

**Present:** Chairman, Councillor D Nimmo Smith  
Councillor Miss S Abey  
Councillor Miss S Evans  
Councillor S Gawrysiak  
Councillor Miss K Hinton  
Councillor Miss S Miller  
Vice Chairman, Councillor S Smith

**In Attendance:** Mr M Kennedy – Town Clerk  
Ms C Adams – Committee Administrator / Minute Taker

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

**28. APOLOGIES**

Apologies for absence were received from the Mayor, Councillor Miss L Hillier, Councillor J Brookes and Councillor Mrs J Smewing. Miss S Miller substituted for Councillor Mrs J Smewing. Councillor Miss H Chandler-Wilde had intended to substitute for Councillor J Brookes, but had conveyed apologies for absence.

**29. DECLARATIONS OF INTEREST**

None.

**30. PUBLIC PARTICIPATION**

*Mr D Feary, Walton Avenue* spoke against application P15/S1663/FUL for the erection of a new detached dwelling on behalf of himself and other neighbours. He referred members to a printed submission he had prepared. He stated that reports submitted by the applicant had all been discredited for one reason or another and that the plans were misleading with regard to their levels. The Garden Flat in the neighbouring property is below the line marked as Flat 1 on the plans and would lose all sunlight as a result of the planned building. The proposed garage was too small for parking and increased the likelihood of parking on the street. Overall, Mr Feary felt that the proposal is too large, intrusive, encloses an important open space and is unneighbourly.

**31. MINUTES**

The Minutes of the Meeting of the Planning Committee held on 9 June 2015 were received, approved and signed by the Chairman, Councillor D Nimmo Smith as a true record.

**32. VARIATION TO ORDER OF BUSINESS**

In accordance with Standing Orders 5(a) (vi), it was **RESOLVED**

that in view of the public present the order of business on the agenda is altered to allow planning application P15/S1663/FUL – Land adjacent to 29 Vicarage Road of Agenda Item 6 - Plans (New).

**P15/S1663/FUL**      **Land adjacent to 29 Vicarage Road (Minor)**

Erection of new detached dwelling.

For: Mr P Springett

**OBSERVATION:**      **Recommend Refusal. Access difficulties onto the highway due to the very steep slope and proposed garage is also too small. Privacy concerns regarding the neighbouring existing villa. Loss of light to rooms in neighbouring existing villa. Overdevelopment of a small plot. Concern re trees with TPOs The next door villa is a “building of note” in an article 4 ( 2 ) conservation area. The erection of this new building will impact negatively on the street scene of this important conservation area.**

**33. PLANS (amended)**

**P15/S0263/FUL**      **Calleva, Harpsden Way (Minor)**

Demolition of a dwelling house and erection of three detached dwelling houses (Amendments to P13/S2601/FUL) as amended by drawings 101 G; HENL1201 and 37117/005 D to alter the access to Plot 3 and the slab levels to Plots 2 and 3).

For: Miss E Evans

HTC Observation:      10.03.15 – Recommend Refusal due to insufficient information, un-neighbourly by reason of overlooking of 14 Rotherfield Road and loss of protected trees. This Council urgently requests that a Forestry Officer carries out a site inspection.

**OBSERVATION:**      **Recommend Refusal. The Forestry Officer report is still awaited. Raised roof in revised application contributes to unneighbourliness through loss of light and overlooking. The council reiterates its previous comments.**

**P15/S0795/HH** **The Turret House, Meadow Road (Other)**  
The demolition of a conservatory and ground floor level section of an existing turret and the construction of a single storey extension located on the north east of the building, providing two new bedrooms. There is also to be a small extension at first floor level and some minor internal modifications and refurbishments (As amended by plans received 04-06-2015 to reduce extent of balcony area and introduce privacy screen).

HTC Observation: 31.03.13 - Recommend Approval. The applicant has now consulted with the neighbours and issues of privacy have been addressed. This Committee request the approval notice includes a restriction that the flat roof will not be used as a balcony for leisure purposes.

**OBSERVATION:** **Application granted permission on 26<sup>th</sup> June 2015**

**P15/S1254/HH** **31 Damer Gardens (Other)**  
New porch entrance, timber cladding to front elevation to replace existing cladding, rear single storey extension to provide kitchen dining room (As amended by plan 038-GA-007rev A to reduce the height of the proposed extension).

HTC Observation: 19.05.13 - Recommend Refusal. Concern over disproportionate height of roof line causing loss of light and being over-development.

**OBSERVATION:** **Application granted permission on 25<sup>th</sup> June 2015**

#### **34. PLANS (New)**

**P15/S1397/LB** **Garden Flat, 1 River Terrace (Other)**  
Alterations to two internal stud walls (works already carried out).

For: Miss L Hillier  
**OBSERVATION:** **Recommend Approval subject to the views of the Conservation Officer.**

Arising from Committee's deliberation it was noted that the application relates to additional stud walls, not alterations, and that the work had started but had not been carried out.

**P15/S1485/HH** **38 St Andrews Road (Other)**  
Partial removal of existing rear roof with replacement flat roof dormer to existing roof space conversion.

For: Mrs S Gilbert  
**OBSERVATION:** **Recommend Approval, the precedent has already been set for this type of application.**

**P15/S1573/HH** **202 Greys Road (Other)**  
Back extension comprising enlarged kitchen and utility room. Front entrance gates.

For: Mr and Mrs G Clark  
**OBSERVATION:** **Recommend Approval, the plot is large enough to accommodate this development.**

<b>P15/S1668/FUL</b>	<b>Landfall, St Andrews Road (Minor)</b> Proposed replacement dwelling at Landfall. For: Westlin (Henley) Ltd
<b>OBSERVATION:</b>	<b>Recommend Approval as long as Highways Conditions are adhered to</b>
<b>P15/S1732/HH</b>	<b>160 Reading Road (Other)</b> Single storey flat roof rear extension (Design alteration to approved application P15/S0338/HH) For: Mr/Ms P Parke
<b>OBSERVATION:</b>	<b>Recommend Approval</b>
<b>P15/S1756/A</b>	<b>8 Station Road (Other)</b> Proposed signage For: McQueen Turner Solicitors
<b>OBSERVATION:</b>	<b>Recommend Approval on the basis that the sign will be painted wood</b>
<b>P15/S1774/HH</b>	<b>103 St Andrews Road (Other)</b> Erection of a two storey front extension, first floor extension over existing garage and infill glazed gable end above existing porch. For: Mr A Ryan
<b>OBSERVATION:</b>	<b>Recommend Approval, the application matches the existing streetscene</b>
<b>P15/S1780/HH</b>	<b>Meadow Cottage, 2 Mill Lane (Other)</b> Demolition of existing single storey rear extension. Erection of new single storey rear extension. For: Mr and Mrs M Binning
<b>OBSERVATION:</b>	<b>Recommend Approval</b>
<b>P15/S1811/HH</b>	<b>12 Coldharbour Close (Other)</b> Erection of a single storey rear extension. For: Mr and Mrs R Stephenson
<b>OBSERVATION:</b>	<b>Recommend Approval</b>
<b>P15/S1822/FUL</b>	<b>Land between 24 and 26 Fairmile (Minor)</b> Erection of a single storey dwelling with a basement. For: Mr D Wright
<b>OBSERVATION:</b>	<b>Recommend Refusal. Out of keeping with the character of the Fairmile and existing street scene. Unneighbourly and doesn't fit in with the conservation area.</b>
<b>P15/S1823/HH</b>	<b>39 Milton Close (Other)</b> Erection of a single storey side extension. For: Mr L Bell
<b>OBSERVATION:</b>	<b>Recommend Approval</b>

- P15/S1850/HH**      **Bryher, Harpsden Way (Other)**  
Conversion of integral garage into habitable room and raising height of existing garage roof by 370mm to the same height as attached part of house.  
For: Dr M Clay  
**OBSERVATION:**      **Recommend Approval, good design.**
- P15/S1851/HH**      **2b St Marks Road (Other)**  
Erection of two storey side extension.  
For: Ms C Ritchie  
**OBSERVATION:**      **Recommend Refusal. Overdevelopment, poor plans and lack of information in application**
- P15/S1854/HH**      **43 Albert Road (Other)**  
Erection of first floor rear extension.  
For: Mr and Mrs D Binney  
**OBSERVATION:**      **Recommend Approval on grounds of precedence already set**
- P15/S1864/FUL**      **9 Auton Place (Minor)**  
Proposal for new dwelling to the rear of Landfall on the overall infill/existing site.  
For: Mr J Watkins  
**OBSERVATION:**      **Recommend Approval, in keeping with the character of existing properties**
- P15/S1889/HH**      **Fern Cottage, Barn Lane, Fairmile (Other)**  
The renovation of an existing barn to create a habitable space ancillary to the main house including single storey link building.  
For: Mr N Holborn  
**OBSERVATION:**      **Recommend Approval subject to report from Countryside Officer**
- P15/S1923/HH**      **Alma Mews, Pearce's Orchard (Other)**  
Erection of a single storey extension, detached timber shed and a glazed canopy.  
For: Mr and Mrs C Blears  
**OBSERVATION:**      **Recommend Approval**

**35. OBJECTIONS / CALL IN APPLICATIONS**

The Committee considered that as applications P15/1663/FUL and P15/S1822/FUL were Minor applications and should be automatically sent to committee, there was no need to call in any applications

**36. DECISION NOTICES**

**THE COMMITTEE NOTED** the report on the decision notices received from SODC.

**37. ERECTION OF DWELLING**

**THE COMMITTEE NOTED** the erection of a pair of semi-detached residential dwellings to be numbered: 2A and 2B Farm Road, Henley-on-Thames, RG9 1EJ.

**38. ADDITION OF PROPERTY ALIAS**

**THE COMMITTEE NOTED** the addition of the alias property name: Bay Tree Cottage to the existing numbered property 2B Farm Road, Henley-on-Thames, RG9 1EJ.

The meeting closed at 7.17pm.

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Chairman