

Present: Mayor, Councillor Mrs E Hodgkin
Deputy Mayor, Councillor Mr S J Gawrysiak
Councillor Mr M Akehurst
Councillor Mr D Clenshaw
Councillor Miss S Evans
Councillor Miss K L Gehrman
Councillor Mr W Hamilton
Councillor Miss L M Hillier
Councillor Mr D Hinke
Councillor Ms L Meachin
Councillor Mr D R Nimmo-Smith
Councillor Mrs P A Phillips
Councillor Mr I Reissmann
Councillor Mr D M Silvester

In Attendance: Mr M W Kennedy - Town Clerk
Mrs P Price-Davies - Minute Taker / Committee Administrator
Mr C Austin - Town Sergeant

Also Present: 1 member of the press
15 members of the public

The Town Clerk read out the fire evacuation procedure and reminded Councillors and members of the public of the Code of Practice relating to Public Participation as stated on the agenda. He also drew members of the public's attention to the laminated rules placed on each seat in the public gallery.

29. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Mrs J Bland and Councillor Mrs J Wood.

30. DECLARATIONS OF INTEREST

There were no declarations of interest.

31. PUBLIC PARTICIPATION

The Chairman reminded the public that comments should be confined to the Townlands Hospital Planning Application only.

Mrs T Campbell, York Road

Mrs Campbell spoke against the application and made the following comments:

- The size of the development is much larger than expected.
- There is no provision for ensuring that residents parking is adequately protected.
- Concern over the increase of traffic movement and lack of provision for service vehicle access to the site.
- There should be reassurance from the developers that they will be carrying out an archaeological site survey before any work begins.

Mr R Atkin, Elizabeth Road

Mr Aitken spoke against the application and made the following comments:

- A zebra crossing on both York Road and Clarence Road needs to be provided as the scale of the development will inevitably increase both pedestrians using these roads and traffic movement.
- Vehicular access to and from the site needs to be addressed appropriately.
- The current bus routes through Henley town centre need to be extended to accommodate the new development.

Mr Fettiplace, Hop Gardens

Mr Fettiplace spoke against the application and made the following comments:

- The contemporary design of the main building is incongruous with the setting.
- The scale and height of the development will dominate the surrounding area.
- The inevitable increase to traffic movement and the issues of parking has not been adequately addressed.

Mr Hughey, York Road

Mr Hughey spoke against the application and made the following comments:

- The height of the main building and the fact that it is being built on a sloping site is an issue.
- The scale and design of the development is not sympathetic towards the fact that this is a conservation area.

Mrs Nutter, Nettlebed

Mrs Nutter spoke in favour of the application and made the following comments:

- The fact that 32 assisted living units, a manager's flat and a day room were part of the development was well thought through and provided positive accommodation opportunities for older people in the vicinity.
- It would be useful to know what the service charges of these assisted living units would be and details of the leases available.

Mr Leto, Amber Solutions

Mr Leto represented Amber Solutions, Oxfordshire Primary Care Trust, Order of St. John's and Beechcroft who are the partners responsible for the new Townlands Development. In summary, they felt that the scheme had been shaped through extensive consultation and that it represents a major opportunity for Henley and the surrounding area to provide an integrated healthcare campus solution.

32. TOWNLANDS HOSPITAL

The Mayor, Councillor Mrs E Hodgkin deferred to the Chairman of the Planning Committee and invited him to lead on the discussion.

The Chairman thanked all those people that had been instrumental in the development and process of the Townlands Development Proposal over the years and extended a special thanks to Councillor Mr I Reissmann for his diligence and hard work throughout the process.

The Chairman informed the Council of the planning application details, adding the archaeological concerns to the constraints listed. He read out the main Consultees and gave details of the pre-consultation between Amber Solutions and various Consultees. He then listed the items that needed to be taken into account for planning applications and stressed the importance of Henley Town Council as a Consultee.

Councillor Mr I Reissman proposed a motion which he read out. The Chairman felt that it was premature to request that members considered the approval of the planning applications relating to the Townlands Hospital Development before an opportunity to adequately discuss the proposal had taken place. The Chairman then invited members to speak in support of the application.

A member urged the Council to approve the application so that work could start without further delays. He felt that the arguments and concerns regarding the development could be submitted to South Oxfordshire District Council and the developers for consideration separately without causing unnecessary obstruction.

It was generally felt that this development would be a tremendous asset to Henley but the Council had a responsibility to Henley residents to ensure that any concerns over the increase in traffic movement and parking requirements were adequately addressed. It was inevitable that developments on this level would attract controversy but it was in the interest of the town to gain this new hospital and it would be a tremendous asset to the community.

Members highlighted the provision for open spaces within the plan and the fact that the landscaping was a vital component to the success of it being located within a conservation area. It was noted that Amber Solutions had expressed an interest to work in partnership with Henley in Bloom to ensure that all parties were happy with the landscaping and design of the green spaces within the site.

There was unanimous concern amongst the members over the issues of Section 106 and several discussions over this issue ensued. A member pointed out that if there was to be a constructive negotiation with Oxfordshire County Council (OCC) over attributing costs to Section 106 then proposals had to be reasonable and relevant in order to be considered. Members agreed that there would be increased traffic movement within the town and the need for extra parking provision was inevitable and they urged OCC to be responsible in ensuring that quality solutions were sought and agreed upon so that Henley residents' concerns were fully addressed.

There was further discussion about the bus routes through the town and members felt that it was important that new bus routes should include the hospital site and additional bus stops incorporated into the plan. The Chairman informed the Council that a traffic co-ordinator would be appointed and their main purpose was to reduce the traffic use as a result of the development. He stated that a forecast based on the proposed development of the site had predicted a 3-4% increase in traffic movement.

A member suggested that provision for underground parking within the site should be investigated but it was felt that this could not reasonably be expected to be delivered as part of Section 106.

All of these comments were summarised by Councillor Mr D Hinke and it was concluded that they would be taken into account alongside Councillor Mr I Reissmann's proposal.

It was **RESOLVED**

- (i) that Henley Town Council unanimously recommend the approval of the planning applications P12/S1424/FUL, P12/S1425/CA, P12/S1426/LB relating to the Townlands Hospital Development by South Oxfordshire District Council subject to the following comments:
- Adequate disabled access into all buildings on the site.
 - Stopping spaces at the entrances to the site for disabled vehicles are provided.
 - The design of the building needs to be discussed and the possibility of slight modifications needs to be explored.
 - Henley Town Council requests the opportunity to work in partnership with the developers over the important issues of the landscaping of the open spaces within the site.

- There is concern over the location of the war memorial within the site and this needs to be confirmed.
- Local bus routes need to incorporate the site, including bus stops and turning circles.

HTC requests that South Oxfordshire District Council (SODC) classify all residential units and care home places and are recorded as C3 development and count against the 400 homes allocated to Henley in the Core Strategy.

- HTC would like the following considered for S 106 agreements:

A second crossing on Kings Road.

- HTC note the draft 106 Heads of Terms agreement are not available.
- HTC would like the S106 agreement to ensure that the interest of Henley is met including:

Nomination rights for those with closer Henley ties are favoured for the key worker housing and assisted living places.

Key worker residences on the site that are part of this plan cannot be disposed of onto the private market; and

- (ii) that the Council appoints a Working Group to consider these documents when they arrive and discuss with South Oxfordshire District Council, Oxfordshire County Council, Primary Care Trust and Amber Solutions for Care.

The Working Group to have delegated powers to represent HTC's views on the draft 106 Heads of Terms agreements.

The Working Group to be authorised to spend up £1000 on specialist advice on the S106 arrangements if this is deemed necessary.

The Working Group to recommend to the Mayor a new Special Full Council meeting if it deems it necessary.

The appointment of a Working Group, and the membership thereof be adopted as set out below:

Mayor, Councillor Mrs E Hodgkin
Councillor Mr D R Nimmo-Smith
Councillor Mr I Reissmann
Mr M W Kennedy - Town Clerk

Clerk's post meeting note:

A member requested that the Working Group considers the following six items under Section 106:

1. A new pedestrian crossing on Gravel Hill, Hop Gardens.
2. A new pedestrian crossing at Mountview.
3. A new pedestrian crossing on Kings Road at the Town Hall end.
4. The existing pedestrian crossing be made properly workable with access to Waitrose.
5. Re-surfacing of York Road and Clarence Road.
6. Improvements to residents parking on York Road and Clarence Road.

Councillor Mr I Reissmann thanked the people of Henley for all their understanding and support as this had been critical in winning this campaign to develop Townlands.

The meeting closed at 21:25.