

Present: The Chairman, Councillor Ken Arlett
Councillor Julian Brookes
Councillor Donna Crook
Councillor Sam Evans
Councillor Stefan Gawrysiak
Councillor David Nimmo Smith, substituting for Councillor Laurence Plant
Councillor Jane Smewing

In Attendance: Cath Adams – Planning and Project Manager

Also Present: 11 Members of the Public
1 Member of the Press

241. APOLOGIES

Apologies were **RECEIVED** from Councillors Plant and Hillier.

242. DECLARATIONS OF INTEREST

Councillor Brookes stated that he lived close to 4 Parkside, application P19/S0926/HH, but that there was no personal interest. Councillor Nimmo Smith was due to discuss application P19/S0306/HH 14 St Mary's Close at SODC's Planning Committee on 10 April 2019, and did not take part in the debate or vote on the application.

243. PUBLIC PARTICIPATION

Philip Taylor, Henley – spoke on application P19/S0596/FUL Chiltern House. Mr Taylor is opposed to the proposed apartment on the roof of the existing building due to loss of light, visual intrusion, loss of privacy, the harm it would cause to the adjacent Conservation Area and concern over the reduction in parking provision.

Michael Hollas, Henley – spoke on application P19/S0596/FUL Chiltern House. Mr Hollas is opposed to the proposed development and referred the Committee to the comments that he had submitted to the SODC website. He was concerned that the proposed green roof should not be used as a garden and that no structure should be further erected on the grass roof. The floor to ceiling windows would overlook the properties in Queen's Close and the existing office block already causes a loss of sunlight to the properties below.

Cynthia Taylor, Henley – spoke on application P19/S0596/FUL Chiltern House. Ms Taylor was speaking on behalf of Neil Murphy and circulated the comments that he had submitted to the SODC website regarding the application. Mr Murphy objected to the application and felt that it was in contravention of various policies in the Local and Neighbourhood Plans. It would have a harmful effect on the Conservation Area and would lead to a loss of light and privacy and would harm the biodiversity of the gardens.

Emma Lawrenson, Henley – spoke on application P19/S0596/FUL Chiltern House. Ms Lawrenson is the applicant and drew the Committee's attention to the improvements to the façade that she had made since purchasing the building in 2000. There are 20 resident businesses based in Chiltern House, mostly small local companies who walk to the office. There have been no complaints regarding the parking provision. The design had taken the privacy concerns of neighbouring properties into account and the proposal was situated well back from the edge of the building. The living accommodation was at the front of the structure overlooking the station in order to provide more privacy to neighbours, although the better outlook is to the North and East. Except for the fire escape, windows are non-opening. The main construction method had been selected to cause minimum disruption to neighbours. Initial feedback from a light assessment was that there would be little effect on light levels for neighbours. Ms Lawrenson invited the neighbours to come and view their houses from Chiltern House to see how little they are overlooked.

Tina Langguth, Henley – spoke on application P19/S0596/FUL Chiltern House. Ms Langguth was concerned that the floor to ceiling windows would enable overlooking and were bigger than the current windows.

Helen Sperry, Henley – spoke on application P19/S0776/HH 'Nevins' 54b Berkshire Road. Ms Sperry stated that the proposed garden building was unneighbourly due to the 4.6 metre ridge height and the 41cm distance from her boundary fence. There was no shielding of the building as trees and greening had already been removed by the developer. The proposal would lead to a loss of amenity.

244. **MINUTES**

The Minutes of the Planning Committee held on 19 March 2019 were **RECEIVED**, **APPROVED** and **SIGNED** by the Chairman, Councillor Arlett as a true record.

245. **PLANS** (Amended)

P19/S0306/HH

14 St Marys Close Henley on Thames RG9 1RD

(Household)

For: Mr Martin Coward

Single storey side extension. Demolition of existing rear extension. (As per amended plans received 13 March 2019)

Plans: [14 St Marys Close](#)

HTC Observation:

26.02.19 - Recommend refusal. The Committee unanimously recommended refusal due to concern over loss of light.

09.04.19 - **Recommend refusal. The Committee reiterated their recommendation of refusal due to concern over loss of light, overdevelopment and being too close to the boundary.**

- P18/S3125/HH** **13 Hop Gardens Henley-On-Thames RG9 2EH** (Household)
For: Mr Anthony Fettiplace
 Detached Carport (as amended by location plan revising the site area received 08 March 2019, and Heritage Statement received 19 March 2019).
 Plans: [13 Hop Gardens](#)
- HTC Observation: **10.10.18** - Support application
09.04.19 – Reiterate support of the application
- 246. PLANS** (New)
P19/S0596/FUL **Chiltern House 45 Station Road Henley on Thames RG9 1AT** (Full application)
For: Ms Emma Lawrenson
 Erection of a 3 bedroom apartment on the flat roof of the existing office building, using factory built modular construction techniques
 Plans: [Chiltern House 45 Station Road](#)
- HTC Observation: **09.04.19 – Recommend refusal. The Committee agreed that although the applicant had greatly improved the façade of the building, the unanimous recommendation was for refusal due to overlooking, loss of light, visual intrusion, loss of privacy and the impact on the adjacent Conservation Area.**
- P19/S0758/HH** **53 Harpsden Road Henley on Thames Oxon RG9 1ED** (Householder)
For: Mr & Mrs Quinn
 Part single and part two storey rear extension and associated internal alterations.
 Plans: [53 Harpsden Road](#)
- HTC Observation: **09.04.19 – Recommend approval**
- P19/S0761/HH** **1 Simmons Road Henley on Thames RG9 2ER** (Householder)
For: Mr Neil Baker
 Single-storey north and east extension, two-storey west extension, render to existing house, and timber cladding and alteration to roof of existing garage.
 Plans: [1 Simmons Road](#)
- HTC Observation: **09.04.19 – Recommend approval**
- P19/S0776/HH** **'Nevins' 54b Berkshire Road Henley on Thames RG9 1NA** (Householder)
For: Clare White c/o JPPC Agent Mr Adrian Gould
Proposed erection of a single storey garden building
 Plans: ['Nevins' 54b Berkshire Road](#)
- HTC Observation: **09.04.19 – Recommend refusal. The Committee unanimously recommended refusal due to the height of the proposal and proximity to neighbours.**

<u>P19/S0786/HH</u>	<p>120 St Andrews Road Henley-On-Thames RG9 1PL (Householder) <i>For:</i> Mr & Mrs Paul Johnson Two storey front extension, single storey rear extension with veluxes and side window, single storey front extension with new front door and window. New first and second storey side window. Plans: 120 St Andrews Road</p> <p>HTC Observation: 09.04.19 – Recommend approval. The Committee asked that an alternative to aluminium windows be considered.</p>
<u>P19/S0897/A</u>	<p>Everley House 38 Hart Street Henley-On-Thames RG9 2AU (Advertisement Consent) <i>For:</i> HSHG LTD The Bottle & Glass Inn New fascia and hanging sign Plans: Everley House 38 Hart Street</p> <p>HTC Observation: 09.04.19 – Recommend approval</p>
<u>P19/S0901/RM</u>	<p>8 St Marys Close Henley-On-Thames RG9 1RD (Reserved Matters) <i>For:</i> Mr & Mrs Herrington Reserved Matters application for appearance and landscaping following Outline Planning Approval P18/S4034/O for the erection of a single 2-bed dwelling. Plans: 8 St Marys Close</p> <p>HTC Observation: 09.04.19 – Recommend approval</p>
<u>P19/S0907/HH</u>	<p>22 Belle Vue Road Henley-On-Thames RG9 1JG (Householder) <i>For:</i> Mr Alistair Taylor Part two/part single-storey front, side and rear extension and alterations to fenestration's and external cladding following demolition of an existing garage and outbuilding to a detached single dwelling house Plans: 22 Belle Vue Road</p> <p>HTC Observation: 09.04.19 – Recommend approval</p>
<u>P19/S0918/DIS</u>	<p>Market Place Mews Market Place Henley-On-Thames RG9 2AH (Discharge of condition) <i>For:</i> J Murphy & Sons Ltd c/o Agent Turley Erection of 14 residential units, new and refurbished retail, widening of mews entrance, car parking and associated landscaping. P07/E1029 Conditions(s) 21 - fire hydrant Plans: Market Place Mews</p> <p>HTC Observation: 09.04.19 – No Strong Views – the Committee felt that this was a matter for the Fire Service</p>

<u>P19/S0922/LB</u>	<p>1 Northfield End Henley on Thames RG9 2JG (Listed Building Consent) <i>For:</i> Mr Mackenzie Installation of through floor lift to benefit disabled person Plans: 1 Northfield End</p>
HTC Observation:	09.04.19 – Recommend approval subject to the recommendation of the Conservation Officer
<u>P19/S0926/HH</u>	<p>4 Parkside Henley-On-Thames RG9 1TX (Householder) <i>For:</i> Mr & Mrs Reynolds Proposed single storey extension and alterations Plans: 4 Parkside</p>
HTC Observation:	09.04.19 – Recommend approval
<u>P19/S0937/FUL</u>	<p>11 Reading Road Henley on Thames RG9 1AB (Full Application) <i>For:</i> Mrs I Bajaj The proposal is to bring the recessed entrance door to the front in line with the front facade of the building. Plans: 11 Reading Road</p>
HTC Observation:	09.04.19 – Recommend approval
<u>P19/S0938/LB</u>	<p>19-21 Market Place Henley-On-Thames RG9 2AA (Listed Building Consent) <i>For:</i> Sahana Enterprises Ltd. c/o agent Jon Spires Architects Ltd Removal of all existing internal plaster finishes and all existing external render finishes, fungicide and insecticide chemical preservative treatment of existing timber frame, repair and / or replacement of decayed and rotten timber, restore internal plaster finishes and external render finishes with lime plaster / render finishes. Dismantle existing rear section of building at first and second floor levels (flats 3 & 4), and part ground floor level (shop), including chimney, repair and / or replace decayed and rotten timber and rebuild with new timber to strengthen existing structure, extend rear gable end timber frame to roof level to form complete gable frame. Remove existing paint finishes to external masonry walls (flats 1 & 2), repair masonry and apply lime render finish to exterior of building. Permanently demolish unstable internal wall (flat 2). Plans: 19-21 Market Place</p>
HTC Observation:	09.04.19 – Recommend approval subject to the recommendation of the Conservation Officer

247. OBJECTIONS / CALL IN APPLICATIONS

The Committee **DECIDED** to call in application **P19/S0596/FUL** - Councillor Hillier to call in and application **P19/S0776/H** – Councillor Gawrysiak to call in.

248. DECISION NOTICES

The Committee **RECEIVED** and **NOTED** a report on the decision notices received from SODC.

249. NOTIFICATION OF WITHDRAWN APPLICATIONS

The Committee **NOTED** withdrawn applications:

P19/S0133/HH

105 St Marks Road Henley on Thames RG9 1LP

(Householder)

For: Dr. Nigel Geary

Proposal: Front extension to provide study with bedroom over. Rear extension to extend kitchen dining with 2no bedrooms over.

Plans: [105 St Marks Road](#)

HTC Observation: **26.02.19** - Recommend refusal. The Committee unanimously recommended refusal due to the height of the proposed extension causing scale and bulk resulting in loss of light.

P18/S2651/HH

Pinewood 7 Rotherfield Road Henley on Thames RG9 1NR

(Householder)

For: Mrs Sarah Thomas

Proposal: Proposed construction of a detached, single storey car port with an attached, enclosed store.

Plans: [Pinewood 7 Rotherfield Road](#)

HTC Observation: **28.08.18** - Support subject to a condition of upholding the previous condition of 1998 of no dog minding business allowed on the premises.

P18/S3815/FUL

8 Friday Street Henley on Thames RG9 1AH (Full Application)

For: Simpson Associates C/O Agent Walsingham Planning Redevelopment to provide three townhouses (additional information concerning parking provision received 20th February 2019).

Plans: [8 Friday Street](#)

HTC Observation: 05.02.19 Recommend unanimous refusal as the proposed does not respect the setting with over dense buildings and massing creating loss of light to local residents. The development is unneighbourly and over developed. There is a lack of parking and the proposal will affect the character of the area. To develop the existing low level buildings would be acceptable in this setting.

250. NOTIFICATION OF PLANNING APPEAL DECISION-

P18/S0250/FUL

The Committee **NOTED** decisions on appeals for:

- i) P18/S0250/FUL (Full Application). Land to rear of Northfield House 11 Northfield End Henley on Thames RG9 2JG. The appeal is allowed and planning permission is varied by deleting condition 14.
- ii) P17/S3989/HH (Householder) 42 Kings Road, Henley on Thames RG9 2DG The appeal is dismissed.

251. PREMISES LICENCE APPLICATION

The committee **CONSIDERED** a Premises Licence Application at: Wine Rack, 24 Market Place, Henley on Thames RG9 2AH. A representation will be sent to South Oxfordshire District Council by midnight on **16 April 2019** as requested, stating that the Committee supports the Premises Licence Application.

252. NEIGHBOURHOOD PLAN - CALL FOR SITES

The Committee **RECEIVED** and **CONSIDERED** a report from The Planning and Project Manager to extend the current closing date of 18 April 2019 for submissions to the Neighbourhood Plan Committee Call for Sites. It was **RESOLVED**

to extend the Call for Sites deadline to the proposed date of 18 July 2019 and to advertise this in the local press at an approximate cost of £450 to be taken from the reserves of £2000 currently allocated to the Neighbourhood Plan

253. NOTICE OF SUBMISSION OF SOUTH OXFORDSHIRE LOCAL PLAN 2034 TO THE SECRETARY OF STATE

The Committee **NOTED** that on Friday 29 March 2019 the South Oxfordshire Local Plan 2034 and associated documents were submitted to the Secretary of State for independent inspection. A Member advised that an Inspector for the Local Plan had been appointed.

254. TRANSPORT STRATEGY GROUP

The Committee **RESOLVED TO RECOMMEND**

Minute 31x from Transport Strategy Group on 1 April 2019 to commission a 12 month study to measure particulates at a cost of £16,830. The cost to be split between Harpsden Parish Council, Henley Town Council and air quality grant funding from SODC.

255. TRAFFIC MATTERS

A Member highlighted issues with the recently rearranged parking flow in the Kings Road car park. He had emailed SODC to raise concerns. The lack of exit from the entrance nearest the Town Hall as agreed previously was being queried with OCC. The need for all traffic to pass the disabled parking spaces and the area of highest pedestrian traffic was felt to be poorly planned.

The recent notification of gas works in Kings Road was also noted.

256. PROGRESS REPORT

The Committee **NOTED** the Progress Report. A Member queried the location of pedestrian crossings. These were confirmed as being as previously agreed at Committee.

The meeting closed at 8:34pm

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Chairman