

Present: Chairman Councillor A J Follett
Vice Chairman, Councillor C W Gibson
Councillor Miss L M Hillier
Councillor I Reissmann
Councillor S Smith
Mayor, Councillor Mrs E Hodgkin (ex-officio)

In attendance: Miss N Taylor – Minute Taker

Also Present: One Member of the Press

121. TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Councillor Mrs J Wood.

122. DECLARATIONS OF INTEREST

Councillor Mrs E Hodgkin – P09/E1407 – 5 Elizabeth Close – Personal interest – knows both owner of property and an objector to the application.
Councillor A Follett – P09/E1407 – 5 Elizabeth Close – Personal Interest – Friend of a near neighbour.
Councillor I Reissmann – P09/E1355, P09/E1356/LB and P09/E1378/LB – 76 Bell Street – Personal and Prejudicial Interest – Known to neighbours.

123. MINUTES

The Minutes of the Meeting held on 15th December 2009 were approved and signed by the Chairman, Councillor A J Follett.

124. OBJECTIONS

TO DECIDE which Councillor is to speak at District Council in the event of an objection - None

125. PLANS (amended)

P09/E1191 **40 Valley Road** (Other - North Ward – JB, LMH)
Amended Single storey side garage extension with storage above. Relocation of garden side wall / fence and landscaping.

HTC Observation: 01.12.2009

- OBSERVATION:** Recommend Refusal on the grounds that the application is out of keeping with the area / street scene and the potential for access difficulties on this corner plot.
- OBSERVATION:** **Reiterate previous Refusal on the grounds that the application is out of keeping with the area / street scene and the potential for access difficulties on this corner plot.**
- P09/E1251 Amended** **26 Kings Road** (Other – North Ward – JB, LMH)
Erection of single storey rear extension and construction of new rear dormer window and conversion of existing roof space.
- HTC Observation: 01.12.2009
OBSERVATION: No strong views
OBSERVATION: **Reiterate no strong views.**
126. **Plans (new)**
- P09/E1252/LB** **46 Northfield End** (Other – North Ward – JB, LMH)
Replacement windows
For: Mr R Bromfield
- OBSERVATION:** **Recommend approval as application is using like for like materials and is considered by this committee to be a suitable application**
- P09/E1267** **95a St Marks Road** (Minor – South Ward – RM)
Erection of new dwelling and alterations to existing (Amendment to P07/E1502)
For: Mr & Mrs A C Sweeney
- OBSERVATION:** **Recommend refusal as the application is un-neighbourly and over-intensive.**
- P09/E1276/RLB** **47 & 47a Bell Street** (Other – North Ward – JB, LMH)
Remedial work to top facing bricks, coping stones and repointing.
For: Lady S Ferris
- OBSERVATION:** **No strong views.**
- P09/E1292/RET** **The Hub, Station Road** (Minor – South Ward – RM)
Installation of one wall mounted air conditioning unit to the rear elevation.
For: Berkeley Homes (Oxford & Chiltern) Ltd
- OBSERVATION:** **Recommend refusal due to the application being un-neighbourly and noise pollution, this committee regrets the retrospective nature of this application and requests that a SODC planning officer carries out a site visit.**

- P09/E1314** **Riverslea, Mill Lane** (Other – South Ward – RM)
Erection of two storey attached extension to East side of existing property.
For: Mr & Mrs Shemilt
- OBSERVATION:** **No strong views subject to confirmation from the Environment Agency that there is no flood risk.**
-
- P09/E1317** **14 Kings Road** (Other – North Ward – JB, LMH)
Two storey rear extension with room in roof above.
For: Mr C Dodd
- OBSERVATION:** **No strong views.**
-
- P09/E1328** **97 St Marks Road** (Other – South Ward – RM)
Demolition of existing timber framed lean-to garage; erection of integral garage and utility at ground floor level with an additional bedroom with en-suite at first floor level.
For: Miss B Poostchi
- OBSERVATION:** **No strong views.**
-
- P09/E1329** **11a Vicarage Road** (Other – South Ward – RM)
Replacement of existing single glazed sash windows for double glazed sash timber windows (two bays and one single sash) to the front of the property.
For: Mrs J Craig.
- OBSERVATION:** **Recommend approval as application is using like for like materials and is considered by this committee to be a suitable application**
-
- P09/E1339** **Fairfield Works, Reading Road** (Minor – South Ward - RM)
Re-development of site with seven residential dwellings.
For: Laimond Properties Ltd
- OBSERVATION:** **Recommend refusal as the application does not fulfil the criteria of housing needs within this town and the need for affordable housing. The planned housing is incompatible with the District Housing Plan and three storey houses are inappropriate for the area, over development and skyline.**
-
- P09/E1345** **Magnolia Cottage, Mill Lane** (Minor – South Ward – RM)
Demolish existing dwelling & garages and erect replacement dwelling & garage (resubmission of P09/E0887)
For: Richmond Homes
- OBSERVATION:** **Reiterate no strong views**

Councillor I Reissmann having previously declared a prejudicial interest in the following items left the Council Chamber and took no further part in the proceedings.

P09/E1355

76 Bell Street (Other – North Ward – JB, LMH)
Erection of rear extension and associated internal and external alterations.

For: Ms A Chumas

OBSERVATION:

No strong views but would ask that the observations from the Henley Society be noted – ‘We have no objections to the extension per se but consider that the windows proposed for the South wall of the ground floor are out of character with the listed building and its surroundings: three opening casement windows would be much more appropriate. The two roof lights proposed for the North elevation are also out of character and appear to be unnecessary. As this property is basically part of a medieval house dating from 1405, the various alterations proposed require detailed scrutiny by the Conservation Officer. In particular we are concerned that any under-floor excavation should be accompanied by an archaeological assessment, and that any cleaning of paint from brickwork should not damage the original structure’.

P09/E1356/LB

76 Bell Street (Other – North Ward – JB, LMH)
Erection of rear extension and associated internal and external alterations.

For: Ms A Chumas

OBSERVATION:

No strong views but would ask that the observations from the Henley Society be noted – ‘We have no objections to the extension per se but consider that the windows proposed for the South wall of the ground floor are out of character with the listed building and its surroundings: three opening casement windows would be much more appropriate. The two roof lights proposed for the North elevation are also out of character and appear to be unnecessary. As this property is basically part of a medieval house dating from 1405, the various alterations proposed require detailed scrutiny by the Conservation Officer. In particular we are concerned that any under-floor excavation should be accompanied by an archaeological assessment, and that any cleaning of paint from brickwork should not damage the original structure’.

P09/E1378/LB **76 Bell Street** (Other – North Ward – JB, LMH)
Internal and external alterations.
For: Ms A Chumas

OBSERVATION: **No strong views but would ask that the observations from the Henley Society be noted – ‘We have no objections to the extension per se but consider that the windows proposed for the South wall of the ground floor are out of character with the listed building and its surroundings: three opening casement windows would be much more appropriate. The two roof lights proposed for the North elevation are also out of character and appear to be unnecessary. As this property is basically part of a medieval house dating from 1405, the various alterations proposed require detailed scrutiny by the Conservation Officer. In particular we are concerned that any under-floor excavation should be accompanied by an archaeological assessment, and that any cleaning of paint from brickwork should not damage the original structure’.**

Councillor I Reissmann rejoined the meeting.

P09/E1407 **5 Elizabeth Close** (Other – North Ward – JB, LMH)
Conversion of existing single garage to kitchen and utility room. Single storey side extension to existing dwelling.
For: Mr & Mrs N Rainbow

OBSERVATION: **Recommend refusal as application will cause a restriction to neighbours parking, the plans are misleading, showing the incorrect positioning of the neighbouring property and this council regrets the loss of a garage.**

P09/E1409 **102 Bell Street** (Other – North Ward – JB, LMH)
Two storey rear extension and two windows to side elevation.
For: Mrs S Russell

OBSERVATION: **Recommend Refusal as roof lights are unsympathetic and not in keeping with a listed building and the raising of the roof line is not acceptable.**

P10/E0001/LB **102 Bell Street** (Other – North Ward – JB, LMH)
Two storey rear extension and two windows to side elevation.
For: Mrs S Russell

OBSERVATION: Recommend Refusal as roof lights are unsympathetic and not in keeping with a listed building and the raising of the roof line is not acceptable.

127. FOR INFORMATION ONLY

Plans for information only relate to minor alterations to planning applications that have already been considered by this Committee and which in the opinion of the Planning Officer will make no significant difference to the outcome of the decision.

P09/E1143 72a St Andrews Road
P09/E1192 1 Vicarage Road
P09/E1219 Land between 18 & 20 Cromwell Road

The committee noted the information.

128. PLANNING UPDATE

The Committee noted that P09/E1289/RET – 10 Marmion Road had been approved by SODC (recommended for refusal by this Council on the grounds of inappropriate use of materials in a Conservation Area) and is deeply concerned as it is clearly stated in Article 4(2) Direction that Reading Road is in a Conservation Area.

The Committee RECOMMENDS

that a letter be sent to South Oxfordshire District Council asking

- 1) Why this application was passed when it clearly against SODC's own regulations regarding Conservation Areas.
- 2) Why was this particular application given permission to proceed on the basis that by adding a vertical strip to a UPVC window would have a neutral effect when it clearly does not.
- 3) Do Retrospective applications make a difference to the outcome.
- 4) In reference to letter PE/024948/09 dated 13 October 2009 signed M Brewer Conservation Enquiry Officer, why was planning permission apparently granted before the opinion of the Town Council and from others sought?
- 5) are SODC reluctant to enforce the rules when it is a retrospective application?

129. TREE PRESERVATION

The Committee received notification from SODC that the period for objection for Tree Preservation Orders 72/2009 and 81/2009 has now passed and the orders were passed by the Council on 15th and 16th December 2009, notification of Tree Preservation Order No.82/2009 and revocation of Order 03/1983 Birch Tree East of 3 & 4 Chalcraft Close, & two groups of trees within parcels of land to the South of 156 & 156a

Greys Road and land to the South of 1 & 2 Chalcraft Close and notification of a Revocation Order for Tree Preservation Order 60/1972 as covered by 22/1994, Revocation Order for Tree Preservation Order 71/1972 and Revocation Order 14/1992 re-served as Tree Preservation Order 93/2009 and noted the information and noted the information.

130. CHANGES TO SODC CONSTITUTION AFFECTING AUTOMATIC REFERRAL OF PLANNING APPLICATIONS TO SODC PLANNING COMMITTEE

Members received a report from Councillor A Follett and a copy Minute No. 29 from the SODC meeting of the Council held on 10 December 2009 and agreed the following response from this Council.

Members reviewed a letter on this subject written by S Corrigan, SODC dated 18 January 2010.

The Committee RECOMMENDS

that a copy of the letter from S Corrigan be added to the agenda of the next Full Council meeting

that a letter should be sent to South Oxfordshire District Council expressing this Council's concerns on this matter;

- i) Object to decisions taken to change the system in this way
- ii) Regret and object to the lack of consultation and discussion with this Council
- iii) Regret the failure of this Council's District Councillors to inform us of the District Council's decision to make changes to the system and to then represent Henley residents views back to District
- iv) Information to be gathered from other Parishes and OALC regarding the changes
- v) As there were so many abstentions to voting from the District Councillors the level of voting was not democratically strong enough to push the vote through and the single Motion showed a lack of democratic process

Meeting closed at 8.35pm

nt

Chairman