

Present: Chairman, Councillor D Nimmo Smith
Vice Chairman, Councillor S Smith
Councillor Miss S Abey
Councillor J Brookes
Councillor Miss S Evans
Councillor Miss K Hinton
Councillor S Gawrysiak
Councillor Mrs J Smewing

In Attendance: Mr M Kennedy – Town Clerk
Mrs L Hastings – Minute Taker

Also Present: 1 Member of the Press
5 Members of the Public

39. APOLOGIES

Apologies for absence were received from the Mayor, Councillor Miss L Hillier.

40. DECLARATIONS OF INTEREST

None received.

41. PUBLIC PARTICIPATION

Mr Alex Richards – 67 Bell Street spoke against the Dormer Windows at 6 Adam Court and informed Councillors that they were welcome to visit his property and see just how close the proposed works are to his property. Mr Richards stated that if all the other houses in the area did the same all privacy would be gone

Helen Whitaker – 34 Berkshire Road spoke against Planning Application PS5/S1170/HH 32 Berkshire Road stating that the neighbours are not keen to discuss the plan, but stated that if they were allowed to build up to the boundary it would have a terrace effect on the properties.

42. MINUTES

The Minutes of the Meeting of the Planning Committee held on 30 June 2015 were received, approved and signed by the Chairman, Councillor D Nimmo Smith as a true record.

43. PLANS (Amended)

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. (The extension height and depth are as amended by revised plans accompanying applicant's email dated 26th June 2015)

For: Mrs L Hawkins

HTC Observation: 19.05.15 Recommend Refusal. This is due to loss of light and over-development.

OBSERVATION: **Recommend Refusal. Due to the terrace effect having a massive impact on the street scene, over development and lack of privacy.**

P15/S1463/HH Pyt Cottage, Marlow Road (Other)

Studio/hobbies room with toilet facilities over existing double garage. New external staircase. (Roof design as amended by plans accompanying agent's email dated 25th June 2015)

For: Mr A Duckett

HTC Observation: 09.06.15 Recommend Refusal due to the unneighbourly nature of the proposed works. There are issues of overlooking, lack of privacy and loss of light.

OBSERVATION: **Reiterate previous objection. Recommend Refusal due to the unneighbourly nature of the proposed works there are issues of overlooking, lack of privacy and loss of light.**

44. 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 P15/S2064/HH – 6 Adam Court to be ahead of Agenda Item 6 Plans New

P15/S2064/HH **6 Adam Court (Other)**
Rear dormers and Juliet balcony to replace existing roof lights.
For: Mrs S Brady

OBSERVATION: **Recommend Refusal – the application is out of character, visible to the two gardens opposite, loss of privacy to all neighbours, un-neighbourly (covenant at building stage) and if permitted would set a precedent for similar development.**

45. PLANS (New)

P15/S1278/HH **71 Kings Road (Other)**
The demolition of an existing conservatory, the construction of a three storey side extension, single storey rear extension and side orangery. The proposals are similar to a recently approved scheme P14/S0660/HH which is currently under construction.
For: Mr and Mrs Hult

OBSERVATION: **Recommend approval, this is a retrospective planning application, and the Committee regrets the application was not built in line with the planning proposal subject to conditions set out in the design and access statement in the use of obscure glass and fix windows that were not to open**

P15/S1893/HH **34 Berkshire Road (Other)**
First floor and rear extension with new front porch and external alterations.
For: H Whitaker and M Dowley

OBSERVATION: **Recommend Approval – appropriate development in keeping with the existing street scene.**

P15/S1913/HH **74 St Marks Road (Other)**
Erection of a garden shed (retrospective)
For: Mr and Mrs Lacy/Taylor

OBSERVATION: **No strong Views but regret the retrospective nature of this application**

P15/S1963/HH **5 Church Avenue (Other)**
Proposed infill rear extension and replace existing flat roofs to rear extensions with pitched roofs.
For: Henley Municipal Charities

OBSERVATION: **Recommend Approval subject to the use of Hip roof rather than a Gable roof as it will be less intrusive.**

- P15/S2056/LB** **5 Church Avenue (Other)**
Proposed infill rear extension and replace existing flat roofs to rear extensions with pitched roofs.
For: Henley Municipal Charities
- OBSERVATION:** **Recommend Approval subject to the use of Hip roof rather than a Gable roof as it will be less intrusive.**
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- P15/S1989/LB** **Granary Cottage, 78 Bell Street (Other)**
Demolition of existing rear extension. Erection of new single storey rear extension and internal alterations.
For: Mrs J Lowery
- OBSERVATION:** **Recommend approval subject to there being no compromise to the character of this historic building and the views of a Conservation Officer.**
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- P15/S2084/HH** **Granary Cottage, 78 Bell Street (Other)**
Demolition of existing rear extension. Erection of new single storey rear extension and internal alterations.
For: Mrs J Lowery
- OBSERVATION:** **Recommend approval subject to there being no compromise to the character of this historic building and the views of a Conservation Officer.**
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- P15/S2010/LB** **10 Hop Gardens (Other)**
Provide natural daylight and ventilation to existing bathroom with rooflight.
For: Ms E Coulter
- OBSERVATION:** **Recommend Approval – Appropriate development**
-
- P15/S2025/FUL** **14 Friday Street (Other)**
Change of use from office to residential, removal of existing single storey rear extension to form courtyard garden and internal alterations.
For: Mr G Petrie
- OBSERVATION:** **Recommend Approval – Appropriate development in a residential street making use of sympathetic materials and wooden window frames.**
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- P15/S2026/LB** **14 Friday Street (Other)**
Change of use from office to residential, removal of existing single storey rear extension to form courtyard garden and internal alterations.
For: Mr G Petrie
- OBSERVATION:** **Recommend Approval – Appropriate development in a residential street making use of sympathetic materials and wooden window frames.**

- P15/S2034/LB** **54 New Street (Other)**
 Installation of new beam and brick pier to strengthen existing ground floor construction.
 For: Mr and Mrs D Thomson
- OBSERVATION:** **Recommend Approval – Appropriate development retaining the existing joist.**
- P15/S2103/FUL** **49 Harpsden Road (Minor)**
 Conversion of existing veterinary practice to a dwelling, including demolition of existing single storey rear extension and erection of a new two storey rear extension. Erection of a new two storey rear extension. Erection of new boundary wall.
 For: Mrs J Phillips
- OBSERVATION:** **Recommend approval The site is large enough to accommodate this conversion and makes a positive impact on the existing street scene, subject to the use of Henley stock bricks that are in keeping and match existing.**
- P15/S2167/FUL** **Friar Park Stables, Badgemore (Minor)**
 Demolition of existing barn and erection of a new barn.
 For: Mr Lovejoy
- OBSERVATION:** **Recommend Approval but request that as this development is in an area of outstanding natural beauty the colour of the new barn blends in with the countryside.**

Councillor Miss K Hinton left the meeting at 8.00pm

46. PLANS (Permitted Development)

Members noted the following application to be undertaken with the benefit of permitted development rights.

- P15/S2114/PDO** **Chiltern House, 45 Station Road**
 Conversion of offices to residential.
 For: Ms E Lawrenson

Members noted that privacy needed to be taken into consideration, and with offices being turned into housing, employment needs to be retained in the town

It was **RESOLVED**

that members note the comments but request that the applicant looks at the windows on the North wall once the conversion has taken place to ensure privacy is maintained for the neighbours.

47. 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 Councillors David Nimmo Smith and Stefan Gawrysiak attends the South Oxfordshire District Council's Planning Committee Meeting on behalf of Henley Town Council for applications P15/S1170/HH – 32 Berkshire Road and P15/S2064/HH – 6 Adam Court.

48. DECISION NOTICES

The Committee noted the report on the decision notices received from SODC.

49. PROGRESS

Members noted the Progress Report and made the following observations.

Removal of front boundary wall at 24 St Andrews Road

Nothing new to update, cars are still parking at the front of the property. Councillor Gawrysiak, in his capacity as a District Councillor to chase Enforcement and update this Committee.

Royal China

Councillor D Nimmo Smith to chase the Enforcement Officer and report back to this Committee

Container on property at Elizabeth Road

Item to be removed from progress

Community Infrastructure Levy

Councillor S Gawrysiak to represent the Council at the Public Examination on Wednesday 29 July 2015

50. CHANGE OF ALIAS PROPERTY NAME

Members received notification of the change of alias property name from Dixons Dan to Ewood, 26A Rotherfield Road, Henley-on-Thames, RG9 1NN. It was **RESOLVED**

that the change of alias property name be noted.

51. DEMOLITION OF EXISTING DWELLING

Members received notification of the demolition of an existing dwelling known as 52 Berkshire Road and the erection of two new residential dwellings to be known as 52A and 52B Berkshire Road, Henley-on-Thames, RG9 1NA. It was **RESOLVED**

that the demolition of 52 Berkshire Road and the erection of 52a and 52b Berkshire Road be noted.

52. NOTIFICATION OF APPLICATION FOR CERTIFICATE OF LAWFUL DEVELOPMENT

Members received and considered a letter advising that a Certificate of Lawful Development at 186 Reading Road, Henley-on-Thames, RG9 1EJ was being processed by District Council. It was **RESOLVED**

that the notification of an application for a Certificate of Lawful Development be noted.

53. NOTIFICATION OF PLANNING APPEAL

Members received notification that an appeal against the decision to refuse a planning application for erection of a two storey two bedroom dwelling and a two storey three bedroom as a pair of semis at 15 Thameside, Henley-on-Thames RG9 1BH has been made to the Secretary of State. It was **RESOLVED**

that the appeal be noted and the previous objections be reiterated.

54. NOTIFICATION OF PLANNING APPEAL DECISIONS

Members received and considered the Planning Appeal Decision for P14/S3845/FUL and P14/S3846/FUL, Henley RG9 1PL. It was **RESOLVED**

that the appeal decision be noted

55. EXCLUSION OF THE PUBLIC AND THE PRESS

It was moved by the Chairman and

RESOLVED that the public and the press be excluded from the remainder of the meeting in accordance with the Public Bodies (Admission to Meetings) Act 1960 as matters which were about to be discussed were considered to be confidential.

Councillor Miss S Miller joined the meeting at 8.27pm

56. CONFIDENTIAL
HOUSING SITES AND PLANNING POLICIES
PRESENTATION

The Chairman welcomed Curtain & Co and Crest Strategic Projects to the meeting and invited them to the table.

A presentation regarding their proposed development at Highlands Farm was given and the following observations were made:

- A Public Exhibition being held on Wednesday 22 July at Highlands Farm and there is an ongoing consultation on the website.
- The site is in need of regeneration, it is the biggest brownfield site in Henley.
- Highways are looking to integrate the site with Henley Walk to School Audits.
- Potential to extend existing bus services.
- Improved linkages for longer distance for cyclists.
- Gillotts Lane being wider by the school and narrower to the South will act as a rural traffic calming scheme.
- The Transport Strategy will look at the effect of the additional houses on Gillotts Lane, Green Lane and St Andrews Road and if any widening of roads would be required .
- Informal footpath links across Gillotts Field to be maintained.
- Technical works on the plan will be completed early September (working closely with SODC) and will be submitted in a timely fashion.
- The pre application process will be started following this meeting and the Public Exhibition and the plan will be submitted before the referendum.
- A copy of the study will be made available to HTC.
- An opportunity to wrap the development around the Village Green.
- Hybrid Application with 5 pieces of land to work with, SODC have consented in principle.
- 170 homes on the plan would not support a community building.
- B1 will be in the application, but a care home is a possibility if B1 is not successful.

Councillor S Smith left the meeting at 9.10pm

- There is no retail highlighted on the plan.
- If Public Transport is extended to the site, then residents would come into Henley.
- 40 affordable homes are planned for the site.
- Affordable housing will comply with regulations.
- The site is a M1 reserved site, the Chilterns Conservation Board have carried out a site visit and appreciate the design, but had some concerns regarding density.

- An archaeological exploration to take place on the site.
- Field Evaluation work taking place in August, which will be available as part of the planning application.
- People don't want density of homes on one site.
- The plan is for the 140 homes required in the Neighbourhood Plan and not 170.
- Figures are based on 190 on reserved sites.
- Reserved sites need to be tested.
- A careful explanation needs to be provided for the public

The Chairman, Councillor D Nimmo Smith thanked everyone for attending the meeting.

The Meeting Closed at 9.35pm

lh

Chairman