

Present: Councillor D Hinke, Chairman
Councillor M Akehurst, Vice Chairman,
Councillor D Clenshaw
Councillor Miss S Evans
Councillor Mrs E Hodgkin
Councillor D Silvester
Councillor S Gawrysiak, Mayor (ex-officio)

In Attendance: Mrs N Taylor – Senior Committee Administrator
Mrs B Walker – Committee Administrator / Minute Taker

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

85. APOLOGIES

Apologies for absence were received from Councillors
Miss L Hillier and Ms L Meachin.

86. DECLARATIONS OF INTEREST

None.

87. PUBLIC PARTICIPATION

None

88. MINUTES

The Minutes of the Meeting of the Planning Committee held on 8 October 2013
were approved and signed as a true record by the Chairman,
Councillor D Hinke.

89. PLANS (amended)

P13/S2186/HH

12 Hamilton Avenue (Other – South Ward –JW, WH)
Removal of existing wall and replacement with new
wall and gate to front of property with a maximum pillar
height of 1.75 metres. (Amended plan received 1
October 2013).

For: Mr R Goodliffe

HTC Observation

03.09.13 Recommend Refusal due to the austerity of
the appearance and height of the wall and fence, and
conflict with the existing street scene.

OBSERVATION:

**Noted. This application was approved by SODC
on 25 October 2013.**

P13/S2607/HH **147 Reading Road** (Other – South Ward –JW, WH)
Single storey rear extension and loft conversion with rear facing dormer windows (as amended by agent's email and plans received 16 October 2013).
For: Mr K Matoski

HTC Observation 03.09.13 Recommend Refusal due to over development as the windows are too large causing privacy issues for neighbours and the use of inappropriate materials in a Conservation Area.

OBSERVATION: **Reiterate previous views. Recommend Refusal. This application is un-neighbourly on grounds of privacy and the use of inappropriate materials in a Conservation Area.**

P13/S2902/HH **16 Park Road** (Other – South Ward – JW, WH)
Erection of single storey rear extension (as amended by applicant's email and accompanying plans dated 7 October 2013).
For: Ms D Yarrow

HTC Observation 08.10.13 Recommend Approval.

OBSERVATION: **Recommend Approval.**

90. **PLANS (new)**
P13/S2979/MPO **Chalcraft Close** (Other – North Ward – JB, EH)
Modification of planning obligation reference 85S10 dated 22 August 1985.
For: Mr & Mrs G Langton

OBSERVATION: **Recommend Approval.**

P13/S2996/HH **10 Makins Road** (Other – South Ward – JW, WH)
Demolition of existing conservatory and the construction of a single storey extension to the rear of the property. Construction of a single storey porch to the front door.
For: Mrs F Franks

OBSERVATION: **Recommend Approval. The site is large and can accommodate the proposal without any infringement on neighbouring properties.**

Councillor D Clenshaw abstained from voting on the following application only.

P13/S3026/HH **Burbank House, Peppard Lane** (Other – South Ward –JW, WH)
Demolition of existing garaging and extension of dwelling to form two-storey house, with detached double garage and new entrance.
For: Mr & Mrs Smith

OBSERVATION: **Recommend Refusal. The application is overlooking a neighbour and therefore taking away their privacy in their garden.**

6.57pm Councillor Mrs E Hodgkin joined the meeting.

P13/S3030/FUL **Phyllis Court Club, Phyllis Court Drive** (Minor – North Ward – JB, EH)
Alterations to listed building including partial demolition of single storey part, removal of façade glazing, decking and canvas roof covering. New roof and extensions to single storey part. New glazed façade to upper deck and replacement of lower deck glazing, new curved roof, new decking and services. Two storey extension to west elevation incorporating two lift towers. Alterations to access way. This application is resubmission following previously approved scheme P12/S2279/FUL and P12/S2280/LB
For: Mr G Fielding

OBSERVATION: **Recommend Approval.**

P13/S3031/LB **Phyllis Court Club, Phyllis Court Drive** (Minor – North Ward – JB, EH)
Alterations to listed building including partial demolition of single storey part, removal of façade glazing, decking and canvas roof covering. New roof and extensions to single storey part. New glazed façade to upper deck and replacement of lower deck glazing, new curved roof, new decking and services. Two storey extension to west elevation incorporating two lift towers. Alterations to access way. This application is resubmission following previously approved scheme P12/S2279/FUL and P12/S2280/LB
For: Mr G Fielding

OBSERVATION: **Recommend Approval.**

P13/S3069/HH **Old Bell House, 9 Northfield End** (Other – North Ward – JB, EH)
1) Construction of garden room extension which includes replacement of existing conservatory.
2) Internal alteration at ground, first and second floor level. Removal of study structure and insertion of double doors to rear of garage.
3) New French doors to rear of drawing room.
For: Mr A Simmons

OBSERVATION: **Recommend Approval.**

P13/S3070/LB **Old Bell House, 9 Northfield End** (Other – North Ward – JB, EH)
1) Construction of garden room extension which includes replacement of existing conservatory.

2) Internal alteration at ground, first and second floor level. Removal of study structure and insertion of double doors to rear of garage.
3) New French doors to rear of drawing room.
For: Mr A Simmons

OBSERVATION: **Recommend Approval.**

P13/S3075/HH **56 Berkshire Road** (Other – South Ward –JW, WH)
2 storey rear extension.
For: Mr J Day

OBSERVATION: **Recommend Approval.**

P13/S3078/A **Peruvian Connection, 47 Bell Street** (Other – North Ward – JB, EH)
Installation of single letters to existing fascia and new projecting sign.
For: Gerry Weber UK Limited

OBSERVATION: **Recommend Refusal. Inappropriate materials on a listed building in a conservation area. This is a Grade II Listed Building and any changes should try to restore it to its original state.**

P13/S3092/FUL **196 Greys Road** (Minor – South Ward –JW, WH)
Demolition of existing dwelling. Erection of 2 detached dwellings.
For: Mr R Roy

OBSERVATION: **Recommend Refusal. Overdevelopment and un-neighbourly due to its size. This is back land development and does not fit with the present streetscape.**

P13/S3100/HH **41B St Andrews Road** (Other – South Ward – JW, WH)
Proposed two storey front extension. (Re-submission of withdrawn application P13/S2103/HH)
For: Mr & Mrs Powell

OBSERVATION: **Recommend Refusal. Issues of loss of light for neighbours, overdevelopment, an adverse impact on the conservation Area opposite and would have a detrimental impact on the street scene.**

P13/S3116/HH **36 Albert Road** (Other – South Ward – JW, WH)
Erection of 2 storey rear extension.
For: Mr R Moody

OBSERVATION: **Recommend Refusal. The application is overdevelopment of the site, and un-neighbourly due to the two storey nature of the proposal in a terraced row**

P13/S3122/LB **42 Hart Street** (Other – North Ward – JB, EH)
1. Small extension to the rear of the property to provide porch area.
2. New conservation rooflight to proposed first storey bathroom.
3. Other internal alterations include the extensive stripping out of modern partition walls and the construction of a first floor gallery with a symmetrical double staircase to access.
4. New staircase to provide ease of access to the loft space.
5. Striping out of all existing staircases.
6. Raise floor level of second storey over proposed study and bathroom, to be level with adjacent loft space.
For: Ms M Harrison

OBSERVATION: **Recommend Approval. The application would improve this Grade II Listed Building.**

P13/S3128/HH **Northfield Cottage, 36 Northfield End** (Other – North Ward – JB, EH)
Erection of detached garage.
For: Mr & Mrs R Assersohn

OBSERVATION: **Recommend Approval. The Committee commended the applicant for the use of natural materials in the proposed use of timber doors**

P13/S3143/HH **162 Reading Road** (Other – South Ward – JW, WH)
Conversion of the loft space into a bedroom with natural light provided by a rear dormer and roof light.
For: Mr G Lawrence

OBSERVATION: **Recommend Approval.**

Councillor Mrs E Hodgkin abstained from voting on the following application only.

P13/S3148/HH **70 Reading Road** (Other – South Ward – JW, WH)
Demolition of existing single storey rear part of house and erection of a single storey side and rear extension.
For: Mr P Williams

OBSERVATION: **Recommend Approval. The Committee noted the use of appropriate material in the proposed wooden windows and the application was in keeping with neighbouring properties.**

Councillor D Clenshaw abstained from voting on the following application only.

P13/S3193/FUL Orchard Farm, Fairmile (Other - North Ward – JB, EH)

Change of use from D1 (former day nursery) to C3 (3 bedroom bungalow).

For: Mr N Ctorvin

OBSERVATION: Recommend Refusal. New residential dwellings in the AONB should be discouraged.

91. 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 D Silvester represents the Town Council at the SODC planning meeting and speaks on the Council's behalf against applications **P13/S3092/FUL – 196 Greys Road** and **P13/S3193/FUL – Orchard Farm, Fairmile.**

92. PLANNING APPLICATION BY OXFORDSHIRE COUNTY COUNCIL

The Committee received the Oxfordshire County Council Planning application R3.0138/13, Old Trinity School, Greys Hill, Henley, RG9 1SJ Replacement of windows and rooflights at Old Trinity School. The Committee made the following observation:

OBSERVATION: Recommend Approval. Subject to the use of appropriate materials in a conservation area.

93. NOTICE OF CONFIRMATION OF PUBLIC PATH ORDER

The Committee noted the attached notification regarding the Public Foot Path Order regarding Land adjacent to 23 Haywards Close.

The meeting closed at 7.25pm

bw/jb

Chairman