

HENLEY-ON-THAMES TOWN COUNCIL

MIKE KENNEDY
Town Clerk



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COUNCIL OFFICES
TOWN HALL
MARKET PLACE
HENLEY-ON-THAMES
OXFORDSHIRE RG9 2AQ

COUNCILLORS ARE HEREBY SUMMONED TO ATTEND A MEETING OF THE PLANNING COMMITTEE

to be held on

TUESDAY 28 JANUARY 2014

AT 6.45PM

in

**THE COUNCIL CHAMBER, TOWN HALL
HENLEY ON THAMES**

A handwritten signature in black ink that reads 'Mike Kennedy' with a stylized flourish at the end.

Mr M W Kennedy
Town Clerk
22 January 2014

MEMBERSHIP: Chairman, Councillor D Hinke
Vice Chairman, Deputy Mayor Councillor M Akehurst (ex-officio)
Councillor D Clenshaw
Councillor Miss S Evans
Councillor Miss L Hillier
Councillor Mrs E Hodgkin
Councillor Ms L Meachin
Councillor D Silvester
Mayor, Councillor S Gawrysiak (ex-officio)

Members are reminded to sign the attendance book

AGENDA

1. APOLOGIES FOR ABSENCE

TO RECEIVE Apologies for absence.

2. DECLARATIONS OF INTEREST

Members are hereby reminded that, under the provisions of sections 26-34 and Schedule 4 of the Localism Act 2011, a member with a disclosable pecuniary interest of which they are aware 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 disclosable pecuniary 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/she has obtained a dispensation from the council; and not seek improperly to influence a decision about that matter

3. PUBLIC PARTICIPATION

TO RECEIVE questions or statements from members of the Public. The following rules shall apply:

- You may ask questions or make a statement on any item included on the agenda. The session, which is also open to Councillors who may have a personal and prejudicial interest on any item included on the agenda, will last for a period of up to 10 minutes (but capable of being extended at the Chairman's discretion).
- Questions from the town's residents will take priority, followed by property owners, businesses and then non-residents.
- All speeches shall last for no more than 2 to 3 minutes.
- If there are no statements or questions, or if all statements have been made or questions asked before the period of time allotted, the meeting will start to consider the remainder of its business. No further public questions or statements will be entertained at that meeting.
- If an answer to a question cannot be given at the meeting the Chairman may, at his/her discretion, arrange for a written answer to be given.
- The Chairman of the meeting will have complete discretion as to the order in which questions are taken and statements made. Supplementary questions may be asked at the Chairman's discretion.
- The Chairman of the meeting may rule that any public remarks are not appropriate and will not be accepted; for example if they are defamatory, frivolous or offensive. In such an instance the Chairman may disallow a question or statement or cut short a statement or discussion, or disqualify any member of the public from continuing to speak.
- Questions which require the disclosure of exempt or confidential information will not be answered.
- The Chairman of the meeting's interpretation of this procedure shall not be questioned and his/her ruling on any questions relating to this procedure shall be final.

4. **MINUTES** (Previously circulated)
TO APPROVE the Minutes of the Meeting of the Planning Committee held on 7 January 2014.
5. **PLANS (amended)**
P13/S2601/FUL **Cavella, Harpsden Way** (Other – South Ward – JW, WH)
Demolition of a dwelling house and erection of three detached dwelling houses. (As amended by drawings CaH-13/01 C; CaH-13-08 B; CaH-13-09 A; and AcH-13-11 accompanying agent's letter dated 29th November 2013).
For: Mr A Wrigley
HTC Observation: 03.09.13 Recommend Refusal due to overdevelopment of the site and the loss of trees.
- 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 as amended by drawings accompanying letter from Agent dated 2 January 2014).
For: Mr L Wilkie
HTC Observation: 07.01.14 - Recommend Approval. The Committee expressed regret at the retrospective nature of this application.
- P13/S3692/HH** **9 Leicester Close** (Other – North Ward –JB, EH)
Single storey rear and side extension. (As amended by drawing numbers 1117 A 001 rev A; 117 A 005 rev C; 1117 A 006 rev B; 1117 A 007 rev C; 1117 A 008 rev A; 1117 A 009 rev A accompanying email from Agent dated 20 January 2014).
For: Ms F Esom
HTC Observation: 07.01.14 - Recommend Refusal. This application does not cover the issue raised by a member of the importance of the mature trees on the property. Is over development of the site, out of character with the design of the rest of the locality and considers the 10 foot replacement boundary wall to be un-neighbourly.
6. **PLANS (new)**
P13/S2953/A **Kings Arms Barn, Kings Road** (Other – North Ward – JB, EH)
3 x painted wooden signs.
For: Mr M Kennedy on behalf of Henley Town Council

- P13/S2956/LB** **Kings Arms Barn, Kings Road** (Other – North Ward – JB, EH)
 2 x painted wooden signs stating 'Kings Arms Barn' to be placed on the wall, next to the entrance doors on both entrances to the building (1 on each entrance). 1 x painted wooden sign giving direction on how to enter the barn when gates are locked, to be placed on the wooden gates next to existing sign.
 For: Mr M Kennedy on behalf of Henley Town Council
- P13/S3809/FUL** **The Pine, 3 Lambridge Wood Road** (Minor – North Ward – JB, EH)
 Replace existing perimeter fence and create entrance to Lambridge Wood Road and brick wall, pillars and metal fencing (in association with planning permission P12/S3071/FUL for a new dwelling).
 For: Mr G Fielding
- P13/S3842/A** **Full House, 10 Friday Street** (Other – South Ward – JW, WH)
 Retrospective application for new sign with associated brackets and lighting in location of existing sign.
 For: Mr R Tsang
- P13/S3875/LB** **West Street** (Other – North Ward – JB, EH)
 Relay existing Grade II listed block onto sharp sand on the north West Street footway. Install seven bollards outside no. 39 West Street.
 For: Mr R Green
- P13/S3885/HH** **57 Albert Road** (Other – South Ward – JW, WH)
 Provide ground floor infill of rear covered area and loft conversion with 3 dormers.
 For: Ms L Tarling
- P13/S3902/HH** **15 Rotherfield Road** (Other South Ward – JW, WH)
 Proposed two storey extension to rear, infilling of existing colonnade and landscaping.
 For: Mr P Erskine
- P13/S3907/HH** **33 Nicholas Road** (Other – North Ward – JB, EH)
 Proposed single storey rear extension following the removal of the existing conservatory, part garage conversion with new pitched roof replacing all flat roof sections and internal alterations.
 For: Mr & Mrs D Wood

- P13/S3909/HH** **41 Belle Vue Road** (Other – South Ward –JW, WH)
Proposed two storey side extension and single storey rear extension.
For: Miss A Watts
- P13/S3915/HH** **26 Belle Vue Road** (Other–South Ward – JW, WH)
Single storey rear extension.
For: Mr J Adshed
- P14/S0001/FUL** **18 Greys Road** (Minor – North Ward – JB, EH)
First floor extension for office use.
For: G D Investments (UK) Ltd
- P14/S0018/HH** **11 Vicarage Road** (Other–South Ward – JW, WH)
Part retrospective application for replacement front door and new sash windows.
For: Mrs K Meah
- P14/S0063/FUL** **Rose & Crown, 56 New Street** (Minor – North Ward – JB, EH)
Change of use from Public House (A4 use) to a dwelling (C3 use) with alterations.
For: W. H. Brakspear & Sons
- P14/S0065/LB** **Rose & Crown, 56 New Street** (Other – North Ward – JB, EH)
Change of use from Public House (A4 use) to a dwelling (C3 use) with alterations.
For: W. H. Brakspear & Sons
- P14/S0096/HH** **72 St Marks Road** (Other – South Ward – JW, WH)
Demolition of existing summer house. Erection of new summer house with green house, store, shower/cloak room and Jacuzzi area.
For: Mr G Briggs

7. **OBJECTIONS / CALL IN APPLICATIONS**

TO DECIDE which Councillor is to speak at District Council in the event of an objection.

8. **INFORMATION ONLY**

Plans for information only relate to minor alterations to planning applications that have already been considered by this Committee and which in the opinion of the Planning Officer will make no significant difference to the outcome of the decision.

P12/S2562/HH 31 Kings Road

P13/S3635/HH 74 Reading Road

9. **DECISION NOTICES** (Papers attached)

TO RECEIVE AND NOTE the decision notices received from SODC.

jb

22 January 2014

DECISION NOTICES – 28th JANUARY 2014

(Papers available in Information Centre)

PLANNING PERMISSION IS GRANTED

P13/S3026/HH Burbank house, Peppard Lane
Proposal: Demolition of existing garaging and extension of bungalow to form two-storey house, with detached double garage and new vehicular entrance (amended plans received 10th December 2013).
For: Mr & Mrs Smith
HTC Observation 29.10.13 Recommend Refusal. The application is overlooking a neighbour and therefore taking away the privacy in their garden.
HTC observation: 07.01.14 - **Recommend Approval.** The Applicant had taken note of the previous objections raised and the amended application reflected this.

P13/S3309/HH 24 St Andrews Road
Proposal: Proposed boundary enclosure.
For: Mrs D Hunter
HTC observation: **Recommend Refusal.** The application is in the St Marks Conservation Area which is Cat.4 (2). The importance of garden wall is mentioned in the accompanying text to the information leaflet for Cat.4 (2) This address has an existing open file with planning enforcement.

This application has been before this committee before, as a retrospective application to support the demolished garden wall and use of the front garden as a car parking area.

Both Henley Town Council and South Oxfordshire District Council refused the application which went to appeal and was subsequently turned down by the inspector and the garden wall was to be restored.

This recent application is directly against the inspector's report and as such Henley Town Council unanimously reject this application and insist that the wall is replaced in its entirety.

If this application is given consent then this Committee can see other garden walls being pulled down and front gardens used for parking. This is not the intention of this Conservation area.

P13/S3388/HH **15 Manor Road**
Proposal: Erection of single storey side and rear extension.
For: Mrs S Bevan

HTC observation: 10.12.13 - **Recommend Approval.** There would be no impact on the present street scene.

P13/S3406/HH **39 The Close**
Proposal: Installation of rooflights to front and rear roof slopes
replacement of garage door with fully glazed sliding
doors and erection of front porch.
For: Mr R Crook

HTC observation: 10.12.13 - **Recommend Approval.** This application is sympathetic to the building and surrounding area.

P13/S3421/HH **146 Reading Road**
Proposal: Erection of single storey rear extension incorporating
rooflight.
For: Mr & Mrs P Joao

HTC observation: 10.12.13 - **Recommend Approval.** This type of development infill is standard practice amongst the terrace properties in the Reading Road Conservation Area.

P13/S3436/HH **Dell Quay, Elizabeth Road**
Proposal: Erection of single storey front and side extensions.
For: Mr & Mrs D Herbert

HTC observation: 10.12.13 - **Recommend Approval.**

P13/S3442/HH **50 Friday Street**
Proposal: Insertion of window into north-east elevation.
For: Mr & Mrs S Fuller

HTC observation: 10.12.13 - **Recommend Approval.**

P13/S3493/HH **3 Clisby Villas, Fairmile**
Proposal: Erection of single storey rear extension.
For: Mr L Wilkie

HTC observation: 10.12.13 - **No Objections.**

P13/S3562/HH **31 Kings Road**
Proposal: Single storey rear extension and loft conversion.
For: Mr J Wood

HTC observation: 10.12.13 - **Recommend Refusal.** The proposal of a large dormer window is not in keeping with the Conservation area and the application also proposes use of unsuitable materials. The dormer will also cause privacy issues for the neighbours

- P13/S3565/HH** **2 Gillotts Close**
 Proposal: Single storey rear extension.
 For: Mr & Mrs Grubb
 HTC observation: 10.12.13 - **Recommend Approval.**
- P13/S3599/HH** **19 York Road**
 Proposal: Single storey extension to rear elevation, alterations to roof
 of single storey section of original building. New dormer
 window and rooflights to main roof on rear elevation.
 For: Mr K Bentley & Miss C Dowse
 HTC observation: 10.12.13 - **Recommend Refusal.** The Committee request
 the Chimney stack be retained as this is a feature of the
 buildings in this area and is part of the street scene in
 this conservation area.
- P13/S3635/HH** **74 Reading Road**
 Proposal: Demolition of front of existing garage. Erection of first floor
 extension.
 For: Mr & Mrs R Appleyard
 HTC observation: 10.12.13 - **Recommend Refusal.** Whilst this is a
 sympathetically designed extension, it does involve the
 removal of two large mature trees. A Copper Beech and
 Laburnum.
 These are distinctive trees in this conservation area and
 this committee would prefer to see a development which
 allows these trees to remain in situ.
- P13/S3666/HH** **29 Adam Court**
 Proposal: Single storey conservatory to the rear, following demolition of
 existing conservatory (20m3).
 HTC observation: 10.12.13 - **Recommend Approval.**
- P13/S3536/HH** **15 St Marks Road**
 Proposal: Proposed repair, restore, and replant the front garden.
 For: Mr S Calcott
 HTC observation: 10.12.13 - **Recommend Approval.**

PLANNING REQUEST REFUSED

- P13/S2846/HH** **3 Newtown Gardens**
 Proposal: Proposed pitched roof over existing garage to form first floor
 storage area.
 For: Mr R Smith
 HTC observation: 08.10.13 - **Recommend Approval.** This application will
 improve the look of the property.
- P13/S3473/FUL** **1 Rotherfield Road**

Proposal: Erection of a two-storey 4-bedroom detached dwelling with internal garage.
For: Mr & Mrs C Rose

HTC observation: 10.12.13 -**Recommend Refusal. This application is un-neighbourly, out to character with the street scene and the Committee regret the loss of trees. It is too large a house on this plot.**

PLANNING REQUEST WITHDRAWN

P13/S3515/LB **West Street**
Proposal: Relay existing grade II listed blocks on 50mm of sharp sand on north footway. Remove nine bollards and replace with grade II listed blocks on south footway.

CONSENT TO DISPLAY ADVERTISEMENTS

P13/S3344/A **Fat Face Ltd, 30 Bell Street**
Proposal: 1 x fascia sign, 1 x projecting sign, 1 painted sign to side elevation (as amended by agent's email and plan received 8th November 2013).
For: Fat Face Ltd

HTC Observation 19.11.13 Recommend Approval. The Committee commended Fat Face for its sympathetic application in a Conservation Area.

HTC Observation 10.12.13 **The Committee considered this application an improvement to the building and reiterated their previous findings. Recommend Approval. The Committee commended Fat Face for its sympathetic application in a Conservation Area.**