

Present: Chairman, Councillor C I Pye
Vice Chairman, Councillor C W Gibson
The Mayor, Councillor Mrs G Zakss
Councillor T B Buckett, MBE
Councillor S Smith
Deputy Mayor, Councillor Mrs E Hodgkin (ex-officio)

In Attendance: Councillor Mrs J Bland
Councillor A Follett
Councillor Mrs R Myer
Mr M W Kennedy – Town Clerk
Mrs L A Martin – Minute Taker

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

3771. TO RECEIVE APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor D Nimmo-Smith

3772. DECLARATIONS OF INTEREST

Members were reminded that, under the provisions of Part 2 of the Local Government Act 2000 (The Code of Conduct), a member with a personal interest in a matter who attends a meeting of the authority at which the matter is considered must disclose to that meeting the existence and nature of that interest at the commencement of that consideration, or when the interest becomes apparent. A member with a personal interest in a matter also has a prejudicial interest in that matter if the interest is one which a member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice the member's judgment of the public interest. A member with a prejudicial interest in any matter must withdraw from the room or chamber where a meeting is being held whenever it becomes apparent that the matter is being considered at that meeting, unless he has obtained a dispensation from the standards committee of the responsible authority; and not seek improperly to influence a decision about that matter. For the purposes of this Part (of the Act), "meeting" means any meeting of the authority; or any of the authority's committees, sub-committees, joint committees or joint sub-committees

None Declared

3773. MINUTES

The Minutes of the Meeting held on 31 March 2009 were approved and signed by the Chairman as a true record.

3774. OBJECTIONS

None

3775. PLANS (Amended)

P08/E1362

Amended

6 Niagara Road (other)

First floor, and single storey extensions (as amended by letter and block plan 19 March 2009)

HTC Observation:

20.01.2009

OBSERVATION:

Should be refused – application is inappropriate, out of keeping with the area, un-neighbourly and contrary to development in a Conservation Area.

OBSERVATION:

Recommend approval subject to proposed changes

P09/E0070/A

Amended

10-12 Bell Street (other)

Illuminated fascia shop signage.

HTC Observation:

10.03.2009

OBSERVATION:

Recommend refusal – Henley Town Council objects to this application due to it not being in accordance with the Shopfront Design Guide, use of inappropriate materials and cut out letters.

OBSERVATION:

Reiterate recommend refusal for the reasons previously stated

P09/E0084

Amendment 3

76 Bell Street (other)

Erection of rear extension and associated alterations. Reinstatement of chimney stack and replacement of flat dormer roof with sloped. Glazing over of light well at first floor level and insertion of conservation roof lights.

HTC Observation:

24.02.2009

OBSERVATION:

Recommend refusal – the proposed development, to what is believed to be the oldest building in Henley dating back to 1405, is considered to be un-neighbourly and harmful to this listed building

OBSERVATION:

No strong views – subject to conservation officer's comments

P09/E0085/LB

Amendment 3

76 Bell Street (other)

Internal and external alterations and refurbishment of dwelling. Erection of rear extension. Reinstatement of chimney stack and replacement of flat dormer roof with sloped. Glazing over of light well at first floor level and insertion of conservation roof lights.

HTC Observation:

24.02.2009

OBSERVATION:

Recommend refusal – the proposed development, to what is believed to be the oldest building in Henley dating back to 1405, is considered to be un-neighbourly and harmful to this listed building

OBSERVATION: No strong views – subject to conservation officer’s comments

P09/E0162

205 Greys Road (minor)

Demolition of existing bungalow and erection of two x 4 bedroom houses with relocation of existing vehicular access. (As amended by drgno 8024 09 01C, 02B, 03C, 04B, 07D 08A, Arboricultural Report, and letter received from the Agent dated 2nd April 2009.

HTC Observation:

10.3.2009

OBSERVATION:

Recommend refusal – Henley Town Council objects to this application due its bulk, increased traffic on the Greys Road and it being over intensive. This Council believes that there are trees on the site that are subject to Tree Preservation Orders which need to be enforced.

OBSERVATION: Reiterate recommend refusal for reasons previously stated

3776. PLANS (new)

P09/E0116

The Three Tuns, 5 Market Place (minor)

Enclosure of existing courtyard and re-ordering of existing internal layout to ground and first floor.

For: Mr J Verey

OBSERVATION:

No strong views

P09/E0117/LB

The Three Tuns, 5 Market Place (other)

Enclosure of existing courtyard and re-ordering of existing internal layout to ground and first floor.

For: Mr J Verey

OBSERVATION:

No strong views

P09/E0199/LB

23 Reading Road (other)

Conversion of part of existing shop to a 2 bed flat with roof windows.

For: Mr P Foxley

OBSERVATION:

Recommend refusal – Henley Town Council objects to this application as there are currently two shops and this conversion would result in the loss of one retail unit

P09/E0212

23 Reading Road (minor)

Conversion of part of existing shop to a 2 bed flat with roof windows.

For: Mr P Foxley

OBSERVATION: **Recommend refusal – Henley Town Council objects to this application as there are currently two shops and this conversion would result in the loss of one retail unit**

P09/E0240/RET **92 West Street (other)**
Retention of single storey extensions built approximately 300mm higher than the approved plans on planning permission P08/E0281. Retention of new boundary wall to the west elevation.
For: Mrs E Willmott

OBSERVATION: **No strong views**

P09/E0241 **7 Adam Court (minor)**
Change of use from B1 offices to two residential units.
For: Mr A Sams

OBSERVATION: **No strong views**

P09/E0247 **20 Berkshire Road (other)**
Two storey side and rear extension and loft conversion that includes dormer window to the rear elevation.
For: Mr J Robinson.

OBSERVATION: **No strong views**

P09/E0286 **Westfield Park and Prime Lane (other)**
Addition of first floor window
For: Mr & Dr Garrod

OBSERVATION: **No strong views**

P09/E0297/RET **16 Berkshire Road (other)**
Two storey rear extension, pitched roof over existing flat roof to side of house (amendment to P07/E1508).
For: Dr M Wilkes.

OBSERVATION: **No strong views**

P09/E0301 **9 Elizabeth Close (other)**
First floor rear extension. Single storey front extension incorporating porch, garage and lounge extension. Partial conversion of existing garage to habitable space (amendment to P08/E0057).

OBSERVATION: **Recommend refusal – Henley Town Council objects to this application due to its bulk, unneighbourly appearance and over intensive use of site - regrets loss of garage.**

P09/E0321

20 St Katherines Road (other)

Replacement of double garage with a single garage and self contained annexe.

For: Mr Malcolm Barnett

OBSERVATION: Recommend refusal – Henley Town Council objects to this application due to its bulk, unneighbourly appearance and over intensive use of site.

3777. PLANNING UPDATE

The Committee noted the information. Councillor C W Gibson queried the response re 38 Kings Road on the subject of velux windows. The Town Clerk was asked to clarify and report back to the Committee.

Action: Town Clerk to clarify regulations concerning velux windows

3778. PROGRESS

Councillor Mrs G Zakss questioned the length of time it has taken to resolve the problems with the laylights. The Town Clerk replied that he had already submitted a report and that the cost of replacing the laylights with like for like materials was in the region of £25k. If the laylights were replaced with another material then planning permission would be required and this was unlikely to be granted. The Town Clerk sought further guidance from the Committee. Councillor T Buckett suggested replacing the laylights with York stone. Councillor S Smith suggested replacing the lights with something less strong but to put vents around them to stop people walking on them and causing damage. It was agreed that the Town Clerk would bring another report to the next Full Planning Meeting listing options for consideration.

Action: Town Clerk to prepare options paper for laylight replacement

3779. BUDGET

The Committee noted the Budget Report

3780. PARKING PROBLEMS IN ADWELL SQUARE

Councillor S Smith advised that he had met with some of the residents in Adwell Square about parking problems in the area. Oxfordshire County Council have painted double yellow lines on the road including the lay by and this is making it difficult for residents to load and unload their vehicles outside their own homes. Residents have been refused residents parking permits for the area and the Police are booking cars even at 9pm in the evening for just the shortest stay in the lay by. He suggested that HTC put pressure on OCC to leave the double yellow lines in the roadway but to remove them from the lay by. Councillor C I Pye pointed out that this would only encourage people to park in the lay by who may not necessarily be residents of Adwell Square. Councillor Mrs G Zakss thinks that this is a matter for OCC traffic advisory.

It was agreed that HTC would write to SODC to ask if Adwell Square residents could be included in the residents parking scheme and that it would also write to OCC to request removal of the yellow lines in the lay by.

Action: Town Clerk to write to both SODC and OCC with the above proposals.

3781. TREE PRESERVATION ORDERS

The Committee welcomed the preservation order at Orchard Farm Day Nursery and requested that the Town Clerk write a letter to SODC endorsing the decision.
Action: Town Clerk to write to SODC as above

3782. BERKSHIRE UNITARY AUTHORITIES JOINT STRATEGIC PLANNING UNIT

The Committee noted the information

3783. TEMPORARY ROAD TRAFFIC ORDERS

The Committee noted the information

3784. SOUTH OXFORDSHIRE DISTRICT COUNCIL CORE STRATEGY – PREFERRED OPTIONS CONSULTATION

The Committee agreed to defer discussion on this topic until the later Special Full Council meeting.

3785. CHILTERN BUILDINGS DESIGN GUIDE REVIEW CONSULTATION

The Committee noted the information

3786. DEMONSTRATION ON PAPERLESS PLANNING CONSULTATIONS

The Committee noted the invitation to attend a drop in session. Councillor Mrs E Hodgkin suggested that it was not always easy to get the right perspective electronically and Councillor T B Buckett MBE pointed out that it was not always possible to access applications. The Committee agreed that the current system was better – particularly for the elderly or those with no access to a computer.

The meeting closed at 8.05 pm

MINUTES OF THE RE-CONVENED MEETING OF THE PLANNING AND TRANSPORT COMMITTEE HELD ON 14 APRIL AT 8.40PM

Present:

Chairman, Councillor C I Pye
Vice Chairman, Councillor C W Gibson
The Mayor, Councillor Mrs G Zakss
Councillor T B Buckett, MBE
Councillor Mrs L M Hiller
Councillor S Smith
Deputy Mayor, Councillor Mrs E Hodgkin (ex-officio)

In Attendance:

Councillor Mrs J Bland
Councillor A Follett
Councillor Mrs R Myer
Mr M W Kennedy – Town Clerk
Mrs L A Martin – Minute Taker

Also Present:

1 Member of the Press
20 Members of the Public

**3787. SOUTH OXFORDSHIRE DISTRICT COUNCIL CORE STRATEGY –
PREFERRED OPTIONS CONSULTATION**

Councillor A J Follett was the only Councillor to respond to the request to provide preferred option comments in advance of the meeting. Councillor C W Gibson proposed that the matter be deferred to the next meeting to enable all Councillors to study Councillor A J Follett's comments and provide further input. Councillor C I Pye suggested that sufficient notice had been given to Councillors to prepare their submissions and argued that the matter should be discussed, particularly as 20 members of the public had taken the trouble to attend the meeting.

Councillor Chris Pye proposed that Councillor A J Follett's written comments be used as the basis for discussion and this was agreed. The Committee then considered each of the paragraphs in the Henley section of the South Oxfordshire District Council Core Strategy document in turn.

Para 14.2

- Councillor S Smith felt that SODC was working on out of date data and pointed out that the birth rate in Henley is increasing.
- Councillor Mrs G Zakss is involved with many young people in Henley and a consultation exercise is currently being carried out to gather the views of some 2500 young people in Henley. The consultation called 'Transforming Henley for Young People' is being led by Sam Bowden and youngsters will be asked to give their views on what they would like to see in Henley.
- Councillor A J Follett thinks that 450 houses would equate to approximately 1000 people which is a 10% increase in the current population. Schools, clinics and other services will need to be provided in advance of the building work and the impact of increased traffic will need to be considered.
- Councillor C I Pye does not agree that we should be providing more housing for the elderly. Facilities should be provided for the elderly people who already live here rather than encouraging more elderly people to move into the town. More affordable housing for younger people should be provided.

Councillor Mrs L Hiller joined the meeting at 8.45pm

Para 14.3

- Councillor C W Gibson pointed out that there was no mention of pollution levels in respect of traffic.
- Councillor C I Pye felt that there were serious problems with lack of infrastructure and new traffic generated by the proposals.

Para 14.6

- Councillor C W Gibson welcomes affordable housing in the town but felt that 40% was too low – thinks it should be higher at 50%.

- Councillor T B Buckett MBE felt that it was time for integration of both old and young. HTC should encourage integration with a larger diversity of mixed development.
- Councillor C I Pye does not agree with the last two sentences of this paragraph.

Para 14.7

- Councillor Mrs G Zakss advised that Henley Town Council and the majority of the population of Henley strongly oppose any building on Gillotts Field. This land was purchased by the Council in 1995 to prevent such development and this was why it had not been put forward as a preferred site.
- Councillor C I Pye stressed that no building at all should take place until the relevant infrastructure is in place – drainage, water supply, roads, etc.

Para 14.8

- Councillor A J Follett would support a smaller number of houses being built on the college site.
- Councillor Miss L M Hillier would accept building of smaller number of houses on college site but subject to work units being moved to Highlands Farm.
- Councillor S Smith felt that work units were more likely to be let if they were offered a better position at Highlands Farm

Para 14.9 – Para 14.11

- Councillor A J Follett and Councillor S Smith strongly disagree with the figures in the table. Councillor C I Pye agrees if the existing retail space is improved but not if it is increased.

Para 14.12

- Councillor Miss L M Hillier thinks Greys Road car park could be re-designed to improve traffic flow.

Para 14.14

- Councillor Mrs G Zakss believes that although Highlands Farm is in an area of outstanding natural beauty it is badly in need of improvement. SODC needs to work with the owner to improve the area. Areas not of Special Scientific Interest should be developed into work/life units.
- Councillor T B Buckett MBE agrees with the Mayor but thinks SODC should take the time to discuss the associated workshops.

Para 14.15

- Councillor C W Gibson wants to see a proper bus strategy for the future
- Councillor C I Pye re-iterated that the proper infrastructure provision must be made in advance of any house building – particularly roads and utilities.
- Councillor S Smith advised that Mountview regularly loses water supply even now and with further housing this could get worse.

Para 14.16

- Councillor S Smith felt that SODC are contradicting themselves in the table – why complain about lack of recreation facilities and then suggest taking away Gillotts Field?
- Councillor A J Follett thinks that the whole table is a waste of time and it is meaningless without further explanation.

Para 14.17

- Councillor A J Follett questioned the overall preferred strategy. Most of the proposals are not achievable without some sort of a by pass to alleviate the traffic problems.

The Committee discussed their answers to the following questions put at the end of the proposal document

Question 20a – Do you agree with the preferred strategy for Henley? – NO

Question 20b – Do you agree with Gillotts Field being used for a mixture of housing and open space? – NO

Question 20c - Are there alternative sites for housing we should be considering to meet housing need in Henley? – NO, not without appropriate infrastructure
Councillor A J Follett advised the Committee that 4 acres of land at the Townlands site will not be required and could be used for key worker housing. The Town Clerk pointed out that 60 houses already agreed there can't be counted against the 400 new ones.

Question 20d - Have we missed any key issues in Henley? – YES

1. Infrastructure
2. Looking to the future –
 - reduction of carbon emissions
 - Using less fossil fuels
 - Energy generation
 - Mitigate destruction of woodland by planting new trees
3. The possibility of placing a covenant on Gillotts Field was discussed. Another town in Oxfordshire had made a Town Green under the Commons Registration Act 1965 to prevent development of the land.

The Committee RECOMMENDS

That the Town Clerk investigates the Commons Registration Act 1965 and takes steps to register Gillotts Field as a Town Common

The meeting closed at 9.20pm

Chairman