

**Present:** Vice Chairman, Councillor A J Follett  
Deputy Mayor Councillor C Pye (ex-officio)  
Councillor Miss L M Hiller  
Councillor D Nimmo-Smith  
Councillor S Smith

**In attendance:** Mr M Kennedy – Town Clerk  
Mrs B Walker – Minute Taker

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

**177. APOLOGIES FOR ABSENCE**

Apologies for absence were received from The Chairman, Councillor C W Gibson and the Mayor, Councillor Mrs J Wood.

In the absence of the Chairman, the Vice Chairman, Councillor A J Follett took the chair.

**178. DECLARATIONS OF INTEREST**

The following declaration of interest was received:-

- Councillor D Nimmo-Smith – Personal – P11/E0722 and P11/E0723/LB – 17 Reading Road - as knows the neighbours of 17 Reading Road.
- Councillor D Nimmo-Smith – Personal - P11/E0224 – 186 Greys Road – the agent is a next door neighbour.

**179. PUBLIC PARTICIPATION**

*Mr Howard Hyde* – agent for planning application P11/E0041 spoke on behalf of his clients, Mrs A Arthur and Mr A Morris and emphasised that the 2 houses in the amended plans were reduced in height and scale and did not fill the width of the site.

*Mrs A Arthur and Mr A Morris* – re-iterated Mr Hyde's views and felt that the reduction in letters of objection from 15 to 3 reflected that the concerns of neighbours had been addressed.

*Mr M Akehurst – Two Tree Hill* – asked for clarification on a procedural matter – namely when people object to a planning application – are they notified by the Town Council as to when the Town Council will consider the application.

Councillor A J Follett replied that the Town Council only has an obligation to produce an agenda listing all business to be discussed (including listing planning applications in the case of this Committee) and to publish it with 3 clear days of the meeting on notice boards in the town. The Town Council also publishes agendas on its website. There is no obligation as such to inform objectors of when plans will be discussed although ward members may take it upon themselves to consult with interested parties.

*Mr M Akehurst* - queried a covenant with Henley Town Council on land in respect of a recent planning application (P10/E1638). Councillor A Follett advised that he felt the covenant had been with the developer rather than the Town Council.

**180. MINUTES**

The Minutes of the Meeting of the Planning Committee held on 22 February 2011 were approved and then signed by the Chairman as a true record.

**181. PLANS (amended)**

**P09/E0722**

**AMENDED**

**17 Reading Road** (Minor –South ward – EH, RM)

*(Registered 17.07.09 – 28 Days 13.08.09)*

Rear ground floor extension and internal alterations to provide single wc and enlarged dining area (As amended by ventilation and odour control design / specification report MTSRep1027, drawing Revision 1-Jan 2011 and the noise assessment calculations received 12/01/11)

For: Dam Estates-Mr M Shute (Mr B Miah)

11.08.09

HTC Observation:

OBSERVATION:

Recommend Refusal – The proposed alterations to this listed building and extension would be detrimental to the amenities of neighbours by reason of the increase in the emission of fumes and cooking smells arising from the extraction equipment and loss of light. This Council also wishes to express its concerns about drainage.

OBSERVATION:

**No strong views subject to compliance with listed building and environmental health requirements and to the satisfaction of the relevant South Oxfordshire District Council officers.**

**P09/E0723/LB**

**17 Reading Road** (Other – South Ward – EH, RM)

Rear ground floor extension and internal alterations to provide single wc and enlarged dining area (As amended by ventilation and odour control design / specification report MTSRep1027, drawing Revision 1-Jan 2011 and the noise assessment calculations received 12/01/11)

11.08.09

HTC Observation:

OBSERVATION:

Recommend Refusal – The proposed alterations to this listed building and extension would be detrimental to the amenities of neighbours by reason of the increase in the emission of fumes and cooking smells arising from the extraction equipment and loss of light. This Council also wishes to express its concerns about drainage.

OBSERVATION:

**No strong views subject to compliance with listed building and environmental health requirements and to the satisfaction of the relevant South Oxfordshire District Council officers.**

**P11/E0041**                      **31 Belle Vue Road** (Minor - South ward – EH, RM)  
Erection of two 4/5 bed dwelling houses with revised vehicular access. (As amended by drawing numbers 2011 H1/1A & 2011 H1/2B accompanying letter from Agent dated 28 February 2011).  
HTC Observation:            01.02.11  
OBSERVATION:            Recommend refusal application is over intensive.  
**OBSERVATION:**            **No strong views.**

Three members of the public left the meeting.

**P11/E0079**                      **15 Western Road** (Other – South Ward – EH, RM)  
First floor extension at rear of the property, to form master bedroom with dressing room and shower, replacement of gables with hipped roof. (As amended by drawing numbers 2835 – 05B, 06C and 07C accompanying agent’s email dated 25 February 2011)  
HTC Observation:            01.02.11  
OBSERVATION:            No strong views.  
**OBSERVATION:**            **The Committee reiterates its previous comment objection of no strong views.**

**P11/E0189**                      **114 West Street** (Other – North ward – JB, LMH)  
Demolition of existing single-storey extension and erection of two storey extension to existing dwelling (As amended by Drawing No J357-01A accompanying agent’s letter dated 11 February 2011)  
HTC Observation:            22.02.11  
OBSERVATION:            Recommended refusal on grounds of inappropriate use of UPVC materials within a Conservation Area.  
**OBSERVATION:**            **The Committee reiterates its previous observation of recommending refusal on the grounds of inappropriate use of UPVC materials within a Conservation Area.**

182. **PLANS (new)**  
**P11/E0223**                      **27 Hamilton Avenue** (Other – South ward – EH, RM)  
*(Registered 09.02.11 – 28 Days 08.03.11)*  
Erection of two storey side and single storey rear extensions and replacement first floor windows.  
For: Mr & Mrs T Golledge  
**OBSERVATION:**            **No strong views.**

**P11/E0224**                      **186 Greys Road** (Other – North ward – JB, LMH)  
*(Registered 09.02.11 – 28 Days 08.03.11)*  
Conversion of existing garage as guest room and erection of replacement garage.  
For: Mr C Apsden  
**OBSERVATION:**            **No strong views.**

- P11/E0235**                      **50 Gainsborough Crescent** (Other – North ward – JB, LMH)  
*(Registered 10.02.11 – 28 Days 09.03.11)*  
 Two-storey side extension and single-storey rear extensions to replace existing buildings (Amendment to planning approval P08/E0471).  
 For: Mr G Tilley
- OBSERVATION:**              **No strong views.**
- P11/E0240/EX**                      **52 Rotherfield Road** (Other – South ward – EH, RM)  
*(Registered 14.02.11 – 28 Days 13.03.11)*  
 Erection of a garage. (Extension of time to implement planning permission P08/E0155)  
 For: Mr R Smith
- HTC Observation:              04.03.08  
**OBSERVATION:**              **No strong views**
- P11/E0241/EX**                      **52 Rotherfield Road** (Other – South ward – EH, RM)  
*(Registered 14.02.11 – 28 Days 13.03.11)*  
 Covered veranda with balcony over. (Extension of time to implement planning permission P08/E1368)  
 For: Mr R Smith
- HTC Observation:              20.01.09  
**OBSERVATION:**              **No strong views**
- P11/E0242/EX**                      **52 Rotherfield Road** (Other – South ward – EH, RM)  
*(Registered 14.02.11 – 28 Days 13.03.11)*  
 Conversion of existing roof space to include the insertion of a roof lantern and two roof lights. (Extension of time to implement planning permission P08/E0152)  
 For: Mr R Smith
- HTC Observation:              04.03.08  
**OBSERVATION:**              **No strong views**
- P11/E0243/LD**                      **1 Makins Road** (Lawful Development Certificate – South ward – EH, RM)  
*(Registered 11.02.11 – 28 Days 10.03.11)*  
 Proposed loft conversion with roof lights.  
 For: Mr & Mrs Edgell.
- OBSERVATION:**              **No strong views.**
- P11/E0290**                              **1 Boston Road** (Other – South ward – EH, RM)  
*(Registered 28.02.11 – 28 Days 27.03.11)*  
 Single storey rear extension and loft conversion.  
 For: Mr T Maloney
- OBSERVATION:**              **No strong views.**

**P11/E0298**                    **3 Walton Avenue** (Other – South ward – EH, RM)  
(Registered 28.02.11 – 28 Days 27.03.11)  
Single storey side extension, alteration to fenestration on ground floor rear elevation and revision stair (first to second floor).  
For: Mr S Mack

**OBSERVATION:**        **No strong views.**

**P11/E0308**                    **Tudor House, Fairmile** (Other – North Ward – JB, LMH)  
(Registered 04.03.11 – 28 Days 31.03.11)  
Single storey and two storey rear extension. Conversion of existing double garage and workshop to habitable accommodation.  
For: Mr & Mrs Sabey

**OBSERVATION:**        **Recommends refusal on the grounds that this is a backland development within the AONB, could increase traffic on to the Fairmile and involves the loss of a mature cedar tree.**

**P11/E0334/RET**              **2a Bell Lane** (Minor – North Ward – JB, LMH)  
(Registered 24.02.11 – 28 Days 23.03.11)  
Demolition of single storey commercial garage workshop, retention, alteration and extension of two storey building with change of use to form two cottages and associated car parking.  
For: Chesterton Commercial (OXON) Limited

**OBSERVATION:**        **No strong views.**

**P11/E0335/RLB**              **2a Bell Lane** (Other – North Ward – JB, LMH)  
(Registered 24.02.11 – 28 Days 23.03.11)  
Demolition of single storey commercial garage workshop, retention, alteration and extension of two storey building with change of use to form two cottages and associated car parking.  
For: Chesterton Commercial (OXON) Limited

**OBSERVATION:**        **No strong views.**

**183.    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.*

**P10/E1955                    59 Reading Road**

The Committee noted the information.

**184.    DECISION NOTICES**

None received

**185.    OBJECTIONS**

The Committee considered which Councillor should speak at District Council in the event of an objection and it was decided that the Councillor A J Follett would attend the District Council planning meeting on behalf of Henley Town Council should planning application P11/E0308 – Tudor House, Fairmile be considered by the Committee.

Councillor A J Follett advised that he had represented the Town Council with regard to planning application P10/E1384 – Henley College, Paradise Road – and the District Council had voted unanimously against the application.

**186. PROGRESS REPORT**

The Committee considered the progress report and agreed the item regarding minute 172 should be removed from the progress report and noted the item on minute 175.

The meeting closed at 7.40 pm.

bw

Chairman