of externally illuminated letters fixed to existing fascia and an externally illuminated hanging sign.
For: Sharps Bedrooms Ltd
- OBSERVATION:** **Recommend Refusal. This proposal is completely against the shop front guidelines and is retrospective. The Committee made the following observations:**
- 1. Illuminated signage is not acceptable in a Conservation Area. Local Plan policy Con 8**
 - 2. The Front Facia should be made from traditional materials**
 - 3. Far too much Black paint is being used and has replaced the wood panelling. The conservation officer has suggested a colour plan that we approve.**
 - 4. Non traditional materials have been used in the hanging sign.**
 - 5. The Committee fully supports the Conservation Officers Observations and requests.**
-
- P14/S0298/FUL** **Falaise House. 37 Market Place** (Other – North Ward – JB, EH)
Change of use from Bed and Breakfast to residential.
For: Mr & Mrs P Conroy
- OBSERVATION:** **Recommend Approval.**
-
- P14/S0304/HH** **35 Berkshire Road** (Other – South Ward – JW, WH)
Demolition of existing garage, single storey side extension, front porch, new windows and doors, and renderings of walls and re-landscaping front drive.
For: Mr & Mrs Sundeep Makkar
- OBSERVATION:** **Recommend Approval. This application would be an improvement on the present building.**
-
- P14/S0339/LB** **1 Fonthill, Hop Gardens** (Other – North Ward – JB, EH)
Proposed repairs and alterations to the rear garden room.
For: Mr & Mrs R & D Simmonds
- OBSERVATION:** **Recommend Approval.**
-
- P14/S0093/LDP** **18 Hamilton Avenue** (South Ward – JW, WH)
Certificate of lawfulness for a proposed single storey rear extension.
For: Mrs I Venning
- OBSERVATION:** **Recommend Approval.**

- P14/S0231/PDH** **6 Empstead Court, Gravel Hill** (North Ward – JB, EH)
Permitted development notification for single storey rear extension.
For: Mr J Murdoch & Mrs A Spencer
- OBSERVATION:** **The Committee noted the letter from SODC Planning stating this application would need to be resubmitted as a full application as Empstead Court is in the Conservation Area.**
-
- P14/S0290/LB** **Argyll, 15 Market Place** (North Ward – JB, EH)
Erection of illuminated signage.
For: Green King
- OBSERVATION:** **Recommend Approval. However the Committee highlighted the observations of the Henley Society and agrees the appearance of the sign facing the Market Place would be improved if it to be fitted within the existing wall timbers rather than overlapping this feature.**
-
- P14/S0292/AB** **Argyll, 15 Market Place** (North Ward – JB, EH)
Erection of illuminated signage.
For: Green King
- OBSERVATION:** **Recommend Approval. However the Committee highlighted the observations of the Henley Society and agrees the appearance of the sign facing the Market Place would be improved if it to be fitted within the existing wall timbers rather than overlapping this feature.**
-
- P14/S0370/FUL** **18-20 Reading Road** (Minor - South Ward – JW,WH)
Widening of existing rear entrance doors to existing shop unit for customer/disabled access.
For: High Seats Ltd
- OBSERVATION:** **Recommend Approval.**
-
- P14/S0378/HH** **57 Valley Road** (Other - North Ward – JB, EH)
Proposed two storey rear extension.
For: Mr & Mrs M McAllister
- OBSERVATION:** **Recommend Approval.**

7. OBJECTIONS / CALL IN APPLICATIONS

TO DECIDE which Councillor is to speak at District Council in the event of an objection.

145. 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 Hinke represents the Town Council at the SODC planning meeting and speaks on the Council's behalf against application **P14/S0172/HH, P14/S0081/LB, P14/S0241/A – 6 Bell Street.**

Councillor D Silvester was previously selected on 29.10.13 to represent the Town Council at the SODC Planning Meeting and speak on the Council's behalf against application **P13/S3092/FUL – 196 Greys Road.**

Councillors to confirm their attendance with SODC prior to the meeting.

Post meeting note: Chairman to contact Mrs Paula Fox, SODC to confirm the procedure for time frames of call in to applications, regarding amendments to applications.

146. DECISION NOTICES

The committee discussed and noted the Decision Notices received from SODC.

10. ADDITION TO THE ALIAS NAME

The committee discussed and noted the addition of the alias name: Hamilton Place to the existing numbered property: 66 Reading Road, Henley, RG9 1AU.

11. PROGRESS REPORT

Members received a report on progress and after some noted the information therein. The Committee made the following observations:

Bollards on West Street

Councillor Nimmo-Smith has confirmed with SODC Highways department, the Bollards outside 39 West Street will be removed and not replaced when the block paving works commence on the Listed pavement restoration in West Street.

Grade II Listed Flint wall on Fairmile

The Cats on the posts have now been removed.

SODC Officers have now written to the owner of the Flint Wall and requested the removal of the sign on the listed wall.

Letter From Enforcement Enquiry regarding Oxfam Shop, 26 Market Place

A letter was sent week commencing 17th February 2014 from SODC Enforcement Officer regarding the regulations for a Listed Building.

Removal of front boundary wall at 24 St Andrews Road

Wall is to be rebuilt by owner of 24 St Andrews Road. This action is still to take place.

Signage on side wall of Bunkers Opticians

Letter sent by SODC requesting that planning permission be submitted.

Satellite Dishes in Conservation Area

HTC have yet to have any feed back on this issue from SODC.

Hart Street –Formerly Venue Shoes

Work stopped and awaiting action by enforcement.

12. PLANNING APPEAL

The committee discussed and noted the Planning Appeal notification for **P13/S2888/FUL Costa coffee, 25 Duke Street, Henley on Thames RG9 1UR.**

The meeting closed at 8.30pm

jb

Chairman