

Present: Chairman, Councillor D Hinke
Vice Chairman, Deputy Mayor Councillor M Akehurst (ex-officio)
Councillor D Clenshaw
Councillor Miss S Evans
Councillor Miss L Hillier

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

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

167. APOLOGIES

Apologies for absence were received from Councillors Mrs E Hodgkin
Ms L Meachin, D Silvester and the Mayor, Councillor S Gawrysiak

168. DECLARATIONS OF INTEREST

None received.

169. PUBLIC PARTICIPATION

None received.

170. MINUTES

The Minutes of the Meeting of the Planning Committee held on 8 April 2014 were approved and signed as a true record by the Chairman, Councillor D Hinke.

171. PLANS (amended)

P13/S3512/FUL Phyllis Court Club, Phyllis Court Drive (Major – North Ward – JB, EH)
Erection of a health club (D2 use) with ancillary uses including new tennis courts, access, car parking, landscaping, engineering, infrastructure and other works. (Alterations to ratio of wall to glazing on elevations and removal of pedestrian footpath link as shown on amended plans received 4th April 2014 and additional information provided by supporting letter received 15th January 2014).

HTC Observation For: Phyllis Court Club
10.12.13 - Recommend Refusal. The committee noted that this application was on the edge of the AONB, and the conservation area, and therefore

considered the design to be out of keeping with its surroundings. It is also visible from the river. There is concern regarding the flood plain, and many residents have written regarding problems concerning the use of floodlighting in the evenings on the tennis courts and extra traffic on the road past the flats at the entrance to the drive.

OBSERVATION

Recommend Approval. The Committee acknowledged the applicant had addressed the environmental health issues raised in the previous objection.

P14/S0751/A

38 Market Place (Other – North Ward – JB, EH)
Retention of fixed hanging sign. (Re-submission of refused application P13/S2869/A). (As amended by plan 2569. 101 rev B and email dated 9 April 2014 showing shorter leg to sign to avoid projecting brick course.)

For: Mr N Murrey / City Pubs

08.04.14 - Recommend Approval.

HTC Observation

OBSERVATION

Recommend Approval.

172. **PLANS (new)**
P14/S0878/FUL

The Old Smithy, 19B Hart Street (Other – North Ward – JB, EH)

Change of use of the first floor from B1 office to C3 residential.

For: Mr R Bennet

OBSERVATION:

Recommend Approval. The Committee noted the property presently has a sitting tenant and that a precedent has been set as the first floor had previously been for residential use. Moreover, there would be no impact on parking.

P14/S0892/HH

The Little House, 1 Western Avenue (Other – South Ward – JW, WH)

Construct a new garage on the site of the present one.

For: Mr C Henwood

OBSERVATION:

Recommend Approval. The committee approved the retention of a garage and welcomed the use of traditional materials.

P14/S0943/FUL

St Mary's School, 13 St Andrews Road (Minor - South Ward – JW, WH)

Install new glazed screen and entrance door.

Remove brick infill panels between brick piers and replace with metal bar railings; install second automated sliding gates.

For: Mrs J Green

OBSERVATION:

Recommend Approval and welcomed the removal of the oppressive wall but requested traditional painted railings and traditional materials be used in the design of this proposal in keeping with the St Mark's Road Conservation area (Article 4).

P14/S0949/HH

84 West Street (Other – North Ward – JB, EH)
Demolition of existing single storey rear extension.
Construction of new single storey rear extension.
Alterations to windows to front and rear of property to reinstate original features.

For: Ms C Mullins

OBSERVATION:

Recommend Approval. The design is sympathetic to the original building and the reinstatement of original features including timber framed windows will be an improvement.

P14/S0950/LB

84 West Street (Other – North Ward – JB, EH)
Demolition of existing single storey rear extension.
Construction of new single storey rear extension.
Alterations to windows to front and rear of property to reinstate original features.

For: Ms C Mullins

OBSERVATION:

Recommend Approval. The design is sympathetic to the original building and the reinstatement of original features including timber framed windows will be an improvement.

P14/S0957/HH

76A St Marks Road (Other – South Ward – JW, WH)
Single storey rear extension and new roof over existing conservatory and utility room.

For: Mr & Mrs T Wilby

OBSERVATION:

Recommend Approval. There is room for the development and there is no impact on the neighbouring property, 76 St Marks Road.

P14/S0959/HH

4 St Marks Road (Other – South Ward – JW, WH)
Demolition and rebuilding of south west brick boundary wall.

For: Mr & Mrs Walsh

OBSERVATION:

Recommend Refusal. The Committee request that a new submission for the wall is submitted to be rebuilt in the original design. This is an article 4 Conservation area and boundary walls should be protected as per the terms of the conservation article 4 aims.

P14/S0975/HH Walnut House, Lambridge Wood Road
(Other – North Ward – JB, EH)
Proposed rear extension to provide additional contemporary living space including garden room and basement pantry and store areas.
For: Mr J Spratley

OBSERVATION: Recommend Approval. The Committee praised the applicant for the detailed design and access statement. The use of timber is particularly welcomed.

P14/S1044/HH 7 Chilterns End Close (Other –North Ward – JB, EH)
Single storey side and rear extensions.
For: Mrs D Bellman

OBSERVATION: Recommend Approval. The application will have no detrimental impact on neighbours.

P14/S1063/HH 2 Gainsborough Road (Other – North Ward – JB, EH)
Provision of a dropped kerb and access crossover driveway. (Re-submission of withdrawn application P13/S2501/HH).
For: Mr E Fallon

OBSERVATION: Recommend Refusal. The Committee request OCC Highways Department are contacted on this application. The Committee are concerned that the access and egress from the property to the main road is dangerous in this location due to it's close proximity to two junctions.

173. OBJECTIONS / CALL IN APPLICATIONS

None received

174. TREE PRESERVATION ORDER

The Committee noted the Tree Preservation Order Number 10/2013.

175. OXFORDSHIRE STRATEGIC HOUSING MARKET ASSESSMENT (SHMA)

The Committee considered an email from CPRE Oxon regarding proposed housing figures for South Oxfordshire. The Chairman gave a verbal update on the SHMA and the implications it raised for additional housing for Henley on Thames. He highlighted the housing limit for Henley identified by the Inspector as set out in the Core Strategy. It was

RESOLVED

that Councillor D Hinke will write to South Oxfordshire District Council in response to the CPRE email and refer to the current Core Strategy and findings for Henley.

The meeting closed at 7.35pm

jb

Chairman