

**Present:** Councillor D Hinke, Chairman  
Councillor M Akehurst, Mayor Ex Officio, Deputy Chairman  
Councillor D Clenshaw  
Councillor Miss L Hillier  
Councillors Miss S Evans  
Councillor Mrs J Wood, Deputy Mayor, Ex Officio

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

**Also Present:** 1 Member of the Press  
2 Members of the Public

**49. TO RECEIVE APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors D Silvester, Mrs E Hodgkin and Ms L Meachin.

**50. DECLARATIONS OF INTEREST**

None.

**51. PUBLIC PARTICIPATION**

Mr M Trethewey – Dryleas Sports Ground, Marlow Road – P14/S2214/FUL

Mr Trethewey spoke to the application, giving a detailed report summarised below:

- The proposal is for long overdue improvements to the original Clubhouse building.
- The majority of the Clubhouse works are internal.
- The planned works are to improve and modernise the facilities.
- The additional extension is for four new changing rooms which will improve player access to the pitches and bring changing facilities in line with RFU required standards.
- This development would mean the loss of only 19 Public car parking spaces, which is within South Oxfordshire District Council's permitted guidelines of 22.
- The Clubhouse is a community facility used for numerous functions throughout the year including; private parties, NHS Blood Donation Service and performances of the Henley Fringe Festival.

**52. MINUTES**

The Minutes of the Meeting of the Planning Committee held on 15 July 2014 were approved and signed, as a true record by the Chairman, Councillor D Hinke.

Councillor Mrs J Wood abstained from voting on all applications.

53. **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 application P14/S2214/FUL Dryleas Sports Ground, Marlow Road, to be moved to the top of Agenda Item 5. New Plans

**P14/S2214/FUL**

**Dryleas Sports Ground, Marlow Road** (Minor – North Ward – JB, EH)

Proposed single storey extension and refurbishment of existing clubhouse and associated external landscaping works.

For: Henley Rugby Football Club C/O MR C Reeves

**OBSERVATION:**

**Recommend Approval. The Clubhouse building is in need of modernisation to increase capacity and improve the use as a community facility. Although the loss of parking is unfortunate the capacity is large enough for this not to be considered an issue. The Committee also suggested the use of the present carpark be extended for residents parking and encourage more use.**

54. **PLANS** (Amended)

**P14/S0925/HH**

**58 St Marks Road** (Other – South Ward – JW, WH)

Erection of a two storey rear extension and front porch. (As amended by revised plans received 8<sup>th</sup> July 2014).

HTC Observation

13.05.14 - Recommend Refusal. This application is overdevelopment of the site and due to the size of the extension, overlooks the neighbour's garden. This is unneighbourly as it affects the neighbour's privacy.

HTC Observation

15.07.14 - Recommend Refusal. This application is overdevelopment of the site and due to the size of the extension, would be detrimental to the amenities of neighbours by reason of loss of light and overlooking the neighbour's garden. This is unneighbourly as it affects the neighbour's privacy.

**OBSERVATION:**

**The Committee noted the application had been granted planning permission by SODC on 23 July 2014.**

55. **PLANS** (New)

**P14/S1868/HH**

**66 Reading Road** (Other – South Ward – JW, WH)

Increase the opening of the brick wall from pedestrian gate to car driveway (3 metres). Removal of road sign.

Lowering of kerb.

For: Mrs S McCreery

**OBSERVATION:**

**Recommend Refusal. This application is inappropriate for the street scene in an article 4 ( 2 ) Conservation Area. The property is a building of local note. The loss of the attractive pedestrian gate entrance, coupled with the additional open car parking would detract from the aesthetic appearance of this property. It was noted that vehicular access and parking for the building already exists for the property via Hamilton Avenue.**

- P14/S1930/HH**      **21 Vicarage Road** (Other– South Ward – JW, WH)  
Proposed side extension.  
For: Mr P Dale
- OBSERVATION:**      **Recommend Approval.**
- P14/S2014/HH**      **52 Albert Road** (Other – South Ward – JW, WH)  
Erection of part single part two storey rear extension.  
For: Mr M Lisle
- OBSERVATION:**      **Recommend Approval. There have been no complaints recorded by any of the neighbours but it was noted that it is holiday time. It was also noted (also by the applicant ) that a neighbouring property (36 ) has recently already had a similar application approved.**
- P14/S2067/HH**      **6 Blandy Road** (Other – South Ward – JW, WH)  
Erection of a single storey side and rear extension.  
For: Mr A Milne
- OBSERVATION:**      **Recommend Approval. There is space at the location for a development of this type.**
- P14/S2096/LB**      **Adam House, 71 Bell Street** (Other – North Ward – JB, EH)  
Proposed internal works, new rooflights, repair works to the front and works to the existing main chimney.  
For: Ms A Chumas
- OBSERVATION:**      **Recommend Approval. The developer of this application is known to work sympathetically with listed buildings and works within the confines of the remit of the Conservation Officer.**
- P14/S2121/HH**      **38 King James Way** (Other – North Ward – JB, EH)  
Replacing existing conservatory with single storey rear extension.  
For: Mr & Mrs J Watts
- OBSERVATION:**      **Recommend Approval. The site can accommodate this extension.**
- P14/S2127/HH**      **Riverside Lodge and all Houses on Rod Eyot, Rod Eyot, Wargrave Road** (Other – North Ward – JB, EH)  
To establish a new maximum Above Ordnance Data (AOD) Level of 34m for the finished ground floor level of houses on Rod Eyot following the high flooding in 2012 – 13 and 2013 – 14.  
For: Mr S Loring
- OBSERVATION:**      **Recommend Approval. The Committee agreed this is a very necessary development for the properties of Rod Eyot after the extensive flooding in the winters of both 2012 – 2013 and 2013 – 2014.**

- P14/S2151/A St Marys Preparatory School, 11 – 12 St Andrews Road**  
 (Minor – North Ward – JB, EH)  
 Replacement of existing school sign with new sign and provision of new Nursery school sign.  
 For: Ms J Green
- OBSERVATION:** **Recommend Refusal. The Committee request the materials of the signage be changed to wood with a painted design, as in keeping with a Conservation Area Article 4 ( 2 ).**
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- P14/S2187/FUL The Maltings, Hart Street** (Minor –North Ward – JB, EH)  
 Proposed internal and external alterations and conversion of existing light industrial building to form 2 x 3 bed dwellings.  
 For: Mr J Mackie & Mr C Barklem
- OBSERVATION:** **Recommend Refusal. The Committee reiterate the views of the Henley Society. The proposal would destroy the fabric of the original building. This is an important historic building within the town. The Committee requests this applicant reconsiders the proposal and invites the developer to discuss their proposals with this Committee and Conservation Officer to work towards a more suitable development for the future.**
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- P14/S2188/LB The Maltings, Hart Street** (Other – North Ward – JB, EH)  
 Proposed internal and external alterations and conversion of existing light industrial building to form 2 x 3 bed dwellings.  
 For: Mr J Mackie & Mr C Barklem
- OBSERVATION:** **Recommend Refusal. The Committee reiterated the views of the Henley Society. The proposal would destroy the fabric of the original building. This is an important historic building within the town. The Committee requests this applicant reconsiders the proposal and invites the developer to discuss their proposals with this Committee and Conservation Officer to work towards a more suitable development for the future.**
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- P14/S2199/HH 77 Reading Road** (Other – South Ward – JW, WH)  
 Proposed part single and part two storey side/rear extensions.  
 For: Mrs E Hillyard
- OBSERVATION:** **Recommend Approval. The site can accommodate this extension and faces unused ground.**
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- P14/S2217/HH 59 St Andrews Road** (Other– South Ward – JW, WH)  
 Single garage to side aspect, with dormer to sloping roof and conversion existing garage to room.  
 For: Mrs M Galliene-Schmidt
- OBSERVATION:** **Recommend Approval. This location is suitable for an extension to this property**

**P14/S2248/FUL**      **Land adjacent to 4 St Andrews Road, Singers Lane, Henley on Thames** (Minor – South Ward – JW, WH)  
Erection of single storey detached dwelling with associated parking.

For: Mr J Plumb

**OBSERVATION:**      **Recommend Refusal. This location is too small for a development of this size. There are issues of access and egress on the narrow entrance to Singers Lane. The flat roofed design is poor and this kind of infill would pose a detrimental effect on the neighbour's property, particularly the garden.**

**P14/S2292/T56**      **Wenborn Wood, Reading Road** (Other – South Ward – JW, WH)

Replacement of existing 15m monopole and 1 no. equipment cabinet; with a new 15m monopole and 1 no. new equipment cabinet; plus ancillary works.

For: For & behalf of CTIL and Telefonica UK Limited

**OBSERVATION:**      **Recommend Approval. The Committee noted the height of the Telecommunication poles had not increased and were now to be refreshed with green paint to fit into the street scene.**

**P14/S1965/HH**      **41 Gravel Hill** (Other – North Ward – JB, EH)

Removal of pebble-dash finish to façade. Re-instatement of 1 blocked-off North facing ground window and 1 blocked-off North facing first floor window. Installation of a 'light well' in front garden for cellar lighting. Installation of a cellar door (currently no door).

For: Mr M Waring

**OBSERVATION:**      **Recommend Approval. The Committee noted a great deal of consideration had gone into this proposal in order to keep the original fabric and style of the property intact.**

## **56.      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 L Hillier represents the Town Council at the SODC planning meeting and speaks on the Council's behalf against P14/S2248/FUL – Land adjacent to 4 St Andrews Road, Singers Lane.

## **57.      DECISION NOTICES**

The Committee noted the decision notices received from SODC.

**58. PROGRESS REPORT**

Members received a report on progress and after the following observations noted the observations contained therein:

Bollards on West Street

County Councillor D Nimmo-Smith is working on this issue with OCC Highways. The bollards are due to be removed within the 2014-2015 pavement improvements works scheme.

Oxfam Shop 26 Market Place

This matter is still being looked into by the Enforcement Officer.

Front boundary wall at 24 St Andrews Road

The plans for the replacement wall are due to be implemented by the end of August 2014. The Committee hopes the wall will be reinstated by that time otherwise it becomes an issue for planning enforcement.

Signage on Bunkers Opticians

Planning Enforcement have following up this matter and HTC are waiting for a decision from SODC on the outstanding retrospective planning application.

Henley Glass advertisement on wall of Greys Road car park

Planning enforcement are looking into a number of infringements on this complaint and will report back to HTC after further investigation.

River Terrace - Change of door colour

Planning Enforcement are investigating the colour change of a door from white to red and have also noted another door to be black. Planning Enforcement will contact HTC after further investigations.

**59. PROPOSED BASE STATION UPGRADE**

The Committee received and noted the following proposed Telefonica telecommunication upgrade works

- (i) **PROPOSED BASE STATION UPGRADE AT (CS) 117873 – (02)71307 – SHERWOOD GARDENS SW Greys Road, Henley on Thames. Oxfordshire, RG9 1QX.**

**60. SOUTH OXFORDSHIRE LOCAL PLAN 2031 ISSUES AND SCOPE AND SUSTAINABILITY APPRAISAL SCOPING REPORT**

The Committee noted a copy of the South Oxfordshire Local Plan 2031, Scope and Sustainability Appraisal Scoping Report and submitted response.

**61. INFORMATION ONLY**

Members received and noted the following plans for information:

- P14/S1534/FUL – 50 Bell Street, Henley on Thames.**
- P14/S1535/LB – 50 Bell Street, Henley on Thames.**
- P14/S1742/A – 21 Thameside, Henley on Thames.**

**62. SODC PLANNING ENFORCEMENT**

The

Committee received a verbal report from the Planning Committee Chairman on the outcome of the meeting with SODC Planning Enforcement to explain the procedures involved in Planning Enforcement and provided an update on the long standing items on the Planning Committee's Progress Report.

The Chairman looked forward to the continuing excellent relationship that the town has with this SODC department in protecting the historic heritage of Henley on Thames.

The meeting closed at 8.25pm

jb

Chairman