

Present: Chairman, Councillor D Hinke
Councillor M Akehurst
Councillor D Clenshaw
Councillor Miss S Evans
Councillor Miss L Hillier
Vice Chairman, Councillor Ms L Meachin
Councillor Mr D Silvester
Mayor, Councillor Mrs E Hodgkin (ex-officio)
Deputy Mayor, Councillor Mr S Gawrysiak (ex-officio)

In attendance: Mrs N Taylor – Senior Committee Administrator
Mrs B Walker – Committee Administrator/Minute Taker

Also present: 1 member of the press
6 members of the public

166. APOLOGIES FOR ABSENCE

Apologies were received from the Town Clerk, Mr M Kennedy

167. DECLARATIONS OF INTEREST

Councillor M Akehurst – P13/S0619/A – HI Q Tyres, 345 Reading Road – Member requested notification of Personal interest non financial or prejudicial.

168. PUBLIC PARTICIPATION

Ms M Barrass – 58 Greys Hill – P13/S0427/HH – 56 Greys Hill - spoke against the proposed two storey extension and made the following comments:-

- it is inappropriate for a row of terraced cottages of this type
- it would block out light to neighbouring back gardens
- if permission is given it could set a precedent for other extensions of this type
- could lead to increased pressure on parking which is already restricted

Mr J Franklin – 54 Greys Road – P13/S0427/HH – 56 Greys Hill - spoke against the proposed two storey extension and supported the comments made above by Ms Barrass.

Mrs Y Kershaw – 35 Greys Road – P13/S0628/HH – informed the Committee, as the applicant, that the application had been withdrawn

Councillor D Silvester entered the meeting at 6.50pm.

Councillor D Clenshaw entered the meeting at 6.52pm.

169. MINUTES

The Minutes of the Meetings of the Planning Committee held on 5 March 2013 were approved and signed as a true record by the Chairman, Councillor D Hinke.

170. **PLANS (amended)**
P13/S0265/HH **Myrtle, Badgemore Lane** (Other – North Ward – JB, EH)
Proposed front porch and single storey rear extension.
For: Mr P Henderson
HTC Observation: Recommend Approval.
OBSERVATION: **Recommend Approval.**

P13/S0422/FUL **North Lea House, 66 Northfield End** (Minor – North Ward – JB, EH)
Change of use of North Lea House and associated coach house from B1 (offices) to residential, including the construction of new rear single storey conservatory and internal alterations. Erection of new garage and store.
HTC Observation: Recommend Refusal. The Committee admired the improvements to the house and applauded the return of a Grade II Listed building to residential use by questioned the inappropriate materials, location and general style of the garage as being out of keeping with the building and surrounding street scene.
OBSERVATION: **Recommend Approval. The Garage has been removed from the application**

Councillor Mrs E Hodgkin abstained from voting on the above application.

P13/S0423/LB **North Lea House, 66 Northfield End** (Minor – North Ward – JB, EH)
Change of use of North Lea House and associated coach house from B1 (offices) to residential, including the construction of new rear single storey conservatory and internal alterations. Erection of new garage and store.
HTC Observation: Recommend Refusal. The Committee admired the improvements to the house and applauded the return of a Grade II Listed building to residential use by questioned the inappropriate materials, location and general style of the garage as being out of keeping with the building and surrounding street scene.
OBSERVATION: **Recommend Approval. The Garage has been removed from the application**

Councillor Mrs E Hodgkin abstained from voting on the above application.

Councillor Miss L Hillier entered the meeting at 7pm

171. **PLANS (new)**
P13/S0233/FUL **Chef Peking, Market Place** (Other – North Ward – JB, EH)
Variation of condition 4 of planning permission P20/S0146/CU (Change of use of ground floor of premises from a wine bar to a licensed restaurant, retention of existing ducting) to change the trading hours.
For: Mr N Rosado
OBSERVATION: **Recommend Refusal. The Proposal is un-neighbourly. The Committee see no reason to extend the trading hours by another 30 minutes.**

Councillor Mrs E Hodgkin abstained from voting on the above application.

P13/S0342/HH **12 Grange Road** (Other – South Ward – JW, WH)
Single storey rear extension and loft conversion with rear dormer.
For: Dr N Woodthorpe

OBSERVATION: **Recommend Refusal. This is a category 4 conservation area and the proposed dormer is far too big and unsuitable for the house.**

P13/S0421/HH **15 Makins Road** (Other – South Ward – JW, WH)
Erection of part two storey, part single storey rear extension, front extension to garage, replacement porch, external alterations and formation of additional vehicular access (resubmission of P12/S0293).
For: Mr & Mrs D Lamb

OBSERVATION: **Recommend Approval. The Committee requests the front hedge be protected.**

P13/S0427/HH **56 Greys Hill** (Other – South Ward – JW, WH)
Demolition of existing conservatory and erection of a single storey ground floor extension and first floor rear extension.
For: Mr N Holborn

OBSERVATION: **Recommend Refusal. The application is un-neighbourly, because of loss of light to neighbours and lack of privacy to neighbours, particularly 117, Greys Road. The design of the development (shed like structure on a flat roof) is not suitable for the conservation area and is overdevelopment**

P13/S450/HH **56 Greys Hill** (Other – South Ward – JW, WH)
Internal alterations, replacement of old conservatory side return and first floor rear extension.
For: Mr N Holborn

OBSERVATION: **Recommend Refusal. The application is un-neighbourly, because of loss of light to neighbours and lack of privacy to neighbours, particularly 117, Greys Road. The design of the development (shed like structure on a flat roof) is not suitable for the conservation area and is overdevelopment**

P13/S451/CA **56 Greys Hill** (Other – South Ward – JW, WH)
Internal alterations, replacement of old conservatory side return and first floor rear extension.
For: Mr N Holborn

OBSERVATION: **Recommend Refusal. The application is un-neighbourly, because of loss of light to neighbours and lack of privacy to neighbours, particularly 117, Greys Road. The design of the development (shed like structure on a flat roof) is not suitable for the conservation area and is overdevelopment**

P13/S0431/FUL **53 – 55 Kings Road** (Minor – North Ward – JB, EH)
Construction of one 3 bedroom house.
For: Mr K Pearce

OBSERVATION: **Recommend Refusal. Overdevelopment in a dangerous location. The Forestry Officers has requested refusal**

because of the Tree Preservation Orders. The Highways Office also has concerns with this development due to traffic issues

- P13/S0433/A** **Lloyds TSB Bank PLC, 1 Reading Road** (Other – South Ward – JW, WH)
Replacement of existing advertisement signage.
For: Lloyds Bank Plc
- OBSERVATION:** **Recommend Refusal of the main external signs and hanging signs. Use of non traditional materials, with internal illumination, in a Conservation Area. The need for illumination during the evenings is not clear.**
- P13/S0446/HH** **28 Ancastle Green** (Other – North Ward – JB, EH)
Conversion of existing single garage with an extension to the house to provide a new kitchen/dining room
Formation of a new single car parking space.
For: Mrs V Kemp
- OBSERVATION:** **Recommend Approval.**
- P13/S0467/HH** **6 Niagara Road** (Other – South Ward – JW, WH)
Erection of single storey rear extension and remedial works to front of property in to include reinstatement of traditional brick detailing around front door, raising of brick boundary wall to match adjoining neighbour and replacing paving to front door with traditional Victorian tiling.
For: Mr C Wood
- OBSERVATION:** **Recommend Approval.**
- P13/S0502/HH** **8 Ruperts Lane** (Other – North Ward – JB, EH)
Erection of Carport
For: Mr & Mrs A Gaynor
- OBSERVATION:** **Recommend Approval.**
- P13/S0515/HH** **38 Western Road** (Other – South Ward – JW, WH)
Demolition of existing conservatory, erection of single storey utility, kitchen, Breakfast room, single storey rear bay to study and alterations to existing garage to form internal store.
For: Mr H K Aston
- OBSERVATION:** **Recommend Approval.**
- P13/S0530/HH** **Gable Cottage, 136 Greys Road** (Other – South Ward – JW, WH)
Demolition of existing single storey garage and erection of two storey extension and associated internal alterations.
For: Mr & Mrs J Case
- OBSERVATION:** **Recommend Approval. The application improves the appearance of the building.**
- P13/S0569/A** **Tesco Stores Ltd, 359 Reading Road** (Other – South Ward – JW, WH)
Erection of non illuminated signage to Click & Collect facility.
For: Tesco Stores Ltd

OBSERVATION: P13/S0622/FUL	Recommend Approval. Tesco Stores Ltd, 359 Reading Road (Minor –South Ward – JW, WH) Change of use of nine parking spaces to a hand car wash and valeting operation including the erection of a canopy and installation of an office. For: Tesco Stores Ltd
OBSERVATION:	Recommend of Refusal. The noise of compressors and generators would be an intrusion to the nearby resident's houses. Also parking spaces have already been lost to the Click and Collect and do not want to lose 9 more. This car park is already overflowing at weekends and should be used for parking and not the development of a small industrial estate. The location also adjoins fields and countryside beyond the railway line which would also be affected by the noise.
P13/S0623/A	Tesco Stores Ltd, 359 Reading Road (Minor –South Ward – JW, WH) Advertisements for the hand car wash. For: Tesco Stores Ltd
OBSERVATION:	Recommend of Refusal. The noise of compressors and generators would be an intrusion to the nearby resident's houses. Also parking spaces have already been lost to the Click and Collect and do not want to lose 9 more. This car park is already overflowing at weekends and should be used for parking and not the development of a small industrial estate. The location also adjoins fields side beyond the railway line which would also be affected by the noise.
P13/S0599/HH	204 Greys Road (Other – North Ward – JB, EH) Erection of two storey and single storey extensions to the side and rear. For: Mr & Mrs S Collins
OBSERVATION:	Recommend Approval.
P13/S0619/A	HIQ Tyres, 345 Reading Road (Other – South Ward – JW, WH) Erection of one non-illuminated totem signage. For: Mr P Godfrey
OBSERVATION:	Recommend Refusal. The Committee agree with the Highways Officer that this application should be refused for traffic safety reasons
P13/S0628/HH	35 Greys Road (Other – South Road – JW, WH) 2 Storey rear extension. For: Mr D Kershaw
OBSERVATION:	Application Withdrawn.
P13/S0670/LB	1 Wharfe Lane (Other – North Road – JB, EH) Reconfiguration of ground floor and relocating ground floor bathroom back to ground floor level. For: Mrs E Freebody

OBSERVATION: **Recommend Refusal. The applicant has stated that the proposed garage will only be able to house a “smart car.” The area is notorious for finding parking spaces and this Committee would not want to see any development that cannot house an average car in the garage and thus add another vehicle to the street problem.**

172. OBJECTIONS / CALL IN APPLICATIONS

The Committee considered which Councillors should speak at South Oxfordshire District Council’s Planning Committee in the event of the Planning Officer recommending approval and it was **RESOLVED**

that Councillor D Silvester attend the South Oxfordshire District Council Planning meeting for Planning Application P13/S0433/A, Lloyds Bank PLC, 1 Reading Road and Councillor M Akehurst attend the South Oxfordshire District Council for Planning Applications P13/S0431/FUL 53 – 55 Kings Road and P13/S0427/HH, P13/S450/HH and P13/S451/CA 56 Greys Hill, on behalf of Henley Town Council should these or any other applications go before the South Oxfordshire District Council Planning Committee.

Both Councillor’s Silvester and Akehurst to confirm their attendance prior to the meetings.

173. INFORMATION ONLY

The Committee received and noted the Information on the following applications.

P12/S3198/FUL	1 Reading Road
P13/S0108/FUL	Rotherfield House, 7 Fairmile
P13/S0215/HH	194 Greys Road

The meeting closed at 7:30 pm

bw/jb

Chairman