

**Present:** Chairman, Councillor D Nimmo Smith  
Councillor J Brookes,  
Councillor Miss S Evans  
Councillor S Gawrysiak  
Councillor Miss K Hinton  
Councillor Miss S Miller (substituting for  
Councillor Miss S Abey)  
Councillor Mrs J Smewing  
Vice Chairman, Councillor S Smith,  
Mayor - Councillor Miss L Hillier (ex-officio)

**In Attendance:** Mr M Kennedy – Town Clerk  
Ms C Adams – Committee Administrator / Minute Taker  
Councillor D Thomas

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

## **1. ELECTION OF CHAIRMAN**

The Mayor called for nominations for the election of a Chairman for the year 2015-2016.

Councillor Miss S Evans proposed and Councillor J Brookes seconded that Councillor D Nimmo Smith be elected Chairman for the year 2015-2016.

Councillor Miss K Hinton proposed and Councillor Mrs J Smewing seconded that Councillor S Gawrysiak be elected Chairman for the year 2015-2016.

Following a vote it was **RESOLVED**

**that Councillor D Nimmo Smith be elected Chairman of the Planning Committee for the following municipal year.**

Councillor D Nimmo Smith took the Chair.

## **2. ELECTION OF VICE CHAIRMAN**

The Chairman, Councillor D Nimmo Smith, called for nominations for the election of a Vice-Chairman for the year 2015-2016.

Councillor D Nimmo Smith proposed and Councillor Miss S Evans seconded that Councillor S Smith be elected Vice-Chairman for the year 2015-2016.

Councillor Mrs J Smewing proposed and Councillor S Gawrysiak seconded that Councillor Miss S Abey be elected Vice-Chairman for the year 2015-2016.

Following a vote it was **RESOLVED**

**that Councillor S Smith be elected Vice-Chairman of the Planning Committee for the following municipal year.**

## **3. APOLOGIES**

Apologies for absence were received from Councillor Miss S Abey. Councillor Miss S Miller attended in her place.

## **4. DECLARATIONS OF INTEREST**

Councillor Miss K Hinton – P15/S1382/HH – 1 Billings House, Singers Lane and P15/S0844/HH - Personal.

Councillor Miss S Miller – P15/S0844/HH – 81 Reading Road – Personal and Pecuniary.

The Town Clerk reminded members that only disclosable pecuniary interests needed to be declared.

The Mayor queried whether membership of the planning committee at SODC meant that she should abstain from voting on planning applications. The Town Clerk advised that as long as the Mayor was not campaigning for or against the applications, a district councillor was entitled to speak and vote on any planning application in their capacity as a town councillor.

## **5. PUBLIC PARTICIPATION**

*Robert Edwards, Upper Culham Farm* – spoke on behalf of the developer for application P15/S1166/FUL White Lodge, Normanstead. He informed the meeting that he had CGI images available to view if desired. He stated that the architect had contacted the relevant neighbour with regard to the development and had allowed for privacy and increased screening to help the neighbours at the rear. The current property does not have a drive in, drive out access, but the replacement proposals allow for this. He said that the building fitted in with the surrounding area and the design had been inspired by the existing properties.

A member enquired about whether covenants on the property had been addressed.

Mr Edwards replied that he recalled two restrictions, firstly that the existing property could not be replaced with two separate properties. Secondly, that there was a covenant on the materials to be used. This would be covered when planning permission had been granted.

Concern was expressed as to whether details raised in the neighbours' comments on the SODC website had been addressed.

Mr Edwards stated that one neighbour had represented several family members in the Close and that concerns regarding a gap in the hedge had been responded to. When pressed, he was unable to confirm that all the points raised by neighbours had been addressed.

## 6. **MINUTES**

The Minutes of the Meeting of the Planning Committee held on 21 April 2015 were received, approved and signed by the Chairman, Councillor D Nimmo Smith as a true record.

Councillor Miss S Miller left the meeting and took no part in the consideration of application P15/S0884/HH – 81 Reading Road.

## 7. **PLANS** (amended)

**P15/S0301/HH**

**39 Albert Road (Other)**

Erection of part two storey part single storey rear extension (As amended by revised plans accompanying agent's email dated 9<sup>th</sup> April 2015).

For: Mr and Mrs S & P Erceg

HTC Observation:

10.03.15 – Recommend Approval. Appropriate development.

**OBSERVATION:**

**Reiterate Approval**

**P15/S0306/FUL**

**Land to rear of 16-18 Hart Street (Minor)**

Change of use of upper floors of former nightclub into 1 x 2 bed flat and 1 x 3 bed flat and associated external alterations and including external alterations to ground floor as previously approved under planning application P14/S1882/FUL (as amended by revised plans accompanying agent's emails dated 16<sup>th</sup> and 17<sup>th</sup> April 2015).

For: Hart Street Ltd

HTC Observation

10.03.15 – Recommend Approval subject to the views of the Conservation Officer.

**OBSERVATION:**

**Reiterate Approval**

**P15/S0307/LB**

**Land to rear of 16-18 Hart Street (Other)**

Internal and external alterations to facilitate conversion of upper floors of former nightclub into 1 x 2 bed flat and 1 x 3 bed flat. External alterations to ground floor as previously approved under planning application P14/S1883/LB (as amended by revised plans accompanying agent's emails dated 16<sup>th</sup> and 17<sup>th</sup> April 2015).

For: Hart Street Ltd

HTC Observation

10.03.15 – Recommend Approval subject to the views of the Conservation Officer.

**OBSERVATION:**

**Reiterate Approval**

*Councillor Miss S Miller left the room at 6:46pm*

**P15/S0884/HH**            **81 Reading Road (Other)**  
Proposed part single and part two storey rear extension  
(as amended 2015-05-7 to reduce the width of the two  
storey element).  
For: Mrs S Miller

HTC Observation        21.04.15 – Recommend Approval as there are no  
neighbours complaints logged, however some members  
were concerned that there might be light or privacy issues  
to numbers 79 and 83.

**OBSERVATION:**        **Reiterate Approval**

*Councillor Miss S Miller returned to the room at 6:49pm*

## **8. PLANS (New)**

**P15/S1040/LB**            **Nuffield House, 25 Fairmile (Other)**  
Would like to replace kitchen door (in new extension 2003)  
with an identical door but opening as a stable door i.e. in 2  
halves. Lower part wood, upper part glass as per diagram.  
Double glaze thinner than that allowed in the rest of the  
adjacent windows. Please see attached plots/project  
specification.  
For: Mrs E J Wilkinson

**OBSERVATION:**        **Recommend Approval**

**P15/S1064/HH**            **Fairmile Cottage, Fairmile (Other)**  
Replacement of garage and stores with double garage  
stores, first floor studio and potting shed  
For: D Thatcher

**OBSERVATION:**        **Recommend Approval. Concern that washing  
provision in first floor studio is unclear as the studio  
could be used for residential purposes.**

**P15/S1070/HH**            **1 Wootton Road (Other)**  
New single storey garage.  
For: Mr R Jackson

**OBSERVATION:**        **Recommend Approval**

**P15/S1072/HH**            **Lucknow, Elizabeth Road (Other)**  
New rear and side extensions to existing house and  
replacement of existing garage.  
For: Mr G Michael

**OBSERVATION:**        **Recommend Approval subject to the provisions listed  
by No. 63 Elizabeth Road on the SODC website:**

- i)        That the triangular window in the North  
elevation be obscured, non-opening glass**
- ii)       That there be no further windows above ground  
floor level in the North elevation**

- P15/S1073/LB**      **11 Church Street (Other)**  
 Internal alterations and refurbishment works including:
1. Refurbishment of the Kitchen
  2. Refurbishment of the Bathroom
  3. Re-plastering of the Bathroom
  4. Erection of a Party Wall within the Loft area
  5. Enlargement of the Loft Hatch
  6. Electrical rewiring and new lighting to ensure the Property complies with Building Regulations
- For: Miss L Seabrook
- OBSERVATION:**      **It was noted that approval had already been granted for this application.**
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- P15/S1079/HH**      **Old Paddock, Gillotts Lane (Other)**  
 Front and Rear single storey extensions and new raised roof to create additional first floor accommodation.  
 For: Mr T Richardson
- OBSERVATION:**      **Recommend Refusal. The development is considered to be over-development, bulky and there is concern about the loss of trees. There are also privacy and loss of amenities issues for the neighbours.**
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- P15/S1089/LB**      **Falaise House, 37 Market Place (Listed Building Consent)**  
 Change paint colour of existing front door, gates and rear back door from Dark Red to Black Gloss.  
 For: Mrs K Conroy
- OBSERVATION:**      **Recommend Approval**
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- P15/S1092/HH**      **4 Nicholas Road (Other)**  
 Side extension and rear conservatory.  
 For: Mr M Barrow
- OBSERVATION:**      **Recommend Approval**
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- P15/S1131/HH**      **33 St Andrews Road (Other)**  
 Replacement of Second Floor casement windows, addition of rooflight, changes to planned gate and fence.  
 For: Mr J Fielder
- Response from Highways Authority**  
 OCC recommends that the application should be refused due to the reduction in parking spaces and because the remaining parking spaces do not meet current parking standards.
- OBSERVATION:**      **Recommend Refusal following comments from the Highways Authority.**

- P15/S1156/HH**      **3 Niagara Road (Other)**  
 1) Erection of 2ft (61cm) fence over top of existing brick boundary wall between gardens of Nos 3 & 2 Niagara Road. 2) Erection of fence of same height, design and materials along rear garden wall, to meet boundary fence with No 4 next door. 3) Erection of replacement gate in existing gateway in rear wall. (Retrospective)  
 For: Mr J Bates  
**OBSERVATION:**      **Recommend Refusal due to loss of light and being unneighbourly.**
- P15/S1160/HH**      **40 Elizabeth Road (Other)**  
 The proposed works include a ground floor and first floor extension to the rear and side. Ridge height to remain as existing.  
 For: Mr S Leathers  
**OBSERVATION:**      **Recommend Approval**
- P15/S1166/FUL**      **White Lodge, Normanstead (Minor)**  
 Demolition of existing dwelling and erection of new house and garage.  
 For: Oraclemarker Ltd  
**OBSERVATION:**      **Recommend Refusal. This is on the grounds of over-development (double the footprint and proposed two storey not single storey), overlooking and loss of privacy for neighbours and out of keeping with the existing character of the area.**
- P15/S1170/HH**      **32 Berkshire Road (Other)**  
 Erect a two storey side and rear extension, also a single storey rear extension block paving to the front of the property for off road parking dropping kerb and moving for lamppost to the front of the property also constructing a porch to the front of the property.  
 For: Mrs L Hawkins  
**OBSERVATION:**      **Recommend Refusal. This is due to loss of light and over-development.**
- P15/S1199/FUL**      **14 Queen Street (Other)**  
 Variation of condition 2 of planning permission P14/S1368/HH.  
 Rear single storey glass roof extension and loft conversion with a dormer window and 2 roof lights to rear.  
 For: Mr V O'Shea  
**OBSERVATION:**      **Recommend Approval**
- P15/S1227/HH**      **12 Wyndale Close (Other)**  
 Ground Floor Extension.  
 For: Mr and Mrs W King  
**OBSERVATION:**      **Recommend Approval**

<b>P15/S1254/HH</b>	<p><b>31 Damer Gardens (Other)</b>  New porch entrance, timber cladding to front elevation to replace existing cladding, rear single storey extension to provide kitchen dining room  For: Mr and Mrs Rosi</p> <p><b><u>OBSERVATION:</u></b> <b>Recommend Refusal. Concern over disproportionate height of roof line causing loss of light and being over-development.</b></p>
<b>P15/S1267/HH</b>	<p><b>79 Reading Road (Other)</b>  Proposed extension to existing dropped kerb.  For: Mrs K Starling</p> <p><b><u>OBSERVATION:</u></b> <b>Recommend Approval subject to Highways Authority</b></p>
<b>P15/S1279/HH</b>	<p><b>46 Queen Street (Other)</b>  Proposed single storey rear extension.  For: Mr and Mrs Pell</p> <p><b><u>OBSERVATION:</u></b> <b>Recommend Approval</b></p>
<b>P15/S1290/HH</b>	<p><b>11 Nicholas Road (Other)</b>  Single storey side extension.  For: Mr C White</p> <p><b><u>OBSERVATION:</u></b> <b>Recommend Refusal due to proximity to boundary and restriction of access for neighbours.</b></p>
<b>P15/S1291/HH</b>	<p><b>7 Leicester Close (Other)</b>  Demolition of rear section of existing garage. New single storey rear extension.  For: Mr and Mrs J Smiley</p> <p><b><u>OBSERVATION:</u></b> <b>Recommend Approval</b></p>
<b>P15/S1299/HH</b>	<p><b>1 Blandy Road (Other)</b>  Erection of single storey side extension with duo pitched roof.  For: Mrs A French</p> <p><b><u>OBSERVATION:</u></b> <b>Recommend Approval</b></p>
<b>P15/S1325/FUL</b>	<p><b>52 Berkshire Road (Minor)</b>  Erection of two new detached dwellings with associated parking amenity space provision. (Amendment to planning permission P14/S2721/FUL).  For: Mr P Everington</p>
<b><u>HTC Observation</u></b>	<p>11.11.15 – Recommend Approval of P14/S2721/FUL. The revised proposal has been reduced in height and bulk with the overall footprint being of a smaller scale. The build design is traditional in style and this is a large corner plot.</p>
<b><u>OBSERVATION:</u></b>	<p><b>Recommend Approval</b></p>

- P15/S1377/FUL**      **Catherine Wheel 7-15 Hart Street (Minor)**  
Proposed internal and external works including new beer garden refurbishment, removal of car parking spaces, new canopy and public house and hotel refurbishment.  
For: JD Wetherspoon PLC
- OBSERVATION:**      **Recommend Refusal. Loss of parking spaces and also impact of noise from extended beer garden on neighbours.**
- P15/S1378/LB**      **Catherine Wheel 7-15 Hart Street (Other)**  
Internal and external works including new beer garden refurbishment, removal of car parking spaces, new canopy and public house and hotel refurbishment.  
For: JD Wetherspoon PLC
- OBSERVATION:**      **Recommend Refusal. Loss of parking spaces and also impact of noise from extended beer garden on neighbours.**
- P15/S1382/HH**      **1 Billings House Singers Lane (Other)**  
Cycle store with deck over.  
For: Mr C Hemsley
- OBSERVATION:**      **Recommend Approval**
- P15/S1437/HH**      **29 Damer Gardens (Other)**  
Erection of a first floor rear extension and a new front porch.  
For: Mr Ogden
- OBSERVATION:**      **Recommend Approval**

9.      **PLANS** (Permitted Development)  
**THE COMMITTEE NOTED** the applications to be undertaken with the benefit of permitted development rights.

10.      **OBJECTIONS / CALL IN APPLICATIONS**

The Committee considered which Councillor should speak at the South Oxfordshire District Council's Planning Committee meeting in the event of an objection and it was **RESOLVED**

**that Councillor D Nimmo Smith attends the South Oxfordshire District Council Planning meeting on behalf of Henley Town Council for application P15/S1079/HH – Old Paddock, Gillotts Lane.  
The application will need to be called-in.**

11.      **DECISION NOTICES**

**THE COMMITTEE NOTED** the report on the decision notices received from SODC.

12.      **TREE PRESERVATION ORDER**

**THE COMMITTEE APPROVED** the Tree Preservation Order Number 7/2015.



**13. COMMUNITY INFRASTRUCTURE LEVY (CIL)  
MODIFICATIONS TO CHARGING SCHEDULE**

**THE COMMITTEE CONSIDERED** the report from the Town Clerk on South Oxfordshire District Council's reply to the HTC response on the CIL Draft Charging Schedule. The committee agreed that in view of Wokingham's CIL charge being set at £365, representation should be made to the Examiner to further state Henley's case for a higher CIL charge. It was **RESOLVED**

**that Councillor S Gawrysiak and Councillor D Nimmo Smith prepare a response and make representation to the Examiner.**

The meeting closed at 7.47pm.

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Chairman