



HENLEY-ON-THAMES
TOWN COUNCIL

Town Hall
Market Place
Henley-on-Thames
Oxfordshire
RG9 2AQ

Tel 01491 576982

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www.henleytowncouncil.gov.uk

**COUNCILLORS ARE HEREBY INVITED TO ATTEND A
MEETING OF
THE PLANNING COMMITTEE
TO BE HELD ON
TUESDAY 15 OCTOBER 2019 AT 6:30PM
IN THE COUNCIL CHAMBER, TOWN HALL
HENLEY ON THAMES**

A handwritten signature in cursive script that reads "Sheridan".

Sheridan Jacklin-Edward
Town Clerk
9 October 2019

MEMBERSHIP: Chairman, The Mayor, Councillor Ken Arlett
Vice Chairman Councillor Michelle Thomas
Councillor Ian Clark
Councillor Donna Crook
Deputy Mayor, Councillor David Eggleton
Councillor Stefan Gawrysiak
Councillor Laurence Plant
Councillor Rob Romans

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 pecuniary 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

TO APPROVE the Minutes of the Meeting of the Planning Committee held on 24 September 2019. (Previously circulated)

5. **PLANS** (Amended)
P19/S2242/FUL **Garages behind 16-18 New Street Henley on Thames RG9 2BT** (Full Application)
For: Ms Joyce Lockyer
Demolition of four existing garages. Construction of two new garages in place of one large corner garage. Refurbishment of and new doors to retained, gabled garage. (As amended by plan received 7 October 2019 to demonstrate rear elevation).
Plans: [Garages behind 16-18 New Street](#)
HTC Observations: **03.09.19** - Recommend approval
6. **PLANS** (New)
P19/S2074/HH **11 Adam Court Henley on Thames Oxon RG9 2BJ** (Householder)
For: Mrs Antonia Griffiths
Single storey rear lean-to extension.
Plans: [11 Adam Court](#)
- P19/S2247/FUL** **Nationwide Building Society 13 Market Place Henley on Thames RG9 2AA** (Full Application)
For: Mr Jonathan Morris c/o Barnwood Shopfitting Ltd
Replacement of existing Fascia, projecting signage, works to include the preparation and decoration of existing shopfront
Plans: [Nationwide Building Society 13 Market Place](#)
- P19/S2248/A** **Nationwide Building Society 13 Market Place Henley on Thames RG9 2AA** (Advertisement Consent)
For: Mr Jonathan Morris c/o Barnwood Shopfitting Ltd
Replacement of existing Fascia, projecting signage, works to include the preparation and decoration of existing shopfront
Plans: [Nationwide Building Society 13 Market Place](#)
- P19/S2250/LB** **Nationwide Building Society 13 Market Place Henley on Thames RG9 2AA** (Listed Building Consent)
For: Mr Jonathan Morris
Prepare and decorate existing shopfront and fix new non illuminated fascia and projecting sign all to replace existing
Plans: [Nationwide Building Society 13 Market Place](#)
- P19/S2349/FUL** **Albert Court 345 Reading Road Henley on Thames RG9 4HE** (Full Application)
For: Yourlife Management Services Ltd
Single storey ground floor orangery extension to existing communal lounge.
Plans: [Albert Court 345 Reading Road](#)
- P19/S2566/HH** **177 Reading Road Henley on Thames RG9 1DP** (Householder)
For: Med Care Home Services Limited
Conversion of garage into a bedroom
Plans: [177 Reading Road](#)

- P19/S2763/LB** **7 Hop Gardens Henley on Thames RG9 2EH** (Listed Building Consent)
For: Soha Housing Ltd
 Replacement windows and doors in the same style and timber finish to match existing.
 Plans: [7 Hop Gardens](#)
- P19/S2895/LB** **21-23 Hart Street Henley on Thames Oxon RG9 2AR** (Listed Building Consent)
For: Omnitrade Ltd / Stuart Goldstein Consultancy
 Internal alterations and decorations: Removal of studwork partitions (except for the end one). Replacement wall mounted A/C, reconfiguration of kitchen and W.C's, alterations to banister and handrail, removal of C/H, re-instating plasterboard ceiling in ground floor office to increase ceiling height and replacement of existing external A/C condensers.
 Plans: [21-23 Hart Street](#)
- P19/S2896/FUL** **The Courtyard Suite 21-23 Hart Street Henley on Thames RG9 2AR** (Full Application)
For: Omnitrade Ltd / Stuart Goldstein Consultancy
 Internal alterations and decorations: Removal of studwork partitions (except for the end one). Replacement wall mounted A/C, reconfiguration of kitchen and W.C's, alterations to banister and handrail, removal of C/H, re-instating plasterboard ceiling in ground floor office to increase ceiling height and replacement of existing external A/C condensers.
 Plans: [The Courtyard Suite 21-23 Hart Street](#)
- P19/S2905/LB** **50 Market Place Henley-On-Thames RG9 2AG** (Listed building Consent)
For: Mrs Carol Wallace
 Minor Amendment to extant Planning Permission/Listed Building Consent Application Nos: P19/S0507/HH and P19/S0509/LB; proposed french doors amended from painted hardwood framed to powder coated metal framed with increased width opening.
 Plans: [50 Market Place](#)
- P19/S2947/HH** **12 Coldharbour Close Henley on Thames Oxon RG9 1Qf** (Householder)
For: Mr Richard Stevenson
 Proposed loft conversion with new rear dormer window and two velux windows to the front.
 Plans: [12 Coldharbour Close](#)
- P19/S2966/FUL** **2-4 Bell Street Henley on Thames RG9 2BG** (Full Application)
For: Cote Restaurants Ltd c/o Agent Pegasus Group
 Change of use of Class A1 shop to Class A3 restaurant.
 Plans: [2-4 Bell Street](#)

- P19/S2981/HH** 38 Vicarage Road Henley-On-Thames RG9 1HW
(Householder)
For: Mrs Laura Nixon c/o Centrespace Design Llp
Demolition of the existing rear sun room and construction of new single storey rear extension.
Plans: [38 Vicarage Road](#)
- P19/S2986/HH** **23 Fairmile Henley on Thames RG9 2JR** (Householder)
For: Mr & Mrs B Eastick
Demolition of existing glazed link and construction of a new, larger glazed link between main house and ancillary accommodation.
Plans: [23 Fairmile](#)
- P19/S2987/LB** **23 Fairmile Henley on Thames RG9 2JR** (Listed Building consent)
For: Mr & Mrs B Eastick c/o Carroll Architects and Surveyors
Demolition of existing glazed link and construction of a new, larger glazed link between main house and ancillary accommodation.
Plans: [23 Fairmile](#)
- P19/S3019/HH** **23 Thameside Henley on Thames RG9 2LJ** (Householder)
For: Mr Beadle c/o Spratley & Partners
Roof top extension and terrace
Plans: [23 Thameside](#)
- P19/S3020/LB** **23 Thameside Henley on Thames RG9 2LJ** (Listed Building Consent)
For: Mr Beadle c/o Spratley & Partners
Roof top extension and terrace
Plans: [23 Thameside](#)
- P19/S3025/FUL** **30-30A Bell Street Henley on Thames RG9 2BA** (Full Application)
For: Mrs Giles C/o Agent Purple Architects Ltd
Modification to existing shopfront.
Plans: [30-30A Bell Street](#)
- P19/S3049/HH** **25 Crisp Road Henley on Thames RG9 2EN** (Householder)
For: Mr & Mrs Dias
Single storey front extension
Plans: [25 Crisp Road](#)
- P19/S3057/LB** **Rupert House School 90 Bell Street Henley on Thames RG9 2BN** (Listed Building Consent)
For: Mr Adriaan Wijsveld c/o Reade Signs Limited
External school fascia signage.
Plans: [Rupert House School 90 Bell Street](#)

7. OBJECTIONS / CALL IN APPLICATIONS

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

8. DECISION NOTICES

TO RECEIVE and **NOTE** the report on the decision notices received from SODC.

9. CERTIFICATE OF LAWFUL DEVELOPMENT

TO NOTE a Certificate of Lawful Development:

P19/S3002/LDP

133 Greys Road Henley-on-Thames RG9 1TE (Certificate of Lawful Development)

For: Mr Oliver Mahony

Loft conversion of existing dwelling comprising full width flat roof dormer and rooflight to principal elevation; 2 new rooflights to kitchen extension; new window fitted with obscure glass to side elevation; existing chimney stack to be raised approx 300mm; internal alterations

Plans: [133 Greys Road](#)

10. TREE PRESERVATION ORDER NO.19S17

TO CONSIDER two tree preservation orders;

- i. The car park at Henley Railway Station, Station Road, Henley on Thames, Oxfordshire RG9 1AY. SODC have decided to protect the trees in question by means of this Tree Preservation Order. Comments to be submitted no later than 16 October 2019. (Document attached)
- ii. Tree Tops at Harpsden Way, Henley on Thames RG9 1NS. SODC have decided to protect the trees by means of this tree preservation order. Comments are to be submitted no later than 24 October 2019. (Document attached)

List of Decision Notices - Planning Committee 15 October 2019
(Papers available in Information Centre)

PLANNING PERMISSION - GRANTED

P19/S2038/HH

Windermere 10 Hamilton Avenue Henley on Thames RG9 1SH

(Householder)

For: Mr & Mrs Harvey c/o Lapd Ltd

Proposal:

Demolition of existing garage and replacement with single storey side extension, and widening of driveway. (As amended by plans received 11 September 2019 omitting first floor side extension, and converting loft space using permitted development rights).

Plans: [Windermere 10 Hamilton Avenue](#)

HTC Observation:

16.07.19 - Recommend approval

P19/S2095/FUL

25 Thameside Henley on Thames RG9 2LJ (Full Application)

For: Mr B Islam

Proposal:

Change of Use of first floor from C4 (staff accommodation) to Sui Generis (staff accommodation for 8 people) utilising existing living accommodation and office without alteration, and amalgamation of the existing bathroom and store room to form two shower rooms.

Plans: [25 Thameside](#)

HTC Observation:

06.08.19 - Recommend approval

P19/S2103/HH

Temple View 54a Berkshire Road Henley on Thames RG9 1NA

(Householder)

For: Mrs Jean Brawn c/o Agent JPPC

Proposal:

Proposed erection of a single storey garden building.(as amended by landscaping scheme received 30 August 2019).

Plans: [Temple View 54a Berkshire Road](#)

P19/S2104/HH

8 Cooper Road Henley on Thames RG9 2ES (Householder)

For: Mr Paul O Hagan

Proposal:

Replacement of the existing conservatory with a single storey rear extension. Garage conversion to habitable room incorporating single storey front extension.

Plans: [8 Cooper Road](#)

HTC Observation:

20.08.19 - Recommend approval

<u>P19/S2327/FUL</u>	<p>Land adjacent to 6 Farm Road Henley on Thames RG9 1EJ (Full Application)</p> <p><i>For:</i> Newgate (Henley) Ltd c/o Agent JPPC Chartered Town Planners</p> <p>Variation of condition 2 (approved plans) on application P18/S3314/FUL to allow the insertion of rooflights to the permitted dwellinghouses and formation of an additional room within the roof void. (Erection of pair of semi-detached houses and garage block including flat)</p> <p>Plans: Land adjacent to 6 Farm Road</p>
Proposal:	
HTC observation:	20.08.19 - Recommend approval
<u>P19/S2333/HH</u>	<p>10 Highlands Lane Rotherfield Greys RG9 4PR (Householder)</p> <p><i>For:</i> Mr O'Neill</p> <p>Demolition of existing conservatory and downstairs bathroom; erection of a two-storey side extension; roof conversion including rear facing dormer windows; alterations to existing driveway. (Amended plan submitted 1 October 2019 showing alterations to parking).</p> <p>Plans: 10 Highlands Lane</p>
Proposal:	
HTC Observations:	03.09.19 - Recommend approval subject to Highways concerns being resolved.
<u>P19/S2404/HH</u>	<p>5 Putman Place Henley on Thames RG9 1BZ (Householder)</p> <p><i>For:</i> Ms L Sherriff</p> <p>Upgrade of existing conservatory, together with new roof.</p> <p>Plans: 5 Putman Place</p>
Proposal:	
HTC Observation:	03.09.19 - Recommend approval
<u>P19/S2425/HH</u>	<p>8 Wilson Avenue Henley-on-Thames RG9 1ET (Householder)</p> <p><i>For:</i> Mr A Downing</p> <p>Demolition of existing conservatory; erection of single-storey rear extensions.</p> <p>Plans: 8 Wilson Avenue</p>
Proposal:	
HTC Observation:	20.08.19 - Recommend approval
<u>P19/S2429/FUL</u>	<p>22 Market Place Henley on Thames RG9 2AH (Householder)</p> <p><i>For:</i> Harrods Harrods</p> <p>Refurbishment of existing shop unit and material change of use from a Retail A1 unit (with ancillary Office B1) to a mixed Retail/Cafe A1/A3 use.t. A new area of seating is to be provided externally (revised plans received 1st October 2019, omitting external heaters and clarifying external details)</p> <p>Plans: 22 Market Place</p>
Proposal:	
HTC Observations:	24.09.19 - Recommend approval subject to the removal of the external heaters due to environmental concerns and energy usage. And subject to the hanging signage being of wood and painted lettering (not applicable to window and fabric signage) Permission will need to be granted by Henley Town Council for the outside seating as on Town Council land.

P19/S2466/FUL

Barngarth Gravel Hill Henley on Thames RG9 1TP (Full Application)

For: Mrs C Jones c/o Richard Davey Design

Proposal:

Variation of condition 2 - Approved plans on application P19/S0243/FUL for changes including reduction in window widths, internal layout changes, overall height reduced, building length and width to suit brick dimensions. (Construction of a new 3 bedroom Chalet/Bungalow)

Plans: [Barngarth Gravel Hill](#)

HTC Observations: **03.09.19** - Recommend approval

PLANNING PERMISSION – REFUSED

P19/S1171/FUL

Henley Joinery Farm Road Henley on Thames RG9 1EJ (Full Application)

For: Jamie Smith Estates Ltd c/o Agent JPPC- Chartered Town Planners

Proposal:

Redevelopment of joinery workshop, storage buildings and yard to provide 2 x two-bedroom semi-detached dwellings and 1 x one-bedroom detached dwelling (height and footprint of Plot 3 reduced and garden and parking areas altered and rear garden depths of Plots 1 & 2 increased as shown on amended plans received 9th August 2019).

Plans: [Henley Joinery Farm Road](#)

HTC Observations: **23.04.19** - Recommend approval

16.07.19 - Recommend refusal due to the change of use and loss of commercial buildings within Henley on Thames which is a real concern of Henley Town Council. Recommend refusal also on safety concerns over access on to the road with the visibility splay being insufficient. Highways officers concerns highlight this. HTC also have concerns over the development being unneighbourly.

03.09.19 - Recommend approval

P18/S2362/FUL

Hallmark House Station Road Henley on Thames RG9 1AY (Full Application)

For: Rissance Limited

Proposal:

Extension to existing building (benefiting from PDR B1 to C3 under P18/S0840/PDO) to provide 5 additional residential apartments, including new fenestration and other external finishes described on the plans (Revised plans and Design and Access Statement received 14th May 2019, incorporating the following changes: Alteration to the building form, removing part of the parapet wall nearest the Imperial Hotel and greater set back at top floor accommodation Creation of live/work meeting space at ground floor level and relocation of bike store to the rear of the building Extension of side bay window area and addition of timber fins Alterations to fenestration detail at ground floor level)

Plans: [Hallmark House Station Road](#)

HTC Observations:

10.10.18 – Recommend refusal on grounds of overintrusive, unneighbourly design being too high and over imposing, too close to neighbours at the rear and the mass being too great for the area.
15.01.19 - Recommend refusal on the same grounds as before as unneighbourly, overdeveloped, mass too great which will create loss of light. HTC Planning Committee have overlooking concerns even with a condition on the rear windows to protect privacy. The development is uncharacteristic and the area would be better suited to a pitched roof design which would be generally more in keeping.
04.06.19 - Recommend refusal due to design and character being overbearing in the context of the setting and creating a dominant presence even with the current amendments.

P18/S3944/HH

9 Gravel Hill Henley on Thames RG9 2EF (Householder)

(Householder)

For: Mr Michael Sharp

Proposal:

Single storey rear extension and replacement of sanitary fittings internally. (Amended by plan 920.2 Rev B to remove the insertion of rooflights to the rear of the property).

Plans: [9 Gravel Hill](#)

HTC Observations:

15.01.19 - Recommend refusal. The proposal is unneighbourly, creates overlooking, is overbearing for the small size plot, and would create light pollution from the glazed roof area of the extension. There is high concern over the historic integrity of the medieval property with any amendments to its fabric. There would be damage to the fabric and archeology of the building if this application were to be granted.
16.07.19 - Recommend Refusal on the same grounds as the original application. It was noted the amendment had taken out the roof lights and not addressed any of the other concerns with being unneighbourly, overlooking, bulk of the proposal intruding into the neighbouring yard and light pollution that would be created from the roof lights in the proposed dining area.

LISTED BUILDING CONSENT – REFUSED

P18/S3945/LB **9 Gravel Hill Henley on Thames RG9 2EF** (Listed building Consent)

For: Mr Michael Sharp

Proposal: Single storey rear extension and replacement of sanitary fittings internally. (Amended by plan 920.2 Rev B to remove the insertion of rooflights to the rear of the property).

Plans: [9 Gravel Hill](#)

HTC Observation: **15.01.19** - Recommend refusal. The proposal is unneighbourly, creates overlooking, is overbearing for the small size plot, and would create light pollution from the glazed roof area of the extension. There is high concern over the historic integrity of the medieval property with any amendments to its fabric. There would be damage to the fabric and archeology of the building if this application were to be granted.
16.07.19 - Recommend Refusal on the same grounds as the original application. It was noted the amendment had taken out the roof lights and not addressed any of the other concerns with being unneighbourly, overlooking, bulk of the proposal intruding into the neighbouring yard and light pollution that would be created from the roof lights in the proposed dining area.

CONSENT TO DISPLAY ADVERTISEMENTS

P19/S2424/A **22 Market Place Henley on Thames RG9 2AH** (Consent to display advertisements)

For: Harrods

Proposal: New illuminated fascia sign, branded canopy, vinyl printed logos, cafe barriers and reused hanging sign with new banded signage.

Plans: [22 Market Place](#)

HTC Observations: **24.09.19** - Recommend approval subject to the removal of the external heaters due to environmental concerns and energy usage. And subject to the hanging signage being of wood and painted lettering (not applicable to window and fabric signage) Permission will need to be granted by Henley Town Council for the outside seating as on Town Council land.

LISTED BUILDING CONSENT – GRANTED

P19/S2097/LB **25 Thameside Henley on Thames RG9 2LJ** (Listed Building Consent)

For: Mr B Islam

Proposal: Change of Use of first floor from C4 (staff accommodation) to Sui Generis (staff accommodation for 8 people) utilising existing living accommodation and office without alteration, and amalgamation of the existing bathroom and store room to form two shower rooms.

Plans: [25 Thameside](#)

HTC Observation: **06.08.19** - Recommend approval

P19/S2202/LB

26 Thameside Henley on Thames RG9 2LJ (Listed Building Consent)

For: Mr Chris Forgie

Proposal:

External and internal alterations - Internal : Installation of four partition walls with timber stud/plasterboard and glazed toughened glass panels to create office space (ground floor) and meeting room (1st floor).and new steel stair balustrade and handrail with toughened glass panels. External: Paint Existing Entrance and Door frames - Black/Dark Grey (as per visuals attached), application of removable frosted privacy vinyl to lower section of glass entrance door (approx 800mm from bottom of glass) and window panels and replacement signage with new company logo graphics (amended signage plans received 16th September 2019)

Plans: [26 Thameside](#)

HTC Observation:

20.08.19 - Recommend refusal due to it not following recommendations in the Design guide. Wood and a painted finish is acceptable. Vinyl is not acceptable as not in the Design guide.

P19/S2430/LB

22 Market Place Henley on Thames RG9 2AH (Listed Building Consent)

For: Harrods Harrods

Proposal:

Internal works and external refurbishment of shopfront and installation of advertisements to facilitate conversion from retail (A1) use to mixed retail/cafe (A1/A3) use. (revised plans received 1st October 2019, omitting external heaters and clarifying external details)

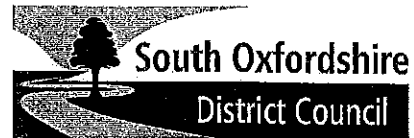
Plans: [22 Market Place](#)

HTC Observations:

24.09.19 - Recommend approval subject to the removal of the external heaters due to environmental concerns and energy usage. And subject to the hanging signage being of wood and painted lettering (not applicable to window and fabric signage) Permission will need to be granted by Henley Town Council for the outside seating as on Town Council land.

Planning Services

HEAD OF SERVICE: Adrian Duffield



Listening Learning Leading

20 SEP 2019

Mr Sheridan Jacklin-Edwards
(Town Clerk)
Council Offices
Town Hall
Market Place
Henley-on-Thames
RG9 2AQ

CONTACT OFFICER: **Joe Smith**
planning@southoxon.gov.uk
Tel: 01235 422600

135 Eastern Avenue, Milton Park, Abingdon,
OX14 4SB 19S17

RECORDED DELIVERY

18 September 2019

Dear Mr Sheridan Jacklin-Edwards

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND)
REGULATIONS 2012
SOUTH OXFORDSHIRE DISTRICT COUNCIL (HENLEY-ON-THAMES AREA)
TREE PRESERVATION ORDER NO. 19S17**

I am writing to advise you that the council has recently considered the preservation of some trees at the carpark at Henley Railway Station, Station Road, Henley on Thames, Oxon RG9 1AY as it is of the view that the trees have significant amenity value. As a result, it has been decided to protect the trees by means of the above tree preservation order which came into force on 18 September 2019, and in accordance with the Town and Country Planning (Tree Preservation) (England) Regulations 2012, I enclose a copy of the order and statutory notice in respect of the order.

You will see from the statutory notice that you can make an objection, express support or make other representations to the order. Such representations should be made in writing to the council at the above address, within a period of 28 days from the date of this letter and representations should be in accordance with Regulation 6 of the above regulations, as detailed in Part 2, Paragraph 6 (copy enclosed).

The making or confirmation of a tree preservation order will not prevent you from making an application to carry out works to a tree covered by this order. Any such application should be made to the council's tree team who can be contacted by email forestry@southoxon.gov.uk or telephone 01235 422600.

The application forms and guidance information is available on the council's website at www.southoxon.gov.uk/forestry.

Any objections to the order will be considered by the Chair of the Planning Committee. Objectors will be notified once the objections have been considered and a decision has been made.

In the event that no objections are received within the period stated in the Notice, a decision upon whether or not to confirm the order will be made within six months of the date of this letter, and you will be notified once this decision has been made.

Yours sincerely,



Joe Smith
Area Tree Officer

To:

Mr Sheridan Jacklin-Edwards
(Town Clerk)
Council Offices
Town Hall
Market Place
Henley-on-Thames
RG9 2AQ

IMPORTANT THIS COMMUNICATION MAY AFFECT YOUR PROPERTY

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (TREE PRESERVATION)(ENGLAND)
REGULATIONS 2012
TREE PRESERVATION ORDER: 19S17 AREA No. HENLEY-ON-THAMES
SOUTH OXFORDSHIRE DISTRICT COUNCIL**

THIS IS A FORMAL NOTICE to let you know that on 18 September 2019 the Council made the above tree preservation order.

A copy of the order is enclosed. It prohibits anyone from cutting down, topping or lopping any of the trees described in Schedule 1 to the order and shown on the enclosed map without the Council's consent.

The Council have made the order for the following reasons:

The trees that are the subject of the Order appear to be of good health and are capable of standing for a number of years.

The South Oxfordshire Local Plan 2011 recognises the contribution of trees as important landscape features and biodiversity resources within the District and commits the Council to preserving and retaining trees. These aims are embodied in Policies C9 and CON7, and CSEN1 of the Core Strategy adopted 2012. C9 states that, "Any development that would cause the loss of landscape features will not be permitted where those features make an important contribution to the local scene, and/or provide all or part of an important wildlife habitat and/or have important historical value".

The Council considers the trees worthy of the Order so as to ensure their continued retention and protection against the threat of removal or damage.

The order took effect, on a provisional basis, on 18 September 2019. It will continue in force on this basis for a further 6 months or until the decision as to whether the order can be confirmed is taken by the Council, whichever is earlier.

A certified copy of the order and the map showing the trees protected can be inspected without charge at the Council Offices, 135 Eastern Avenue, Milton Park, Abingdon, OX14 4SB between the hours of 8.30am and 4.30pm Monday to Friday. To

avoid delays we advise that you contact the council using the contact details on the attached covering letter to arrange your visit.

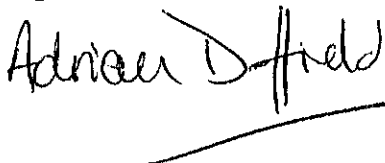
The Council will consider whether the order should be confirmed, that is to say, whether it should take effect formally. Before this decision is made, people affected by the order have a right to make objections, express their support or make other representations about any of the trees, groups of trees or woodlands covered by the order.

If you would like to make any objections or other comments, these must be received in writing by 16 October 2019. Your comments must comply with Regulation 6 which can be found at Part 2, para. 6 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012, a copy of which is enclosed, and should be sent to the Planning Department, South Oxfordshire District Council, 135 Eastern Avenue, Milton Park, Abingdon, OX14 4SB. All valid objections or representations will be considered before a decision on whether to confirm the order is made.

The Council will write to you again when that decision has been made. In the meantime, if you would like any further information or have any questions about this letter, please contact the Area Tree Officer, Joe Smith, telephone 01235 422600.

Dated: 18 September 2019

Signed:

A handwritten signature in black ink, appearing to read "Adrian D. Field". The signature is written in a cursive style and is positioned above a horizontal line that serves as a separator.

On behalf of South Oxfordshire District Council
135 Eastern Avenue, Milton Park, Abingdon, OX14 4SB

Attached

Tree Preservation Order

Town and Country Planning Act 1990

Reference Number: 19S17

The South Oxfordshire District Council, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order

Citation

1. This Order may be cited as 19S17

Interpretation

- 2.—(1) In this Order “the authority” means the South Oxfordshire District Council
- (2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

Effect

- 3.—(1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.
- (2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—
 - (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
 - (b) cause or permit the cutting down, topping, lopping, wilful damage or wilful destruction of,

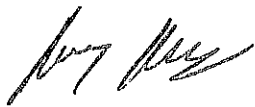
any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter “C”, being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this eighteenth day of September 2019

Signed on behalf of the South Oxfordshire District Council



.....
Authorised by the Council to sign in that behalf

SCHEDULE

Specification of trees

Trees specified individually
(encircled in black on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
T1	Sycamore	Located close to the South boundary of the Carpark at Henley Railway Station Station Road Henley on Thames Oxfordshire RG9 1AY, as shown on the accompanying plan at grid reference: SU 7639 8220
T2	Maple	Located close to the South West boundary of the Carpark at Henley Railway Station Station Road Henley on Thames Oxfordshire RG9 1AY, as shown on the accompanying plan at grid reference: SU 7635 8219
T3	Maple	Located close to the West boundary of the Carpark at Henley Railway Station Station Road Henley on Thames Oxfordshire RG9 1AY, as shown on the accompanying plan at grid reference: SU 7635 8221
T4	Sycamore	Located close to the West boundary of the Carpark at Henley Railway Station Station Road Henley on Thames Oxfordshire RG9 1AY, as shown on the accompanying plan at grid reference: SU 7633 8223
T5	Maple	Located close to the West boundary of the Carpark at Henley Railway Station Station Road Henley on Thames Oxfordshire RG9 1AY, as shown on the accompanying plan at grid reference: SU 7633 8223

Trees specified by reference to an area
(within a dotted black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
NONE		

Groups of trees
(within a broken black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
NONE		

Woodlands
(within a continuous black line on the map)

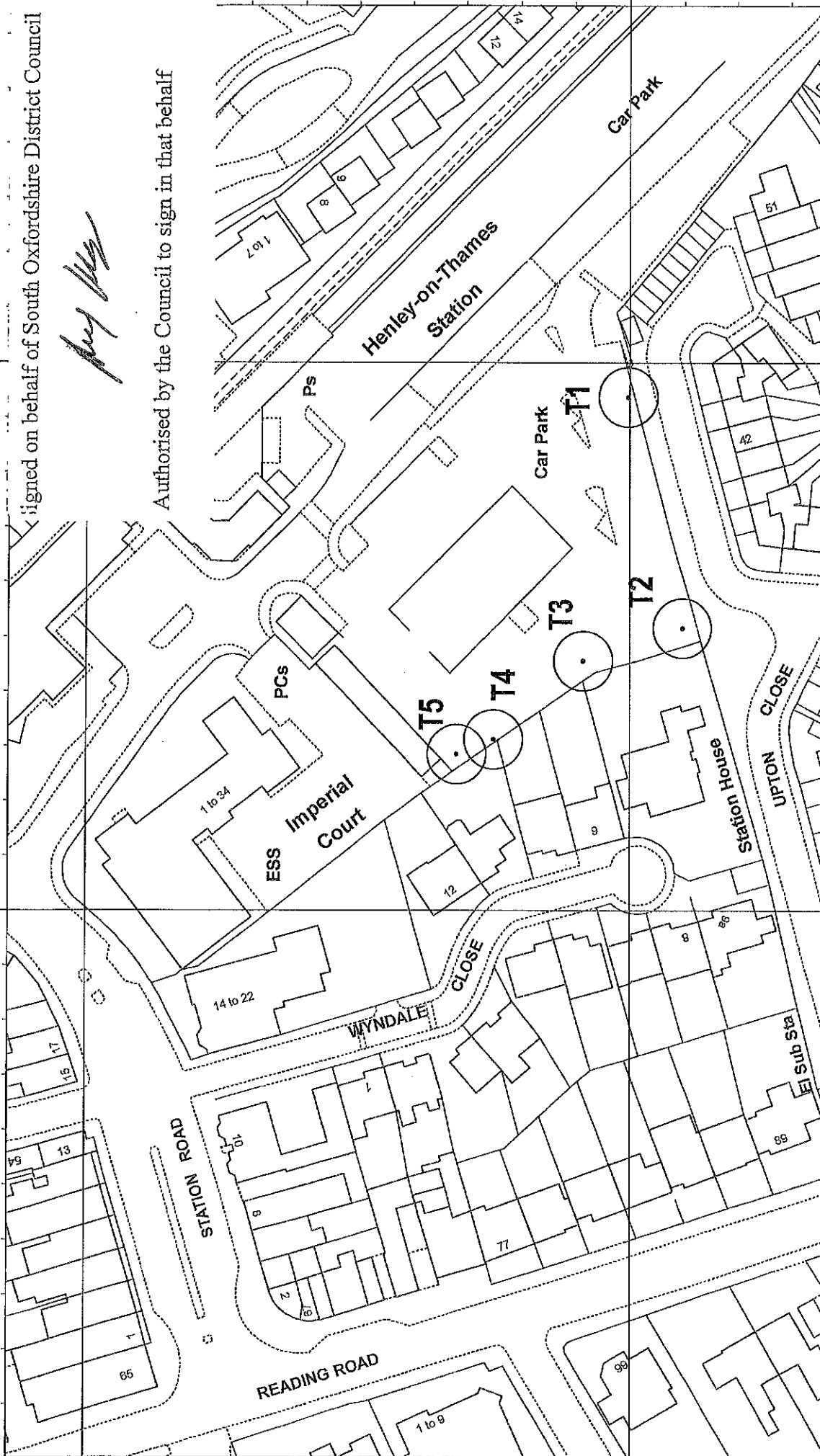
<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
NONE		

476400m

476300m

signed on behalf of South Oxfordshire District Council

Authorised by the Council to sign in that behalf



182200m

182200m

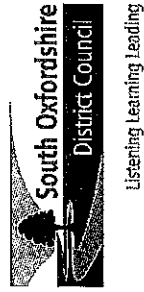
182300m

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South Oxfordshire District Council
 Henley-on-Thames Area

Tree Preservation Order No.17/2019



Regulation 6 of the Town and Country Planning (Tree Preservation)(England) Regulations 2012

6.—(1) Subject to paragraph (2), objections and representations—

(a) shall be made in writing and—

(i) delivered to the authority not later than the date specified by them under regulation 5(2)(c); or

(ii) sent to the authority in a properly addressed and pre-paid letter posted at such time that, in the ordinary course of post, it would be delivered to them not later than that date;

(b) shall specify the particular trees, groups of trees or woodlands (as the case may be) in respect of which such objections and representations are made; and

(c) in the case of an objection, shall state the reasons for the objection.

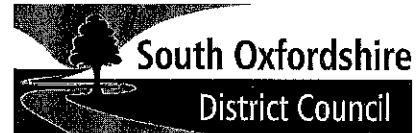
(2) The authority may treat as duly made objections and representations which do not comply with the requirements of paragraph (1) if, in the particular case, they are satisfied that compliance with those requirements could not reasonably have been expected.

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Planning Services

HEAD OF SERVICE: Adrian Duffield

27 SEP 2019



Listening Learning Leading

Mr Sheridan Jacklin-Edward
Henley-on-Thames
Council Offices
Town Hall
Market Place
Henley-on-Thames
RG9 2AQ

CONTACT OFFICER: **Joe Smith**
planning@southoxon.gov.uk
Tel: 01235 422600

135 Eastern Avenue, Milton Park, Abingdon,
OX14 4SB 19s19

RECORDED DELIVERY

26 September 2019

Dear Mr Sheridan Jacklin-Edward

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (TREE PRESERVATION)(ENGLAND)
REGULATIONS 2012
SOUTH OXFORDSHIRE DISTRICT COUNCIL (HENLEY-ON-THAMES AREA)
TREE PRESERVATION ORDER NO. 19S19**

I am writing to advise you that the council has recently considered the preservation of some trees at Tree Tops, Harpsden Way, Henley-on-Thames, RG91NS as it is of the view that the trees have significant amenity value. As a result it has been decided to protect the trees by means of the above tree preservation order which came into force on 26 September 2019, and in accordance with the Town and Country Planning (Tree Preservation)(England) Regulations 2012, I enclose a copy of the order and statutory notice in respect of the order.

You will see from the statutory notice that you can make an objection, express support or make other representations to the order. Such representations should be made in writing to the council at the above address, within a period of 28 days from the date of this letter and representations should be in accordance with Regulation 6 of the above regulations, as detailed in Part 2, Paragraph 6 (copy enclosed).

The making or confirmation of a tree preservation order will not prevent you from making an application to carry out works to a tree covered by this order. Any such application should be made to the council's tree team who can be contacted by email forestry@southoxon.gov.uk or telephone 01235 422600.

The application forms and guidance information is available on the council's website at www.southoxon.gov.uk/forestry .

Any objections to the order will be considered by the Chair of the Planning Committee. Objectors will be notified once the objections have been considered and a decision has been made.

In the event that no objections are received within the period stated in the Notice, a decision upon whether or not to confirm the order will be made within six months of the date of this letter, and you will be notified once this decision has been made.

Yours sincerely,


Joe Smith
Area Tree Officer

To:

Mr Sheridan Jacklin-Edward
Henley-on-Thames
Council Offices
Town Hall
Market Place
Henley-on-Thames
RG9 2AQ

IMPORTANT THIS COMMUNICATION MAY AFFECT YOUR PROPERTY

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (TREE PRESERVATION)(ENGLAND)
REGULATIONS 2012
TREE PRESERVATION ORDER: 19S19 AREA No. HENLEY-ON-THAMES
SOUTH OXFORDSHIRE DISTRICT COUNCIL**

THIS IS A FORMAL NOTICE to let you know that on 26 September 2019 the Council made the above tree preservation order.

A copy of the order is enclosed. It prohibits anyone from cutting down, topping or lopping any of the trees described in Schedule 1 to the order and shown on the enclosed map without the Council's consent.

The Council have made the order for the following reasons:

The trees that are the subject of the Order appear to be of good health and are capable of standing for a number of years.

The South Oxfordshire Local Plan 2011 recognises the contribution of trees as important landscape features and biodiversity resources within the District and commits the Council to preserving and retaining trees. These aims are embodied in Policies C9 and CON7, and CSEN1 of the Core Strategy adopted 2012. C9 states that, "Any development that would cause the loss of landscape features will not be permitted where those features make an important contribution to the local scene, and/or provide all or part of an important wildlife habitat and/or have important historical value".

The council's forestry team has become aware of the property recently changing ownership. The trees form a key feature of the landscape visible to the public using the highway.

The Council considers the trees worthy of the Order so as to ensure their continued retention and protection against the threat of removal or damage.

The order took effect, on a provisional basis, on 26 September 2019. It will continue in force on this basis for a further 6 months or until the decision as to whether the order can be confirmed is taken by the Council, whichever is earlier.

A certified copy of the order and the map showing the trees protected can be inspected without charge at the Council Offices, 135 Eastern Avenue, Milton Park, Abingdon, OX14 4SB between the hours of 8.30am and 4.30pm Monday to Friday. To avoid delays we advise that you contact the council using the contact details on the attached covering letter to arrange your visit.

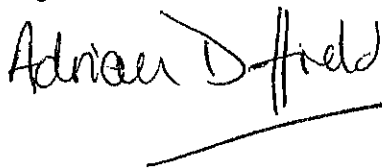
The Council will consider whether the order should be confirmed, that is to say, whether it should take effect formally. Before this decision is made, people affected by the order have a right to make objections, express their support or make other representations about any of the trees, groups of trees or woodlands covered by the order.

If you would like to make any objections or other comments, these must be received in writing by 24 October 2019. Your comments must comply with Regulation 6 which can be found at Part 2, para. 6 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012, a copy of which is enclosed, and should be sent to the Planning Department, South Oxfordshire District Council, 135 Eastern Avenue, Milton Park, Abingdon, OX14 4SB. All valid objections or representations will be considered before a decision on whether to confirm the order is made.

The Council will write to you again when that decision has been made. In the meantime, if you would like any further information or have any questions about this letter, please contact the Area Tree Officer, Joe Smith, telephone 01235 422600

Dated: 26 September 2019

Signed:

A handwritten signature in black ink, appearing to read "Adrian D. Field". The signature is written in a cursive style and is underlined with a single horizontal stroke.

On behalf of South Oxfordshire District Council
135 Eastern Avenue, Milton Park, Abingdon, OX14 4SB

Attached

Tree Preservation Order

Town and Country Planning Act 1990

Reference Number: 19S19

The South Oxfordshire District Council, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order

Citation

1. This Order may be cited as 19S19

Interpretation

- 2.—(1) In this Order “the authority” means the South Oxfordshire District Council
- (2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

Effect

- 3.—(1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.
- (2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—
 - (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
 - (b) cause or permit the cutting down, topping, lopping, wilful damage or wilful destruction of,

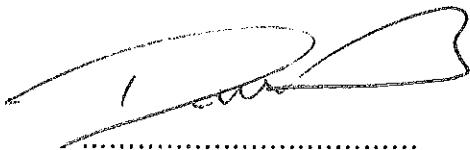
any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter “C”, being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this twenty-sixth day of September 2019

Signed on behalf of the South Oxfordshire District Council



Authorised by the Council to sign in that behalf

SCHEDULE

Specification of trees

Trees specified individually (encircled in black on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
T1	Cedar	Located close to the East boundary of the property known as Tree Tops, Harpsden Way, HENLEY-ON-THAMES, RG9 1NS, as shown on the accompanying plan at grid reference: SU 7635 8125

Trees specified by reference to an area (within a dotted black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
NONE		

Groups of trees (within a broken black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
G1	4 Douglas Fir	Located close to the North boundary of the property known as Tree Tops, Harpsden Way, HENLEY-ON-THAMES, RG9 1NS, as shown on the accompanying plan at grid reference: SU 7633 8125

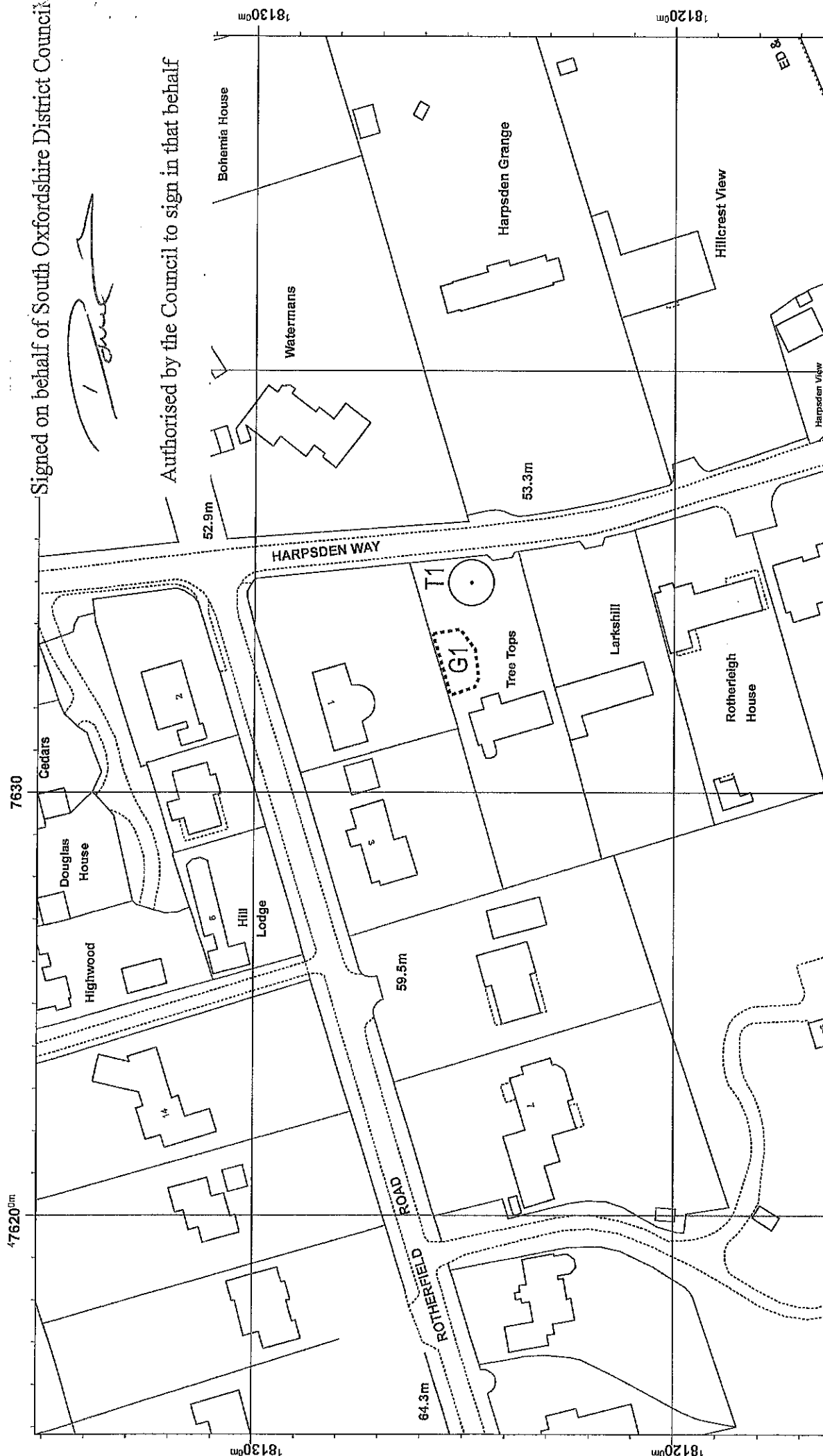
Woodlands (within a continuous black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
NONE		

Signed on behalf of South Oxfordshire District Council



Authorised by the Council to sign in that behalf



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South Oxfordshire District Council
 HENLEY-ON-THAMES Area

Tree Preservation Order No.19/2019



Regulation 6 of the Town and Country Planning (Tree Preservation)(England) Regulations 2012

6.—(1) Subject to paragraph (2), objections and representations—

(a) shall be made in writing and—

(i) delivered to the authority not later than the date specified by them under regulation 5(2)(c); or

(ii) sent to the authority in a properly addressed and pre-paid letter posted at such time that, in the ordinary course of post, it would be delivered to them not later than that date;

(b) shall specify the particular trees, groups of trees or woodlands (as the case may be) in respect of which such objections and representations are made; and

(c) in the case of an objection, shall state the reasons for the objection.

(2) The authority may treat as duly made objections and representations which do not comply with the requirements of paragraph (1) if, in the particular case, they are satisfied that compliance with those requirements could not reasonably have been expected.