

**Present:** Councillor D Hinke, Chairman  
Councillor D Clenshaw  
Councillor Miss S Evans  
Councillor Miss L Hillier  
Councillor Mrs E Hodgkin  
Councillor D Silvester  
Councillor S Gawrysiak

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

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

**115. APOLOGIES**

Apologies for absence were received from Councillors M Akehurst and Ms L Meachin.

**116. DECLARATIONS OF INTEREST**

None.

**117. PUBLIC PARTICIPATION**

Mr P Lloyd – 10 Leicester Close – P13/S3692/HH – 9 Leicester Close.

Mr Lloyd gave a long and detailed report raising a number of important planning concerns on this application:

- The proposal was more than a 95% increase in the size of the ground floor of the original property.
- Is out of character for the neighbouring properties.
- Lacks duality and design with the rest of the development in Leicester Close.
- Causes loss of light to his property and garden.
- The 10 foot high boundary wall proposed to replace the present fence is un-neighbourly in design and material as well as aesthetically wrong on his property.
- Falls outside the present building line.
- Materials proposed are not suitable for use in a Conservation Area.
- The flat roof design of the application goes against the property extension design guide laid out by South Oxfordshire District Council.

He also expressed disappointment that his neighbour had refused to enter into any consultation regarding this extension to compromise on the design in some way.

7:40 Councillor Miss L Hillier entered the meeting.

Mr J Lowe - Jeffrey Charles Emmett Planning Consultancy – P13/S

Mr Lowe presented members of the Committee each with a 3D colour printout of the proposal. He explained a change of design was now proposed and had improved on the previous application made in 2004, which had been rejected by SODC. The new design had removed the side windows from the property

The Existing garage would be retained. This proposal was a positive use of a brown field site on a location that is presently not utilised. His design has taken influence from the present properties in both Freemans Orchard and Cedar Court as well as being sympathetic in design to the present street scene.

An Arborist had been asked to review the trees at the location and acknowledged some would need replacing over time. However this proposal would produce a good use of the land.

He acknowledged the location falls within Environment Agency Flood Plain 2 and had incorporated measures in his design to take this into account.

A member noted the proposed application would be over looking the garden of 13 Fairmile and whilst Mr Lowe accepted this, he confirmed the nearest point the building would be to the common boundary line between the proposal and 13 Fairmile was 9 metres. It was also noted the proposal would be located 15 meters from the properties of Cedar Court.

**118. MINUTES**

The Minutes of the Meeting of the Planning Committee held on 19 December 2013 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.

**119. VARIATION TO ORDER OF BUSINESS**

In accordance with Standing Orders 5 (a) (vi), it was RESOLVED

that in view of the public present the order of business on the agenda is altered to allow planning applications P13/S3692/HH and P13/S3760/FUL to be considered before the amended plans section.

**P13/S3692/HH**

**9 Leicester Close** (Other – North Ward –JB, EH)

Single storey rear and side extension.

For: Ms F Esom

**OBSERVATION:**

**Recommend Refusal. This application does not cover the issue raised by a member, of the importance of the mature trees on the property. It is over development of the site and out of character with the design of the rest of the locality. The Committee considers the 10 foot replacement boundary wall to be un-neighbourly.**

It was noted that this recommendation was a unanimous decision by the Committee, with one abstention.

- P13/S3760/FUL** **Rear of Cedar Court, 9 – 11 Fairmile** (Minor - North Ward – JB, EH)  
Erection of two dwellings.  
For: Blue Space Property Nine Ltd
- OBSERVATION:** **Recommend Approval. The Committee agreed this was a positive use of a Brown Field site within the town and posed no major issues for neighbouring properties. Mr Lowe was commended for the sympathetic design along with the positive information he had supplied. The Committee noted the usefulness of positive engagement from applicants.**
120. **PLANS (amended)**  
**P13/S3026/HH** **Burbank house, Peppard Lane** (Other – South Ward – JW, WH)  
Demolition of existing garaging and extension of bungalow to form two-storey house, with detached double garage and new vehicular entrance (amended plans received 10<sup>th</sup> December 2013).  
For: Mr & Mrs Smith
- HTC Observation** 29.10.13 Recommend Refusal. The application is overlooking a neighbour and therefore taking away their privacy in their garden.
- OBSERVATION:** **Recommend Approval. The Applicant had taken note of the previous objections raised. The amended application reflects this.**
121. **PLANS (new)**  
**P13/S3297/A** **35 Duke Street** (Other – North Ward – JB, EH)  
Erection of a non illuminated wall mounted sign.  
For: Mr A Reineke
- OBSERVATION:** **Recommend Approval. The Committee applauded the applicant for the sympathetic design and proper use of materials for the subtle sign to be mounted to a Listed wall. It was considered a suitable location with the use of traditional materials being commended.**
- P13/S3298/LB** **35 Duke Street** (Other – North Ward – JB, EH)  
Erection of a non illuminated wall mounted sign.  
For: Mr A Reineke
- OBSERVATION:** **Recommend Approval. The Committee applauded the applicant for the sympathetic design and proper use of materials for the subtle sign to be mounted to a Listed wall. It was considered a suitable location with the use of traditional materials being commended.**

**P13/S3578/HH**      **9 Vicarage Road** (Other – South Ward – JW, WH)  
To replace the existing front facing single glazed sash windows and front door with new double glazed sash windows and door.  
For: Mr C Padain

**OBSERVATION:**      **Recommend Approval. The Committee appreciated the proposed use of traditional materials.**

**P13/S3586/HH**      **42 Berkshire Road** (Other – South Ward – JW, WH)  
Demolition of existing conservatory and rear extension. Construction of replacement single storey extension.  
For: Mr & Mrs R Edwards

**OBSERVATION:**      **Recommend Approval. The Committee agreed the replaced construction was sympathetic in design.**

**P13/S3684/HH**      **21 Ancastle Green** (Other – North Ward – JB, EH)  
Demolition of existing garage and conservatory. Erection of a two storey side extension.  
For: Dr W Pollard

**OBSERVATION:**      **Recommend Refusal. The Committee noted the parking issues already at this location and regret the loss of the garage in this design. This proposal was un-neighbourly, would change the street scene and pose loss of character at the location.**

**P13/S3697/LB**      **47 Market Place** (Other–North Ward – JB, EH)  
Proposed reinstatement of first floor in retail area.  
For: Stuart Turner

**OBSERVATION:**      **The Committee request a Holding Application be placed on this proposal until the Conservation Officer has viewed the application. The Committee strongly requested the Conservation Officer's views be applied to this application, as this is one of the oldest building in Henley on Thames. Some of the 14 the century beams are to be used and will be supported by steel beams which may damage the original wooden beams.**

- P13/S3733/HH**      **23 Queen Street** (Other–South Ward – JW, WH)  
Alterations to existing conservatory to include removal of glazed pitched roof and construction of a flat roof with perimeter glazed guarding and two rooflights (Retrospective).  
For: Mr L Wilkie
- OBSERVATION:**      **Recommend Approval. The Committee expressed regret at the retrospective nature of this application.**
- P13/S3759/HH**      **The Old Stabling, 15a Fairmile** (Other – North Ward – JB, EH)  
Refurbishment of existing property including construction of a first floor extension and alterations to garage to link to main house.  
For: Mr N Bransdon
- OBSERVATION:**      **Recommend Approval. The Committee noted the positive and sympathetic design in the proposed restoration of this property.**
- 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.  
For: Mr & Mrs J Groat
- OBSERVATION:**      **Recommend Refusal. The large Dormer window , at the back, is overlooking neighbouring properties. The use of rooflights in the front of the property is out of keeping with the street scene and inappropriate in a Conservation Area.**
- P13/S3785/HH**      **98 Mount View** (Other – North Ward – JB, EH)  
Single storey rear extension.  
For: Mrs K Lama
- OBSERVATION:**      **Recommend Approval.**
- P13/S3518/FUL**      **Barclays Bank PLC, 10 Hart Street** (Other – North Ward – JB, EH)  
Change of use from A2 (Financial and professional Services) to A3 (Restaurant).  
For: Mr D West
- OBSERVATION:**      **Recommend Approval. After much debate the Committee agreed the Change of use of the building from A2 to A3.**

- P13/S3847/HH**      **Crowsley Park Farm, Crowsley (Other)**  
Demolition of existing single storey extension.  
Erection of a two storey extension, single storey extension and alterations.  
For: Mr A Beales / Phillimore Successors Settlement
- OBSERVATION:**      **No Comment. This application is not in the Parish of Henley on Thames.**
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- P13/S3848/LB**      **Crowsley Park Farm, Crowsley (Other)**  
Demolition of existing single storey extension.  
Erection of a two storey extension, single storey extension and alterations.  
For: Mr A Beales / Phillimore Successors Settlement
- OBSERVATION:**      **No Comment. This application is not in the Parish of Henley on Thames.**
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- P13/S3851/HH**      **17 Milton Close (Other – North Ward – JB, EH)**  
Single storey extension to the rear of the house.  
For: Mr & Mrs P Mulcahy
- OBSERVATION:**      **Recommend Approval. The Neighbours have given positive responses to this application.**
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- P13/S3872/HH**      **Adam House, 71 Bell Street (Other – North Ward – JB, EH)**  
Internal and external alterations to main house and rear annexe building. New detached car port with store.  
Mr C Gable / The Barn Partnership Ltd
- OBSERVATION:**      **Recommend Approval. This application proposes a sympathetic restoration to a prominent property in the town. Attention to detail and use of accurate historical materials was appreciated by the Committee.**
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- P13/S3874/LB**      **Adam House, 71 Bell Street (Other – North Ward – JB, EH)**  
Internal and external alterations to main house and rear annexe building. New detached car port with store.  
Mr C Gable / The Barn Partnership Ltd
- OBSERVATION:**      **Recommend Approval. This application proposes a sympathetic restoration to a prominent property in the town. Attention to detail and use of accurate historical materials was appreciated by the Committee.**

**122. 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 Miss S Evans represents the Town Council at the SODC planning meeting and speaks on the Council's behalf against application **P13/S3692/HH – 9 Leicester Close.**

**123. DECISION NOTICES**

THE COMMITTEE NOTED and discussed the decision notices received from SODC.

**124. PROGRESS REPORT**

THE COMMITTEE NOTED the attached Progress Report and made the following observation:

P13/S3309/HH- 24 St Andrews Road. Reinstatement of front boundary wall - 19.12.13. The wall is to be rebuilt in a slightly different location to the original by the present owner of the property. The Committee requested this item remain on the Progress Report until the wall is completed.

**125. PLANNING APPEAL DECISIONS**

THE COMMITTEE NOTED the Planning Appeal Decisions for the following applications:

- (i) P12/S3012/LB – Kenton Theatre, 19 New Street, Henley on Thames, RG9 2BS & P12/3010/A – Kenton Theatre, 19 New Street, Henley on Thames, RG9 2BS.

The Committee would like to move forward on the advertising signage for The Kenton Theatre and hoped for discussions on more suitable signage to begin between the Council and The Kenton.

*Action: Chair of Planning Committee will write to The Kenton to progress this.*

- (ii) P13/S2315/HH - 44 Gravel Hill, Henley on Thames, RG9 2EE.

**126. NEW PROPERTY NUMBERING**

THE COMMITTEE NOTED the two new residential dwellings to be numbered 31 and 31A Belle Vue Road, Henley on Thames, RG9 1JQ.

**127. REINSTATEMENT OF ADDRESS**

THE COMMITTEE NOTED the reinstatement of address: 40 New Street, Henley on Thames, RG9 2BT including the alias property name: Lavender House.

**128. NAMING OF NEW RESIDENTIAL DWELLING**

THE COMMITTEE NOTED the erection of one new residential dwelling to be known as: Barkers 33A St Andrews Road, Henley on Thames RG9 1HZ.

The meeting closed at 8.45pm

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Chairman