

**Present:** The Chairman, Councillor D Hinke  
Deputy Chairman Councillor Ms L Meachin  
Councillor M Akehurst  
Councillor D Clenshaw  
Councillor Miss L M Hillier  
Councillor D Silvester  
The Mayor, Councillor Mrs P Phillips

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

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

**126. APOLOGIES FOR ABSENCE**

Councillor Mrs E Hodgkin

**127. DECLARATIONS OF INTEREST**

*Councillor Miss L Hillier* – P11/E1706 – 2A Wilson Avenue – Personal – known to the Architect. P11/E1894 47 Deanfield Road – personal – known to applicant.

*Councillor Ms L Meachin* - P11/E1706 – 2A Wilson Avenue – Prejudicial and Personal - known to the architect.

*Councillor Mrs P Phillips* - P11/E1840/LB – 24 Hart Street – Personal – Mayor is Trustee of Henley Municipal Charities.

*Councillor D Clenshaw* – P11/E1706 – 2A Wilson Avenue – Prejudicial and Personal – know to architect.

*Councillor D Silvester* – P11/E1609 - 8 Wyndale Close – Personal – known to applicant. P11/E1826 – St Marys Church Hart Street – Personal – known to Canon.

**128. PUBLIC PARTICIPATION**

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

*Mr Ken Arlett, 11 Elizabeth Road, Henley* – Agenda Item 11 Core Strategy.

Mr Arlett raised his concerns over the article that appeared in a recent copy of the Henley Standard regarding the Core Strategy. He held concerns over the proposed sites for redevelopment and gave his own personal ideas for possible 'brown field sites'. He raised the additional concern that, in his opinion, South Oxfordshire District Council had not given enough consideration to looking into other possibilities.

The Chairman advised that The Core Strategy had been under review for a number of years, with the process beginning under the previous administration with the then MP John Prescott, with the process working on a regional and then a District level. South Oxfordshire District Council had held numerous consultations where sites for

redevelopment had been sort. The sites proposed had been the ones that had fallen into the strict specified criteria. The Chairman confirmed that he and Councillor Akehurst had attended a number of consultations where all those concerned had been included and their options considered. He reminded the meeting that this is a long term process set to span 15 years and this is only the very beginning of the time frame .

Mr David Booth, 21 Elizabeth Road, Henley – Agenda Item 15 Neighbourhood Planning. Mr Booth enquired on the proposals for Neighbourhood planning at the back of St Nicholas Road and Elizabeth Road. He asked the Committee to consider the possibility of holding a referenda regarding building on the gardens of Hunters Ride Housing Estate, under the new proposed Localism Bill that has recently passed through parliament.

**129. MINUTES**

The Minutes of the meeting held on 15 November 2011 were approved and signed by the Chairman, Councillor D Hinke as a true record.

**130. PLANS (amended)**

**P11/E1605**

**18 Valley Road**, (Other – North Ward – JB, EH)

**AMENDMENT:**

Two storey rear extension & first floor side extension (as amended by drawing nos. 3054/101E and 3054/102E accompanying e-mail from agent dated 9 November 2011)  
For: Mr & Mrs J Clegg

**OBSERVATION:**

27.10.11 – The committee recommends approval on the ground that the proposal is in keeping with the area.

**OBSERVATION:**

**The Committee reiterates its previous views and Recommends Approval on the ground that the proposal is in keeping with the area.**

**P11/E1609**

**8 Wyndale Close** (Other – South Ward – JW, WH)

Demolition of garage and utility room. Construction of single and two storey side and rear extension (As amended by revised parking plan received 9 November 2011).

For: Miss Z Elgood

**OBSERVATION:**

27.10.11 The Committee recommends refusal on the grounds that the proposal is an over development of the site, is un-neighbourly, would result in loss of light and privacy to neighbouring properties, would result in loss of garden space and lack of parking provision.

**OBSERVATION:**

**The Committed noted that the decision for this application has already been granted and expressed its disappointment that they had not had the chance to add further comment. The Chairman confirmed he had written to SODC over the decision.**

**131. PLANS (new)**

**P11/E1225/EX**

**37 Bellevue Road** (Other – South Ward – JW, WH)

Extension of time for implementation for planning permission P08/E1260 (Two storey side extension)

For: Mr J Sale

**OBSERVATION:**

**The Committee Recommends Approval.**

Councillors Ms L Meachin and D Clenshaw having a previously declared a Prejudicial interest in the following application left the Chamber and took no further part in the debate.

**P11/E1706**                    **2A Wilson Avenue** (Minor – South Ward – JW, WH)  
Erection of a one bedroom dwelling.  
For: Mrs V Wheeler

**OBSERVATION:**        **Recommend Refusal This application is un-neighbourly due to size and height which would lead to nearby properties becoming over looked. Out of character with the surrounding area, over development of the site and lack of parking provisions.**

Councillors Ms L Meachin and D Clenshaw rejoined the meeting.

**P11/E1784**                    **Magnolia Cottage, Mill Lane** (Minor – South Ward – JW, WH)  
Demolition of existing house and replacement with new dwelling.  
For: Mr M Richmond (Richmond Homes)

**OBSERVATION:**        **Recommend Approval**

**P11/E1809**                    **36 Vicarage Road** (Other – South Ward – JW, WH)  
Demolition of existing rear conservatory and outbuildings and construction of new single-storey rear kitchen/dining room extension with associated garden and internal modifications, and a new rear elevation roof light.  
For: Mr W Lam

**OBSERVATION:**        **Recommend Refusal. This application is out of character and inappropriate use of materials within a Conservation Area.**

Chairman to contact District Councillor to request application P11/E1809 – 36 Vicarage Road be called in to the next available SODC Planning meeting.

**P11/E1813**                    **59 Harpsden Road** (Other – South Ward – JW, WH)  
Proposed demolition of existing rear conservatory and construction of new kitchen extension together with internal ground floor alterations.  
For: Mr & Mrs M Hayward

**OBSERVATION:**        **Recommend Refusal on grounds of loss of light and un-neighbourly.**

**P11/E1821**                    **8 Wotton Road** (Other – South Ward – JW, WH)  
Demolition of existing double garage. Replacement garage with first floor extension over. Rear extension to west elevation. Replacement of existing windows and cladding and rendering of lower wall elevations.  
For: Mr & Mrs D Mole

**OBSERVATION:**        **Recommend Approval on condition of frosted glass be used in the window**

**P11/E1822**                    **10 Niagara Road** (Other – South Ward – JW, WH)  
Demolition of existing single storey rear extension.

Erection of new single storey rear extension and erection of first floor rear extension. Replacement of windows with wooden sash windows.

For: Miss B Tutty

**OBSERVATION:**

**Recommend Refusal on grounds of bulk and loss of light.**

**P11/E1826**

**St Marys Church, Hart Street** (Minor – North Ward – JB, EH)

Installation of solar photovoltaic panels on roof

For: Rev Canon M Griffiths

**OBSERVATION:**

**Recommend Approval.**

**P11/E1836**

**Badgemore Farm House, Fairmile** (Other – North Ward – JB, EH)

Proposed orangery style single storey rear extension with roof terrace over, replacement French windows to first floor bedroom.

For: Mr & Mrs T Bowlby

**OBSERVATION:**

**Recommend Approval.**

**P11/E1838**

**23 Crisp Road** (Other – North Ward – JB, EH)

Single storey side and rear extension.

For: Mr T Chamberlin

**OBSERVATION:**

**Recommend Approval.**

Councillor Mrs P Phillips abstained from voting on the following application.

**P11/E1840/LB**

**24 Hart Street** (Other – North Ward – JB, EH)

Re-building & re-pointing of burgage wall along with valley guttering connecting to no. 22.

For: Henley Municipal Charities

**OBSERVATION:**

**Recommend Approval.**

**P11/E1864/EX**

**Newtown Road** (Minor – South Ward – JW, WH)

Extension of time on P08/E1096/O (Outline application for construction of 8 x B1a Office units, parking and access).

For: Mr W Miles

**OBSERVATION:**

**Recommend Approval. This Committee requests soil tests, and access for this proposal is from Newtown Road.**

**P11/E1891**

**15 Walton Avenue** (Other – South Ward - JW, WH)

Erection of single storey and first floor rear extensions plus conversion of integral garage to habitable accommodation.

(Amendment to planning permission P10/E1740)

For: Mr R Fuller

**OBSERVATION:**

**No Strong Views.**

Councillor Ms L Meachin abstained from voting on the following application.

**P11/E1893**                    **196 Greys Road** (Other – South Ward – JW, WH)  
Erection of two storey side and front extensions and single storey front and rear extensions  
For: Mr R Roy

**OBSERVATION:**        **Recommend Approval.**

**P11/E1894**                    **47 Deanfield Road** (Other – North Ward – JB, EH)  
Two storey side extension  
For: Mr & Mrs McGinty

**OBSERVATION:**        **Recommend Approval.**

Councillor Ms L Meachin abstained from voting on the following application.

**P11/E1900**                    **20 Coldharbour Close** (Other – South Ward – JW, WH)  
Single storey rear extension with internal refurbishment.  
For: Mr B Roseff

**OBSERVATION:**        **Recommend Approval.**

**P11/E1920**                    **1 Fonthill, Hop Gardens** (Other – North Ward – JB, EH)  
Demolition of rear single storey summer room, steps, low garden walls, and concrete area. Erection of rear single storey summer room, steps, low garden walls and patio area.  
For: Mr D Simmonds

**OBSERVATION:**        **Recommend Approval.**

**P11/E1921/LB**                **1 Fonthill, Hop Gardens** (Other – North Ward – JB, EH)  
Demolition of rear single storey summer room, steps, low garden walls, concrete area. Erection of rear single storey summer room, steps, low garden walls patio area.  
For: Mr D Simmonds

**OBSERVATION:**        **Recommend Approval.**

**132.    FOR INFORMATION ONLY**

The Committee received and noted the following plans for information only.

**P11/E1520**                    **235 Fairmile**  
**P11/ E1527**                    **Former Old White Horse, Northfield End**  
**P11/E11634**                    **37 Milton Close**

**133.    DECISION NOTICES**

The Committee noted the Decision Notices from South Oxfordshire District Council.

**134.    OBJECTIONS**

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 Akehurst attends the South Oxfordshire District Council Planning meeting on behalf of Henley Town Council for Newtown Gardens, and be elected to also represent Henley Town Council should any of the above applications go before the Committee.

The Committee noted the next South Oxfordshire District Council Planning meeting is to be held on 14 December 2011. The Committee were advised that Councillor Mrs E Hodgkin would be attending this meeting and would be asked by the Chairman to Call In Planning Application P11/E1809 36 Vicarage Road

The Committee discussed the procedure of 'Calling in Plans' for District Councillors and the changes in the rules of 'Fettering' and it was **RESOLVED**

that all future Planning Agendas carry the wording **CALL IN APPLICATIONS** alongside the heading **OBJECTIONS**.

**135. PROGRESS REPORT**

The Committee considered and discussed the Progress Report and made the following observations and comments:

Minute 55 P11/e1108/RAD New Planning Application: (A sign directing the public to the premises in the locality / A double sided sandwich Board) The monitoring of 'A' Boards was on going and further Contact with the manager of the Catherine Wheel addressing their very large A board.

The matter of obstructing the pavements by vehicles parking fully on the pavements around the town and outside Higgs was raised, the Chairman agreed to raise the issue at the next Town and Community meeting on 13<sup>th</sup> December 2011 in the question session with the police

1 member of the public left the meeting.

Minute 52.1 Proposed Care Village, Highlands Farm. The Chairman confirmed that the response to this committees letter of 28.10.11 from English Country Care Villages stated that they had not yet formulated their application, and were unable to answer the questions specified by Henley Town Council, and the Townlands Steering Group. English Country Care Villages advised that they would be willing to answer the question at a later date when they had formulated their Application to South Oxfordshire County Council

1 members of the public left the meeting.

**136. CORE STRATEGY POSITION UPDATE REPORT**

After due consideration and a lengthy discussion regarding the Core Strategy report, the chairman gave a verbal report. It was confirmed that the first stage of the consultation process had been completed and the Chairman supplied the following extract for information which are the draft conclusions:

'It is difficult to identify suitable sites for housing around Henley because of the strong constraints of the Thames floodplain and the town's position, flanked by the Chilterns Area of Outstanding Natural Beauty. Our strategy therefore caps the level of growth that the town would otherwise take on a proportional basis, requiring the Site Allocations DPD to identify land for a minimum of 400 homes. A study in September 2011 indicated a reasonable prospect that this is achievable, although the margin of contingency may be limited. However, in view of the level of need in Henley, the Site Allocations DPD will explore the possibility of easing the capped growth of the town by an appropriate amount

if it should prove to be possible to identify suitable land free of constraints in the circumstances then pertaining.'

A full copy of the Inspectors Draft Report was available on the following link:  
<http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/core-strategy/core-strategy-examination>

**137. CHANGE OF PROPERTY NAME**

The Committee noted the change of property name from Harpsden Rectory to Parsonage House, 2 Harpsden Way, Henley on Thames RG9 1NL and from Normanstead Lower Lodge to Holly Lodge, Norman Avenue, Henley on Thames RG9 1SG

**138. DIVISION OF PROPERTY**

The committee noted the division of property currently addressed at 48 – 50 Hart Street into TWO separate properties now addressed as 48 and 50 Hart Street, Henley on Thames RG9 2AR

**139. DEMOLITION OF PROPERTY**

The Committee noted the demolition of property known as Rosemary and the erection of two detached properties to be known as: Rosemary House and Myrtle Lodge, Badgemore Lane, Henley on Thames, RG9 2JH

**140. NEIGHBOURHOOD PLANNING**

The Committee considered the Neighbourhood Plan. After a lengthy discussion it was agreed that Henley Town Council would respond to the Town and Parish Forum Workshop Questionnaire. A full report to be submitted on 24<sup>th</sup> January 2012

*Post meeting note: Committee Clerk sent off the Town and Parish Forum Workshop Questionnaire report on 8.12.11*

**141. CONVERSION OF OFFICES TO 3 RESIDENTIAL UNITS**

The Committee noted the conversion of offices to 3 residential units to be known as: Studio, Old Dominion House, Apartment 1, Old Dominion House, Apartment 2, Old Dominion House, Gravel Hill, Henley on Thames, RG9 2EG

**142. OXFORDSHIRE COUNTY COUNCIL PLANNING APPLICATION FOR RENEWAL OF CONSENT AND CONTINUED USE OF A DOUBLE RELOCATABLE BUILDING UNIT**

The Committee expressed its concerns over the continued use of the temporary structure, it was agreed appropriate for the Relocatable Building Unit to be replaced by a permanent structure. It was further agreed that the Chairman would discuss the issue with County Councillor D Nimmo-Smith.

The meeting closed at 9.02 pm.

jb

Chairman