

Present: Chairman - Councillor D Hinke
Vice Chairman – Councillor Ms L Meachin
Councillor M Akehurst
Councillor D Clenshaw
Councillor Miss L Hillier
Deputy Mayor, Councillor S Gawrysiak (ex-officio)

In attendance: Mr M Kennedy – Town Clerk
Ms J Brazil – Minute Taker

Also Present: 1 member of the Press
5 members of the public

42. APOLOGIES FOR ABSENCE

Apologies were received from the Mayor, Councillor Mrs E Hodgkin and Councillors' Miss S Evans and D Silvester

43. DECLARATIONS OF INTEREST

The following declaration of interest was received:- *Councillor Miss L Hillier* P11/E2661 and P12/S0871/LB 11 Friday Street and P12/S0832/FUL and P12S0833/LB Dragon Court, 15 Station Road – Prejudicial.

44. PUBLIC PARTICIPATION

The Chairman, Councillor D Hinke reminded the public that comments on planning applications should be confined to planning aspects only.

Mr Dennis, 230 Greys Road – P12/S1274/FUL - 228 Greys Road.

Mr Dennis spoke against the application and made the following comments:-

- There had already been a previous application which has been rejected due to the size and bulk of the design.
- Around 50 trees have been removed from this site. Would like to see them replaced with mature trees.
- In the previous application the Forestry Officer was consulted and his recommended new planting. On this application there is no mention of new planting.
- This entrance to the town in an AONB and Mr Dennis asked the Committee to consider the aesthetics of the design of the landscape as well as the building in their response to SODC.

Mr R Haywood, White Walls, Elizabeth Road – P12/S1274/FUL - 228 Greys Road

Mr Haywood spoke against the application and raised the following points:-

- The property at 228 Greys Road now over looks his property and garden since the removal of the trees and if this new property were to go ahead he would lose even more privacy.
- The size and bulk of the proposal would dominate his property.

- Urged the Committee to request the replanting of the 50 or so trees with mature planting of the same or similar species to replace those lost to the site.

Mr M Taylor, Rosemary, Badgemore Lane – P12/S1346/FUL – Rosemary, Badgemore Lane

Mr Taylor, the applicant, spoke for the application and informed the Committee the reason for the amendment. He confirmed that entry gate system would now be on the build line, but the gates would now slide via an electronic entry system with a remote controlled device from within the approaching car. He confirmed the gates where the exact size and design of the original application.

Mr B Tickle, Park House, Friar Park, Badgemore – P12/S1364/HH and P12/S1365/CA – Friar Park, Badgemore

Mr Tickle, who was also representing Court Yard house, spoke against the application and raised the following objections:-

- The proposed addition of razor wire is along a totally enclosed boundary between two private properties and the applicant.
- The application, and the two properties are Grade 2 listed and within a Conservation Area.
- This application is unsuitable in a residential setting.
- The present fence is already 2.1metres in height and un-neighbourly in design. The addition of razor wire atop would be an eyesore, aggressive and intimidating.
- Children and wildlife use these wooded gardens and this proposal could lead to a terrible accident or worse.
- The nature of the application is detrimental in a residential setting and inappropriate for the semi rural location on the edge of a Market Town such as Henley.

45. MINUTES

The Minutes of the Meetings of the Planning Committee held on 19 June 2012 and 10 July 2012 were approved and signed by the Chairman Councillor D Hinke

46. VARIATION TO THE ORDER OF BUSINESS

In accordance with Standing Order 5 (a) (vi), it was

RESOLVED that in view of the members of the public being present at the meeting the order of business on the agenda be altered to allow the Committee to consider planning applications P12/S1274/FUL, 228 Greys Road, P12/S1346/FUL, Rosemary, Badgemore Lane, P12/S1364/HH and P12/S1365/CA, Friar Park, Badgemore

P12/S1274/FUL **228 Greys Road** (Minor – North Ward – JB, EH)
Replacement detached dwelling and garage following the demolition of the existing dwelling.
For: Mr J Shean

OBSERVATION: **Recommend Refusal. The Committee reiterate their previous observations to planning application P11/S0225 15.05.12 - Recommend Refusal as the application is out of character with the area as the design of the house is unsuitable and is over developed as it is opposite an area of outstanding natural beauty. The applicant should provide a new tree planting schedule for the devastation of the back garden for Forestry Officer approval, including a plan for replanting to reinstate the privacy screening. This replanting scheme should be seen as part of the application and not as a later addition. The Committee also asked that the Trees are replanted with exact mature specimens to those previously removed. Any planting to be considered by the Planning Officer before any planning applications be applied for.**

The committee voted unanimously for this observation.

P12/S1346/FUL **Rosemary, Badgemore Lane** (Minor – North Ward – JB, EH)
Variation of condition 11 of planning permission P11/E1512 to allow an automated sliding gate as an appropriate alternative way of achieving highways safety.
For: Mr M Taylor

OBSERVATION: **Recommend Approval. The Committee requests the Highways Authority be consulted on this issue to confirm that it meets with the road safety requirements**

P12/S1364/HH **Friar Park, Badgemore** (Other – North Ward – JB, EH)
Removal of section of existing boundary fence and erection of replacement boundary fence, razor wire topping to new fencing approved under P08/E0569.
For: Mrs O Harrison

OBSERVATION: **Recommend Refusal. The Committee stated that the proposal was highly inappropriate in the setting of a Grade II listed buildings and totally unsuitable in its juxtaposition to neighbours, wildlife and the semi rural location on the edge of a Market Town.**

The committee voted unanimously for this observation.

P12/S1365/CA **Friar Park, Badgemore** (Other – North Ward – JB, EH)
Removal of section of existing boundary fence and erection of replacement boundary fence, razor wire topping to new fencing approved under P08/E0569.
For: Mrs O Harrison

OBSERVATION: **Recommend Refusal. The Committee stated that the proposal was highly inappropriate in the setting of a Grade II listed buildings and totally unsuitable in its juxtaposition to neighbours, wildlife and the semi rural location on the edge of a Market Town.**

The committee voted unanimously for this observation.

47. **PLANS (amended)**
P11/E2423

5 Harpsden Road (Other– South -Ward– JW, WH)
Erection of dormer window, conversion rooflight and first floor window in the rear elevation (as amended by drawing numbers 8836-02B & 03A accompanying letter from Agent dated 30 June 2012).

For: Mr G Lamden.

HTC Observation: 31.05.12 – Recommend approval subject to the Conservation Officer's approval and any additional views from neighbours.

OBSERVATION: The Committee noted this application has been granted planning permission.

P12/S1033/HH

19 Gainsborough Road (Other – North Ward – JB, EH)
Demolition of attached single storey outbuildings and erection of single storey side and rear extension and erection of attached double garage. (as amended by Drawing Nos: 1:2B, 2:2B and accompanying applicant's letter of 16 July 2012)

For: Mr G Bristow

HTC Observation: 13.07.12 – Recommend Approval. The Committee requests whether the use of wooden windows would be more appropriate than uPVC.

OBSERVATION: Recommend Approval.

Councillor Miss L Hillier, having previously expressed a prejudicial interest in the following two items left the meeting and took no further action in the discussion.

48. **PLANS (new)**
P12/S0832/FUL

Dragon Court, 15 Station Road (Minor – South Ward – JW, WH)

Installation of 2m x 1m canopy above rear entrance door to be affixed to brick wall via drilling 6 holes and filling with 6 plugs for 6 screws to attach to canopy.

For: SAER Limited

OBSERVATION: Recommend Refusal. This application was unsuitable for a Listed Building and in a Conservation Area. The Committee requests the use of appropriate natural materials.

P12/S0833/LB

Dragon Court, 15 Station Road (Minor – South Ward – JW, WH)

Installation of 2m x 1m canopy above rear entrance door to be affixed to brick wall via drilling 6 holes and filling with 6 plugs for 6 screws to attach to canopy.

For: SAER Limited

OBSERVATION: Recommend Refusal. This application was unsuitable for a Listed Building and in a Conservation Area. The Committee requests the use of appropriate natural materials.

- P11/E2261** **11 Friday Street** (Other – North Ward – JB, EH)
Erection of a single storey glass room to the rear elevation.
For: Mr & Mrs Ward
- OBSERVATION:** **Recommend Refusal. The use of a glass and aluminium structure is inappropriate and detrimental to the character of a listed property. The Committee noted the comment from the Henley Society that the roof of the extension should be no higher than the original building and if wood was used in the structure the extension would be more acceptable.**
- P12/S0871/LB** **11 Friday Street** (Other – North Ward – JB, EH)
Erect and install a 2.9 metre wide with 2.55 metre projection single storey glass room onto the rear elevation of the property.
For: Mr & Mrs Ward
- OBSERVATION:** **Recommend Refusal. The use of a glass and aluminium structure is inappropriate and detrimental to the character of a listed property. The Committee noted the comment from the Henley Society that the roof of the extension should be no higher than the original building and if wood was used in the structure the extension would be more acceptable.**

Councillor Miss L Hillier rejoined the meeting.

- P12/S0952/RET** **57 Harpsden Road** (Other – South Ward – JW, WH)
Retrospective permission to erect a timber gate and low level timber fencing to the front of the property that borders the footpath.
For: SOHA Housing
- OBSERVATION:** **Recommend Refusal. The development is detrimental to the character of the Conservation Area and existing street scene and request the traditional low wall and Wrought Iron railings be reinstated and keep the traditional look of the street scene.**
- P12/S0953/RCA** **57 Harpsden Road** (Other – South Ward – JW, WH)
Retrospective permission to erect a timber gate and low level timber fencing to the front of the property that borders the footpath.
For: SOHA Housing
- OBSERVATION:** **Recommend Refusal. The development is detrimental to the character of the Conservation Area and existing street scene and request the traditional low wall and Wrought Iron railings be reinstated and keep the traditional look of the street scene.**
- P12/S1000/FUL** **Wharfe House, Wharfe Lane** (Other – North Ward – JB, EH)
Demolition of existing garage and construction of new garage.
For: Mrs J Ramsell
- OBSERVATION:** **Recommend Approval. The Committee requests the Conservations Officer, the Archaeological Department of SODC, The Environment Agency and OCC Engineering**

- P12/S1001/CA** **Consultants, Monson be consulted on this application as it is in a flood plain.**
Wharfe House, Wharfe Lane (Other – North Ward – JB, EH)
Demolition of existing garage and construction of new garage.
For: Mrs J Ramsell
- OBSERVATION:** **Recommend Approval. The Committee requests the Conservations Officer, the Archaeological Department of SODC, The Environment Agency and OCC Engineering Consultants, Monson be consulted on this application as it is in a flood plain.**
- P12/S1133/HH** **6 Haywards Close** (Other – North Ward – JB, EH)
Conversion of double garage into habitable room.
For: Mrs & Mrs S Haynes
- OBSERVATION:** **Recommend Approval. The Committee requests the views of the neighbours be taken in to consideration regarding levels.**
- P12/S1208/FUL** **Orchard Farm, Fairmile** (Minor – North Ward – JB, EH)
Change of use of building form storage/auxiliary to 3 bed bungalow.
For: Ms C Vaughan
- OBSERVATION:** **Recommend Refusal. This proposal is not in keeping with the rural setting of the Fairmile and the Committee rejects the creeping urbanisation on this AONB entrance to the town.**
- P12/S1229/HH** **16 Church Avenue** (Other – North Ward – JB, EH)
Erection of a summer house.
For: Mrs D Sharp
- OBSERVATION:** **Recommend Refusal. The Committee asks The Conservation Officer assists in this proposal and more suitable materials and design be used for such a development.**
- P12/S1269/LB** **66 Market Place** (Other – North Ward – JB, EH)
Retrospective application for works carried out to convert the basement to a utility room.
For: Mrs M Wood
- OBSERVATION:** **Recommend Approval. The Committee regretted the retrospective nature of this application and asks the Conservation Officer inspects the property to ensure the correct procedure has been applied in this conversion.**
- P12/S1451/HH** **Former Old White Horse, Northfield End** (Other – North Ward – JB, EH)
Breaking out of existing forecourt parking and hardstanding, erection of detached double garage and formation of new driveway and boundary enclosure wall with 2no. gated vehicular access points.
For: Mr W Burgess & Mr C Taylor
- OBSERVATION:** **Recommend Approval. The Conservation Officer be consulted on the retaining wall and the style and painting of the proposal.**

- P12/S1459/FUL** **27 Duke Street** (Minor – North Ward – JB, EH)
Replacement of windows to first and second floors of front elevation & rear elevation.
For: Mr T Job
- OBSERVATION:** **Recommend Approval, no adverse impact on neighbours.**
- P12/S1313/LB** **27 Duke Street** (Other – North Ward – JB, EH)
Replacement of windows to first and second floors of front elevation & rear elevation.
For: Mr T Job
- OBSERVATION:** **Recommend Approval, no adverse impact on neighbours.**
- P12/S1474/HH** **10 St Annes Close** (Other – North Ward – JB, EH)
Front extensions extending entrance hall with a new bay window adjacent under pitched roof.
For: Mr & Mrs L Spatcher
- OBSERVATION:** **Recommend Approval, the proposal is sympathetic to the area and represents an improvement on the existing street scene.**

49. FOR INFORMATION ONLY

The Committee received and noted the Information on the following applications:
P12/S0266 – Rotherfiled House, 7 Fairmile.
P12/S0916/FUL – Henley Railway Station, Station Road.

Councillor D Hinke gave a verbal report on the meeting held with the engineering and surveying company for P12/S0916/FUL – Henley Railway Station, Station Road and stated that it was very informative and the response from the meeting has lead to a review of the location of the telephone mast. The Council is awaiting further confirmation of the proposed location as the location next to Tree Tops Nursery School was still considered by Henley Town Council as inappropriate.

50. OBJECTIONS / CALL IN APPLICATIONS

The Committee considered which Councillor should speak to South Oxfordshire District Council's Planning Committee in the event of an objection and it was **RESOLVED**

that Councillor Miss S Evans attends the South Oxfordshire District Council Planning meeting on behalf of Henley Town Council for 33 St Andrews Road and Brenham, Western Avenue, P12/S1364/HH and P12/S1365/CA – Friar Park, Badgemore and P12/S1274/FUL - 228 Greys Road to represent Henley Town Council and any additional applications should any of the above applications go before the Committee.

Councillor Evans to confirm their attendance prior to the meeting.

51. PROGRESS REPORT

THE COMMITTEE RECEIVED and noted the attached Progress Report and made the following observations:

231.5 (01.05.12) A Member queried whether the St Marks Conservation Area could be extended to include the fine Edwardian houses.

The Committee considered the above ongoing issue and it was **RESOLVED**

that a letter be sent to South Oxfordshire District Council's Planning Manager Ms Paula Fox requesting an update on this matter.

52. DECISIONS NOTICES

THE COMMITTEE NOTED the decision notices received from South Oxfordshire District Council as set out on the attached schedule.

53. APPEAL DECISION

THE COMMITTEE NOTED the Appeal Decisions by the Planning Expectorate for Planning Applications P11/E1784 Magnolia Cottage, Mill Lane, Henley on Thames RG9 4HB and P11/E0930 Lambridge House, Badgemore, Henley on Thames, RG9 4NR.

The meeting closed at 8.55pm

jb

Chairman