

**Present:** The Chairman, Councillor D Hinke  
The Vice-Chairman, Councillor Ms L A Meachin  
Councillor M S Akehurst  
Councillor D Clenshaw  
Councillor Miss L M Hillier  
Councillor D Nimmo-Smith (substituting for Councillor Miss S Evans)  
Councillor D Silvester

**In attendance:** Mr M W Kennedy - Town Clerk  
Ms J Brazil – Minute Taker  
Councillor I Reissmann

**Also Present:** One member of the Press  
4 members of the public

**26. APOLOGIES FOR ABSENCE**

The Mayor, Councillor Mrs P Phillips, Deputy Mayor, Councillor Mrs E Hodgkin and Councillor Ms S Evans

**27. DECLARATIONS OF INTEREST**

Councillor Ms L Meachin – P11/E0794 – 18 Harcourt Close – Personal and P11/E0947 – 1 Lovell Close – Personal as applicant is a near neighbour.

**28. PUBLIC PARTICIPATION**

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

*Mrs Debbie Mathews – 57 Deanfield Road* spoke representing the views of all the residents who have filled a petition against this development. She explained that the previous application, proposed on this site had been refused and the new proposal was inappropriate on the following grounds:

- The proposed development was a vast overdevelopment of the site.
- The proposed architecture is out of keeping with the surrounding street scene.
- This proposed building is incorrect alignment with surrounding properties.
- More than 80% of the land is used in this proposal.
- The build design of a 3 tier property with individual patios and balconies is out of keeping with neighbouring properties.
- The properties of no 57 Harcourt Close and 55 – 61 Deanfield Road will be overlooked and lose a large amount of their privacy.
- There are concerns that the design may be open to further development of subdivision into separate apartments.
- Car parking is only planned for two cars which will lead to reversing out into the main road and the turning point will be lost due to over flow parking.

- A previous Geological Report stated that the proposed site was previously used as a waste disposal area and the land has issues of contamination.
- As the land joins Council owned land Mrs Mathews requested the council inform all residents of any changes of use or proposals in the future.

19.36 Councillor Miss L Hiller joined the meeting

*Mr Peter Person Massey – 57 Harcourt* Raised concerns of planned soak aways and issues of land slide due to the steep bank on the proposed site.

The Chairman thanked the members of the public for their observations.

19.38 Councillor Miss L Meachin joined the meeting.

**29. MINUTES**

The minutes of the meeting held on 7 June 2011 were approved and signed by the Chairman, Councillor D Hinke as a true record.

**30. PLANS (amended)**

None received.

**31. PLANS (new)**

The Chairman proposed and it was subsequently agreed to vary the order of business and take planning application P11/E0794 first in view of the large number of residents views on this application.

<b>P11/E0794</b>	<b>18 Harcourt Close</b> (Minor – North Ward – JB, EH) <i>(Registered 31.05.11 – 28 Days 27.06.11)</i> New detached dwelling house within curtilage of existing dwelling house. For: Mr R Hudson
<b>OBSERVATION:</b>	<b>Recommend Refusal on grounds of overdevelopment and over intensive use of the site. The proposal is un-neighbourly and out of character with the surrounding properties.</b>

Four members of the public left the meeting.

<b>P11/E0261</b>	<b>48 Albert Road</b> (Other – South Ward – JW, WH) <i>(Registered 01.06.11 – 28 Days 28.06.11)</i> Demolition old existing single storey rear extension, erection of new single storey rear extension extending to include the yard, creating a new spacious bathroom & kitchen with wheelchair access. Roof to include three Velux windows, replace old windows with like windows. For: Mrs L Wright
<b>OBSERVATION:</b>	<b>Recommend Approval. The Committee felt that this application was an improvement on the present building.</b>

- P11/E0348**                    **30 Berkshire Road** (Other – South Ward – JW, WH)  
*(Registered 14.06.11 – 28 Days 11.07.11)*  
Erection of a two storey extension to the side and conversion of the loft with Velux windows to the rear.  
For: Mr S Graham
- OBSERVATION:**        **No Strong Views.**
- P11/E0442**                    **16 Milton Close** (Other – North Ward – JB, EH)  
*(Registered 27.05.11 – 28 Days 23.06.11)*  
Erection of single storey rear extension.  
For: Mr R Chalcraft
- OBSERVATION:**        **No Strong Views.**
- P11/E0650/LB**                **17B Market Place** (Other – North Ward - JB, EH)  
*(Registered 16.06.11 – 28 Days 12.07.11)*  
Strengthening of existing beams to ground floor ceiling and first storey floor.  
For: Mr C Perraud
- OBSERVATION:**        **Recommend Approval subject to the recommendations of the Conservation Officer.**
- P11/E0826**                    **63 St Marks Road** (Other – South Ward – JW, WH)  
*(Registered 31.05.11 – 28 Days 27.06.11)*  
Re-modelling of existing lean-to side extension and the erection of a single storey rear extension.  
For: Mr C Elliot
- OBSERVATION:**        **Recommend Approval. This Committee request the use of appropriate material for a Conservation Area and the replacement of Aluminium with wooden windows and the Slot window will stay as obscured glass.**
- P11/E0844/LB**                **Rose Cottage, 23 Fairmile** (Other – North Ward – JB, EH)  
*(Registered 18.05.11 – 28 Days 14.06.11)*  
Proposed two storey rear extension with modern glazed link to existing annexe (amendment to Listed Building Consent P10/E1340/LB).  
For: Mr N McGregor
- OBSERVATION:**        **No Strong Views.**
- P11/E0850**                    **68 Elizabeth Road** (Other – North Ward – JB, EH)  
*(Registered 18.05.11 – 28 Days 14.06.11)*  
Erection of first floor side and rear extension.  
For: Mrs P Edwards
- OBSERVATION:**        **Recommend Approval. The proposed development will have no adverse impact on the amenities of neighbours.**

- P11/E0858**                    **38 Vicarage Road** (Other – South Ward – JW, WH)  
*(Registered 25.05.11 – 28 Days 21.06.11)*  
Demolition of existing sun room and construction of new single storey rear extension.  
For: Mr & Mrs Dixon
- OBSERVATION:**            **Recommend Approval subject to the Conservation Officer approval and the use of suitable materials.**
- P11/E0870**                    **21 Cromwell Road** (Other – South Ward – JW, WH)  
*(Registered 06.06.11 – 28 Days 03.07.11)*  
Front porch and addition of/alteration to windows in side elevation.  
For: Mr W Edmondson
- OBSERVATION:**            **Recommend Approval.**
- P11/E0877**                    **Grovelands, St Andrews Road** (Minor - South Ward – JW, WH)  
*(Registered 02.06.11 – 28 Days 29.06.11)*  
Erection of detached two-storey 4-bedroom dwelling with attached garage and alterations to driveway.  
For: Mr G Byant  
Chesterton Commercial
- OBSERVATION:**            **This Committee reiterates the views previously expressed on the earlier application for this site – P10/E1281 - 30.11.10 - Recommend Refusal as the development is over-intensive, backland development and would adversely effect the privacy of neighbours. Concern was also expressed that trees with Tree Preservation Orders would be at risk and the effect of the development would increase traffic at an already busy junction.**
- P11/E0881**                    **Fairmile Cottage, Fairmile** (Other – North Ward – JB, EH)  
*(Registered 25.05.11 – 28 Days 21.06.11)*  
Erection of summerhouse.  
For: Mrs D Thatcher
- OBSERVATION:**            **Recommend Approval subject to the use of appropriate materials.**
- P11/E0888**                    **42 Kings Road** (Other – North Ward – JW, WH)  
*(Registered 02.06.11 – 28 Days 29.06.11)*  
Demolition of existing single storey rear extension and erection of part single storey, part two storey rear extension.  
For: Mr & Mrs A Creau
- OBSERVATION:**            **No Strong Views.**
- P11/E0889/CA**                **42 Kings Road** (Other – North Ward – JB, EH)  
*(Registered 02.06.11 – 28 Days 29.06.11)*  
Demolition of existing single storey rear extension and erection of part single storey part two storey rear extension.  
For: Mr & Mrs A Creau
- OBSERVATION:**            **No Strong Views.**

- P11/E0913**                    **359 Reading Road** (Minor – South Ward – JW, WH)  
*(Registered 27.05.11 – 28 Days 23.06.11)*  
Proposed customer collection pod and canopy.  
For: Tesco Stores Ltd
- OBSERVATION:**        **Recommend Approval. This area is at the far end of the car park; this application would remove a security concern where youths congregate.**
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- P11/E0930**                    **Lambridge House, Lambridge Lane, Badgemore** (Minor North Ward – JB, EH)  
*(Registered 01.06.11 – 28 Days 28.06.11)*  
Erection of a bungalow to house carer.  
For: HRH Mehrangiz Charnell
- OBSERVATION:**        **Recommend Refusal. This application is detrimental to an Area of Outstanding Natural Beauty, is out of character with the area and, represents inappropriate use of materials for the area. The Committee is also concerned that if this application is allowed it would set a precedent for future applications of this nature.**
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- P11/E0935**                    **Linden, Walton Avenue** (Other – South Ward – JW, WH)  
*(Registered 01.06.11 – 28 Days 28.06.11)*  
Single storey side and rear extensions.  
For: Mr S Howard
- OBSERVATION:**        **Recommend Approval. There appears to be no adverse impact on the amenities of neighbours.**
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- P11/E0947**                    **1 Lovell Close** (Other – South Ward – JW, WH)  
*(Registered 06.06.11 – 28 Days 03.07.11)*  
Single storey front extension and new pitch roof.  
For: Mr & Mrs A Prew
- OBSERVATION:**        **No Strong Views. However the Committee requests the neighbours' comments be taken into account.**
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- P11/E0948**                    **Assendon Manor, Fairmile** (Other – North Ward – JB, EH)  
*(Registered 13.06.1 – 28 Days 10.07.11)*  
Removal of 6m x 3m outbuilding (stable/carport) and 3.5m x 8.6m outbuilding. Erection of 3-bay open garage to the side of the main house.  
For: Mrs K Sabey
- OBSERVATION:**        **Recommend Approval. The Committee felt that this was a suitable proposal for an Area of Outstanding Natural Beauty.**
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- P11/E0982**                    **5 Baronsmead** (Other – North Ward – JB, EH)  
*(Registered 10.06.11 – 28 Days 07.07.11)*  
Proposed single storey rear extension.  
For: Mr M Fenton
- OBSERVATION:**        **Recommend Approval.**

**32. FOR INFORMATION ONLY**

None received

**33. DECISION NOTICES**

The Committee noted the report on decision notices and made the following comments:-

- South Oxfordshire District Council had responded regarding the comments on Mobile Phone Masts and an email regarding the application process has been received and noted.
- Councillor Akehurst would contact South Oxfordshire District Council regarding further guidance on Application P11/E0631 30 St Nicholas Road.

**34. OBJECTIONS**

It was proposed by the Chairman and **RESOLVED** that Councillor Reissmann be permitted to make a statement.

Councillor Reissmann joined the table and gave a verbal report to Committee regarding the possible conflict of interest raised by a member of the public against him regarding his representation at South Oxfordshire District Council's Planning Meeting to be held on Wednesday 29<sup>th</sup> June 2011, As he had been elected to represent the views of this Council on planning application P11/E0167 Bells Street – alteration to provide revised parking layout for 9 parking spaces. On the Advice of the District Council's Monitoring Officer, he has decided to stand down and it was

**RESOLVED** that Councillor Akehurst would attend on behalf of Henley Town Council regarding Planning Application P11/E0167.

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

**RESOLVED** that Councillor Miss L M Hillier will attend the District Council's Planning Committee Meeting on behalf of Henley Town Council for Planning Application P11/E0794 – 18 Harcourt Close, P11/E0877 Grovelands, St Andrews Road and P11/E0930 – Lambridge House, Lambridge Lane, Badgemore, and that Councillors Ms L Meachin be appointed substitute.

**35. ALLEGED BREACH OF PLANNING CONTROL – DEMOLITION OF WALL, 10 ST MARKS ROAD**

The Committee considered and noted the response from SODC in respect of the above alleged breach of planning control.

**36. PROGRESS REPORT**

The Committee considered and noted the Progress Report.

**37. REGISTRATION OF PROPERTY NAME**

The Committee noted the registration of the name of Videcom House to the existing commercial building occupied by Videcom International Ltd, Newtown Road, Henley on Thames, RG9 1HG.

**38. HOW TO HAVE YOUR SAY AT PLANNING MEETINGS**

The Committee noted the leaflet on Public Speaking at Meetings of South Oxfordshire district Council Planning Committee. The Chairman requested that copies of the 'How to have your say at Planning Meetings' leaflet be placed in the Town Hall Information Centre.

*Post Meeting note: Committee Administrator has placed 20 copies of the leaflet on display in the Town Hall Information Centre.*

**39. INFORMAL MEETING WITH SOUTH OXFORDSHIRE DISTRICT COUNCIL**

The Committee received and noted a brief oral report from the Chairman following the informal meeting with the representatives from South Oxfordshire District Council on 27<sup>th</sup> June. It was agreed that due to the detailed meeting notes taken at the time, the Chairman would produce a written report in time for the next Planning Meeting which would be circulated to all Councillors for information.

**40. SOUTH OXFORDSHIRE DISTRICT COUNCIL CORE STRATEGY**

The Committee discussed the issue of the Core Strategy and the requirement of appointment of representatives to attend the hearing on 21 July 2011. The Committee were also informed of the need for a formal response from Henley Town Council by 1<sup>st</sup> July 2011 which the Chairman has had extended to 6<sup>th</sup> July 2011. All Councillors will be contacted to help enable Councillors Akehurst and Hinke with the report. It was

**RESOLVED** that Councillors Akehurst and Hinke would represent Henley Town Council at the Hearing to be held at South Oxfordshire District Council Offices on 21<sup>st</sup> July 2011.

The meeting closed at 8.45pm.

jb

Chairman