

HENLEY-ON-THAMES TOWN COUNCIL

MIKE KENNEDY
Town Clerk



COUNCIL OFFICES
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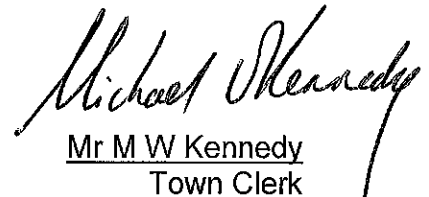
COUNCILLORS ARE HEREBY SUMMONED TO ATTEND A MEETING OF THE PLANNING COMMITTEE

to be held on

**TUESDAY 4 DECEMBER 2012
AT 7.30 PM**

in

**THE COUNCIL CHAMBER, TOWN HALL
HENLEY ON THAMES**


Mr M W Kennedy
Town Clerk
28 November 2012

MEMBERSHIP:

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

Members are reminded to sign the attendance book.

AGENDA

1. **TO RECEIVE APOLOGIES FOR ABSENCE**

Apologies received from The Mayor Councillor Mrs E Hodgkin

2. **TO RECEIVE DECLARATIONS OF INTEREST**

Members are hereby reminded that, under the provisions of sections 26-34 and Schedule 4 of the Localism Act 2011, a member with a disclosable pecuniary interest of which they are aware in a matter who attends a meeting of the authority at which the matter is considered must disclose to that meeting the existence and nature of that interest at the commencement of that consideration, or when the interest becomes apparent. A member with a disclosable pecuniary interest in any matter must withdraw from the room or chamber where a meeting is being held whenever it becomes apparent that the matter is being considered at that meeting, unless he/she has obtained a dispensation from the council; and not seek improperly to influence a decision about that matter

3. **PUBLIC PARTICIPATION**

TO RECEIVE questions or statements from members of the Public. The following rules shall apply:

- You may ask questions or make a statement on any item included on the agenda. The session, which is also open to Councillors who may have a personal and prejudicial interest on any item included on the agenda, will last for a period of up to 10 minutes (but capable of being extended at the Chairman's discretion).
- Questions from the town's residents will take priority, followed by property owners, businesses and then non-residents.
- All speeches shall last for no more than 2 to 3 minutes.
- If there are no statements or questions, or if all statements have been made or questions asked before the period of time allotted, the meeting will start to consider the remainder of its business. No further public questions or statements will be entertained at that meeting.
- If an answer to a question cannot be given at the meeting the Chairman may, at his/her discretion, arrange for a written answer to be given.
- The Chairman of the meeting will have complete discretion as to the order in which questions are taken and statements made. Supplementary questions may be asked at the Chairman's discretion.
- The Chairman of the meeting may rule that any public remarks are not appropriate and will not be accepted; for example if they are defamatory, frivolous or offensive. In such an instance the Chairman may disallow a question or statement or cut short a statement or discussion, or disqualify any member of the public from continuing to speak.
- Questions which require the disclosure of exempt or confidential information will not be answered.
- The Chairman of the meeting's interpretation of this procedure shall not be questioned and his/her ruling on any questions relating to this procedure shall be final.

4. **MINUTES**

TO APPROVE the Minutes of the Meeting of the Planning Committee held on 13 November 2012.

5. **PLANS (amended)**

P12/S1916/FUL P12/S1916/FUL Garages at New Street (Minor – North Ward – JB, EH)

Demolition of garages and workshops and construction of dwelling house with integral garage and a terrace of double garages for use with No.43 New Street (as amended by plans received 22nd October 2012 & as amended by

drawing numbers 2412/100F, 101F & 102C accompanying letter from agent dated 6 November 2012)

For: Mrs J Lockyer

HTC Observation: 02.10.12 - The Committee recommends approval subject to there being an archaeological survey due to the sensitivity of the site and is referred to the Conservation Officer.

P12/S2015/HH

8 Ruperts Lane (Other – North Ward – JB, EH)

Demolition of existing rear single storey kitchen and bathroom. Erection of rear 2 storey and single storey extensions (As amended by Drawing Nos: 09-748-P02-Revision B and 09-748-P05-Revision B accompanying agent's email of 6 November 2012)

For: Mr & Mrs A Gaynor

HTC Observation: 02.10.11 - The Committee recommends approval as this extension is in-keeping with the area.

P12/S2260/FUL

La Bodega Tapas, Eversley House, 38 Hart Street

(Minor – North Ward – JB, EH)

Retention of housing for a refrigeration plant unit in the rear garden of the La Bodega restaurant, positioned on an existing concrete base where the original shed was located. (As amended by drawing no 0/5386/12-02 rev A – chillier elevations and acoustic report ref 121008-002A received 8 November 2012)

For: Mr R Ormiston

HTC Observation: 13.11.12 - **Recommend Approval.**

P12/S2175/FUL

Land between 18 & 20 Cromwell Road (Minor – South Ward - JW, WH)

Demolition of double garage and erection of two storey three-bedroom dwelling with accommodation in the roof space and frontage parking (As amended by drawing numbers 2953_03B, 04B, 05B, 06B & 07B accompanying email from agent dated 12 November 2012)

For: Mr M Stroud

HTC Observation: 23.11.12 - Recommend Refusal. This application is out of keeping with the street scene, un-neighbourly due to loss of light to neighbours and overdevelopment of a small narrow plot. Also, insufficient space has been allowed for parking.

P12/S2490/FUL

Clinton Cards PLC, 15 Bell Street (Minor – North Ward JB, EH)

Installation of a new shop front, fascia and pilasters to existing retail unit, including signage. (As amended by Drawing Nos: 516.02 Revision B and 516.08 Revision A accompanying agent's email dated 16 November 2012)

For: Paperchase

HTC Observation: 16.11.12 - Recommend Refusal as the proposal is totally inappropriate to the conservation area, the shop front should conform to the Traditional Shop Front Guide with

appropriate higher brick stall risers and should be sympathetic to the historic character of the building. The fascia and the appropriate hanging sign (instead of the projection) should be in a traditionally style and colour with appropriate materials and lettering. Illuminated signs are not allowed in the conservation area for retail. The Committee would hope that a retailer of this stature would have a shop front package designated for conservation areas.

P12/S2491/A

Clinton Cards PLC, 15 Bell Street (Other – North Ward JB, EH)

Proposed new shop front, including fascia, pilasters, fascia sign and projecting sign (As amended by Drawing Nos: 516.08 Revision B and 516.08 Revision a accompanying agent's email dated 16 November 2012) For: Paperchase

HTC Observation:

16.11.12 - Recommend Refusal as the proposal is totally inappropriate to the conservation area, the shop front should conform to the Traditional Shop Front Guide with appropriate higher brick stall risers and should be sympathetic to the historic character of the building. The fascia and the appropriate hanging sign (instead of the projection) should be in a traditionally style and colour with appropriate materials and lettering. Illuminated signs are not allowed in the conservation area for retail . The Committee would hope that a retailer of this stature would have a shop front package designated for conservation areas.

P12/S2279/HH

Phyllis Court Club, Phyllis Court Club (Minor – North Ward – JB, EH)

Alterations to listed building including partial demolition of single storey part, removal of façade glazing, decking and canvas roof covering. New roof and extensions to single storey part. New glazed façade to upper deck and replacement of lower deck glazing, new curved roof, new decking and services. Two storey extensions to West elevation incorporating two lift towers. Alterations to access way (As amplified by additional Schedule of Existing & Proposed uses accompanying email from Agent dated 29 October 2012 and drawings received on 15 November 2012)).

For: Mr G Fielding

HTC Observation:

26.10.12 – Recommend Approval Subject to the views of English Heritage and that the building maintains its Grade II listed status.

HTC Observation:

13.11.12 - Recommend Approval. This Committee requests the SODC conservation officer please confirm that this building will retain its listed status.

P12/S2280/LB **Phyllis Court Club, Phyllis Court Drive (Minor – North Ward – EH, JB)**
Alterations to listed building including partial demolition of single storey part, removal of façade glazing, decking and canvas roof covering. New roof and extensions to single storey part. New glazed façade to upper deck and replacement of lower deck glazing, new curved roof, new decking and services. Two storey extension to West elevation incorporating two lift towers. Alterations to access way (As amended by drawings received 15 November 2012)
For: Phyllis Court Members Club
HTC Observation: 23.10.11 - Recommend Approval subject to the views of English Heritage and that the building maintains its Grade II listed status.

6. **PLANS (new)**
P12/S2518/LPD

40 Gainsborough Road (North Ward – JB, EH)
Certificate of Lawfulness for proposed rear dormer and front rooflights in association with a loft conversion.
For: Mr & Mrs I Priestly

P12/S2519/HH

40 Gainsborough Road (North Ward – JB, EH)
Erection of a single storey front extension.
For: Mr & Mrs I Priestly

P12/S2521/HH

80 Makins Road (Other – South Ward – JW, WH)
Single-storey rear extension.
For: Mr & Mrs J Powell

P12/S2579/HH

56 Harpsden Road (Other – South Road – JW, WH)
Single storey rear extension (revised application to previous denied application P11/E1764)
For: Mr J Breen

P12/S2630/LB

61 Friday Street (Other – North Ward – JB, EH)
Replacement of existing windows and front entrance door with 2no. horizontal sliding windows on front elevation, 1no. sliding sash window on rear elevation and 1no. front entrance door.
For: Mr J Parker

P12/S2631/LB

57 - 61 Friday Street (Other – North Ward – JB, EH)
Replace existing with Natural Slate (57, 59 & 61 Friday Street)
For: Mr J Parker

P12/S2673/HH

28 Coldharbour Close (Other – South Ward – JW, WH)
Two storey side/rear extensions and single storey rear extension.
For: Mr & Mrs P Rompani

- P12/S2674/HH** **Manor Garden, Finley Drive** (Other - South Ward – JW, WH)
The Construction of new two bay oak frame carport with secure cycle store.
For: Mr J Gleave
- P12/S2705/LDP** **26 Belle Vue Road** (South Ward – JW, WH)
Consturction of pitched roof dormers to side and rear elevations,
For: Mr & Mrs Adshed
- P12/S2738/HH** **Blandy Cottage 29a Hart Street** (Other – North Ward – JB, EH)
Refurbishment of existing attached outbuilding to en-suite bathroom to existing ground floor bedroom.
For: Mrs E Hargey
- P12/S2797/LB** **Blandy Cottage 29a Hart Street** (Other – North Ward – JB, EH)
Refurbishment of existing attached outbuilding to en-suite bathroom to existing ground floor bedroom.
For: Mrs E Hargey
- P12/S2755/HH** **183 Reading Road** (Other - South Ward – JW. WH)
Single storey rear extension.
For: Mr T Hearn
- P12/S2772/HH** **46 St Andrews Road** (Other – South Ward – JW, WH)
Demolition of existing rear conservatory and erection of a single storey rear extension.
For: Mr W Judge

7. **NOTIFICATION APPLICATION FOR PUBLIC PATH DIVERSION AT LAND ADJACENT TO 23 HAYWARDS CLOSE, HENLEY ON THAMES, RG9 1UY** (Papers attached)
TO RECEIVE AND CONSIDER notification from South Oxfordshire District Council that an Application has been applied to divert the Public Path at land adjacent to 23 Haywards Close, Henley on Thames, RG9 1UY.
8. **OBJECTIONS / CALL IN APPLICATIONS**
TO DECIDE which Councillor is to speak at District Council in the event of an objection.
9. **DECISION NOTICES** (Papers attached)
TO RECEIVE AND NOTE the decision notices received from SODC.
10. **CHANGE OF PROPERTY NAME** (Papers attached)
TO RECEIVE AND NOTE the property name change for Tobermory to: Glasshouse, Peppard Lane, Henley on Thames, RG9 1NQ.



Agenda Item 7.

Your Ref:
My Ref: RCA/SODC/Henley
Date: 3rd November 2012

- 9 NOV 2012

PRE-ORDER CONSULTATION

Dear Sir/Madam

Town & Country Planning Act 1990, Section 257
Application for Public Path Diversion
Land adjacent to 23 Haywards Close, Henley on Thames RG9 1UY

Robin Carr Associates has been instructed by South Oxfordshire District Council to process an application to divert the above mentioned path, as shown on the attached plan.

It is understood that the footpath subject to this application is not currently recorded on the Definitive Map. This does not however preclude the need for it to be diverted if the existing line is to become obstructed as a result of approved development.

Approval for the construction of one detached house and garage on land adjacent to 23 Haywards Close, Henley on Thames RG9 1UY has been granted by the Planning Authority under reference P11/E0545. Details of the consent may be viewed on the SODC website using the above reference.

The approved development will result in the current line of the footpath being built over

It is proposed that the alternative route will have a defined width of 1.8 metres except at the central bend/turning point which will be 3 metres. The proposed new route will be maintainable at public expense.

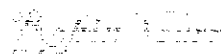
Before we prepare our advisory report, to enable the District Council to determine the application, we should like to take this opportunity to consult with you regarding the proposal, and to this end please find enclosed a consultation acknowledgement form, which we should be obliged if you would complete and return. Please ensure you complete your name/address details as well as the other comment sections.

If you propose to object to the order, please advise the grounds upon which you propose to object. This will allow the Authority to fully consider your views and also possibly resolve any outstanding issues, thus facilitating the withdrawal of objections.

With regard to the utility companies, please advise if any of your apparatus is affected by the proposal.

We should be obliged to receive all responses within 28 days of the date of this letter.

Yours faithfully



Robin Carr FIPROW MILAM
Principal



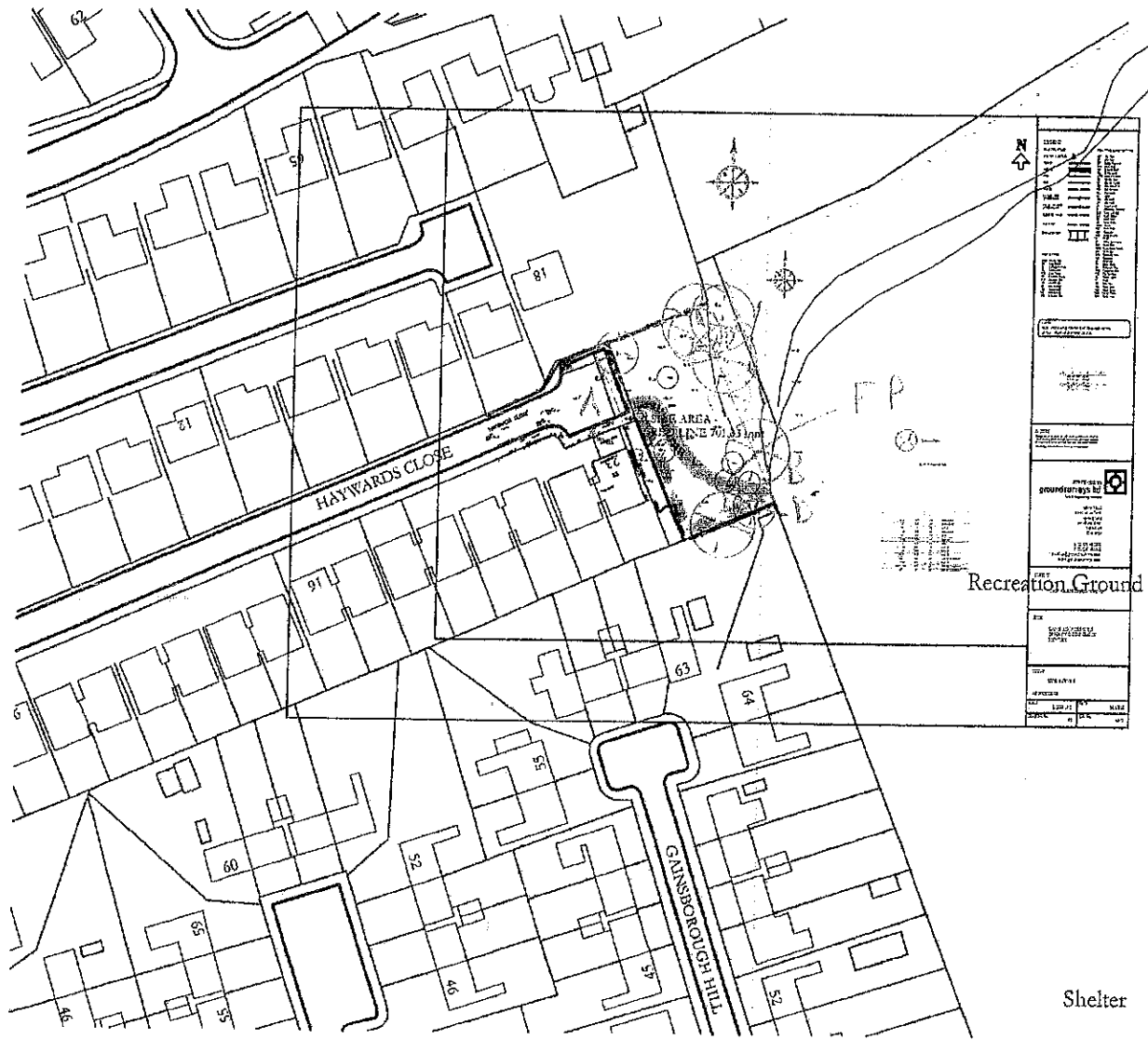
**South Oxfordshire District Council
Consultation Acknowledgement Form**

* Delete as appropriate

Parish: Henley on Thames	Current Status: FP	Path No: n/a
Legislation: Haywards Close, Henley on Thames	Project Ref No: RCA/SODC/Haywards	
Proposal: Diversion of Public Footpath on land to the east of 23 Haywards Close, Henley on Thames RG9 1UY		
A map of the above route, subject to the application is on the reverse of this form		
Name & Address of Consultee: (Please state which, if any, organisation you represent)		
Additional Information It is understood that the footpath subject to this application is not currently recorded on the Definitive Map. This does not however preclude the need for it to be diverted if the existing line is to become obstructed as a result of approved development. Approval for the construction of one detached house and garage on land adjacent to 23 Haywards Close, Henley on Thames RG9 1UY has been granted by the Planning Authority under reference P11/E0545. Details of the consent may be viewed on the SODC website using the above reference. The approved development will result in the current line of the footpath being built over The alternative route will have a width of 1.8 metres except at the central turning point/bend which will be 3 metres		
Do you/your organisation support this proposal? (please give any reasons below)		YES / NO
If "No" is there any way on which the proposal can be amended so as to address your objections/concerns? (please explain below)		YES / NO
Any Additional Information or Comments: 		
Signed: Date:		

Please return the completed form to:

Robin Carr Associates
2 Friarage Avenue, Northallerton, North Yorkshire DL6 1DZ



Location Plan
Haywards Close -Henley-On-Thames

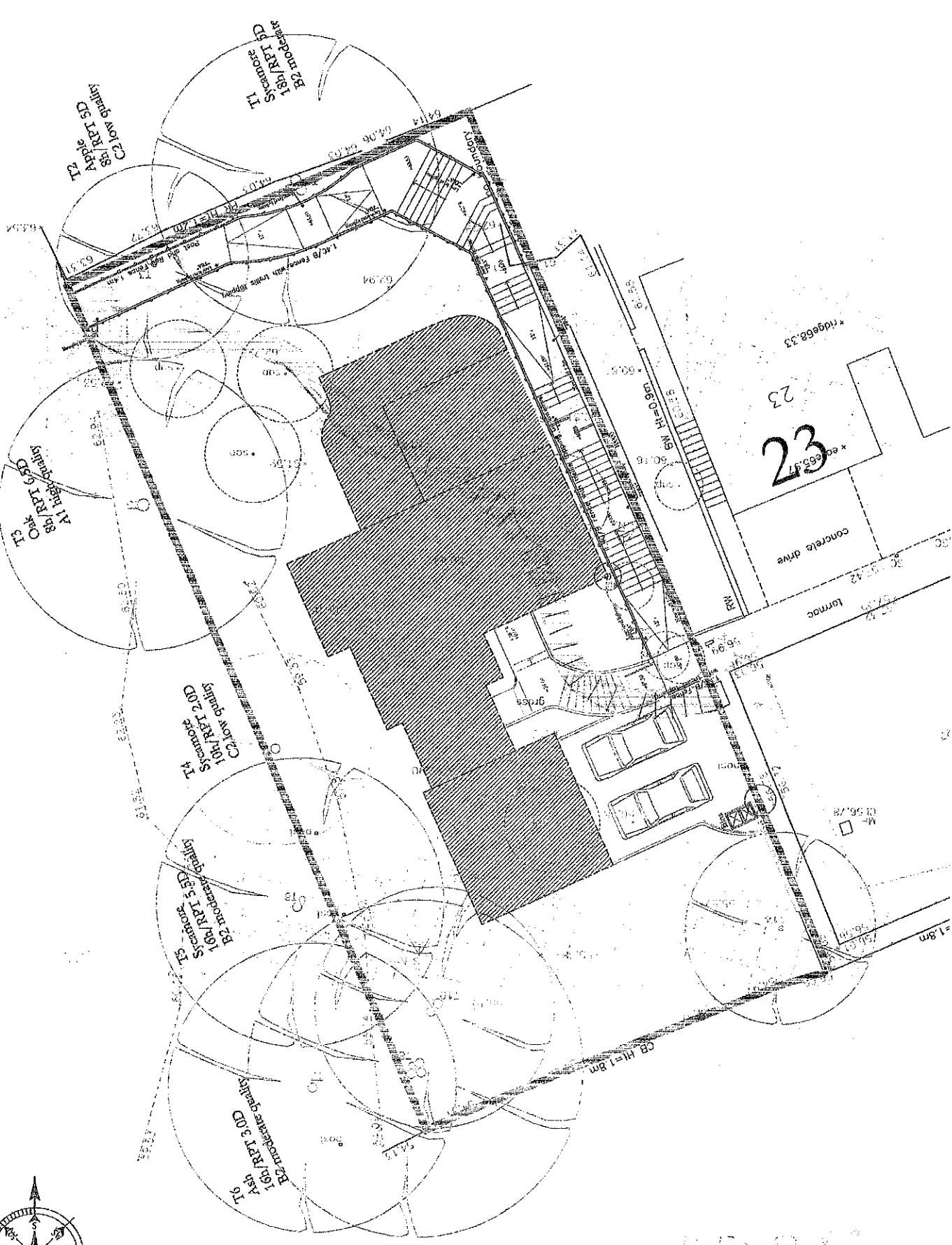
KEEN
PARTNERSHIP

The Courtyard
Edinburgh Road
Reading RG30 2UA
Tel: 0118 9510 855
Fax: 0118 9310 856
Email: chriskcen@keenpartnership.co.uk
www.keenpartnership.co.uk

Client: Montague Estates Ltd.
(Southern)
Job Title: Lane adjacent to 23 Haywards
Close Henley On Thames
Drawing Title: Location Plan

Status: PLANNING
Date Drawn: 13-01-11
Drawn By: LL
Scale: 1:1250@A4
Job No: 8135
Drg No: 8135-PL-01
Rev: C

Rev	Comment	By	Date
C	Straight red line and fence at 63 Gainsborough Hill		12-07-11
B	Clarify red line and fence at 63 Gainsborough Hill		07-06-11
A	Updated street name	LL	06-04-11



27/08/12

11/20/02

8125 - Route

Plan 1

DECISION NOTICES – 4th DECEMBER 2012

(Papers available in Henley Information Centre)

PLANNING PERMISSION IS GRANTED BY SODC

P11/S0194

Proposal

Red Lion Hotel, Hart Street

Proposed loft conversion with addition of dormer windows and roof lights (as amended by Drawing No: 3187 2.01 revision B accompanying agent's email of 27 July 2012).

HTC observation:

21.08.12 -Recommend Refusal. The Committee re-iterated their previous observations and recommend refusal as this proposal is out of character and there should be no external alterations to this iconic listed building. It has a plain tiled roof over an elegant frontage of classical central portico with blind arches at both sides—a Palladian concept. This building makes an important contribution to Henley's riverfront town entrance as seen from the bridge and Berkshire bank. This view is reproduced in photos and publications.

P12/S1274

Proposal:

228 Greys Road

Replacement detached dwelling and garage following the demolition of the existing dwelling.

HTC Observation:

03.08.12 – 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 ask 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.

P12/S1464/FUL

Proposal:

38 Market Place

Part change of use of former Police Station to a Public House (A4 use)(As amplified by Additional information received from the agent dated 7th September 2012 & as amplified by additional information received 2 October 2012).

HTC observation:

25.08.12 – Recommend Refusal. The Committee refused this proposal for the following reasons:

- **Un-neighbourly as a result of the extended hours.**
- **Noise issues.**

- **Safety concerns at this dangerous road junction, caused by customers spilling out onto the pavement and road as there is no designated smoking area.**

P12/S1755/HH

Proposal:

110 Reading Road

Replacement of existing aluminum framed windows on front elevation (front bay + 2 upstairs) with white grade 'A' UPVC sliding sash windows (as clarified by applicant's email and additional information received 13th September 2012).

HTC observation:

14.09.12 – Recommend Refusal. The Committee recommend the use of wood as opposed to the use of UPVC.

05.10.12 – The Committee recommends refusal and reiterates its previous observation that wooden rather than UPVC windows should be used.

P12/S1809/HH

Proposal:

HTC Observation:

2 Valley Road

Additional of a first floor to the existing house.

05.10.12 – The Committee recommends refusal as the proposed development is un-neighbourly due to a loss of light and is an over-development of the site. The Committee also recommends further discussions takes place with the neighbours to find a compromise.

P12/S1887/HH

Proposal:

HTC observation:

27 Kings Road

Loft Conversion including new dormer window and 2no. Velux windows to rear of property.

15.10.12 – The Committee recommends acceptance on the grounds that conservation style velux windows and formers as mentioned are used. The committee would hope that wood rather than UPVC be used.

P12/S2008/HH

Proposal:

HTC observation:

87 Deanfield Road

Conversion of garage to habitable accommodation with construction of storage area to void.

05.10.12 – The Committee recommends approval as this development is in-keeping with the area.

P12/S2034/HH

Proposal:

HTC observation:

12 Coldharbour Close

Side extension at first floor level.

05.10.12 – The Committee recommends approval as the proposed extension is in scale with the existing dwelling.

P12/S2036

Proposal:

HTC observation:

54 Valley Road

Addition of full width roof across front of house at first floor level to act as a porch covering over existing balcony area.

05.10.12 – Recommend Approval.

- P12/S2044/HH**
 Proposal:
HTC observation:
- 42 Friday Street**
 Erection of conservatory to the side elevation of the house.
05.10.12 – The Committee recommends approval as the proposed development is in scale with the existing dwelling. The Committee would hope wooden windows would be used rather than UPVC.
- P12/S2080/HH**
 Proposal:
HTC observation:
- 214 Greys Road**
 Single storey replacement garden room and utility.
05.08.12 – The Committee recommends approval as the development is within the same footprint as the existing dwelling.
- P12/S2258/HH**
 Proposal:
HTC observation:
- 1 Lovell Close**
 Proposed single storey front and side extensions.
26.10.12 Recommend approval. The Committee have no objections to this application.

LISTED BUILDING CONSENT

- P11/S0430/LB**
 Proposal
- HTC Observation
- Red Lion Hotel, Hart Street**
 Proposed loft conversion with addition of dormer windows and roof lights (As amended by Drawing No: 3187 2.01 Revision B accompanying agent's email of 27 July 2012).
25.08.12 - Recommend Refusal. The Committee re-iterate their previous observations and recommend refusal as this proposal is out of character and there should be no external alterations to this iconic listed building. It has a plain tiled roof over elegant frontage of classical central portico with blind arches at both sides – a Palladian concept. This building makes an important contribution to Henley's riverfront town entrance as seen from the bridge and Berkshire bank. This view is reproduced in photos and publications.
- P12/S2060/LB**
 Proposal
- HTC Observation:
- 81 Bell Street (Other – North Ward – JB, EH)**
 Minor alterations to the building in connection with refurbishment works.
 For: Mr A Jarvis
02.10.12 - The Committee recommends approval subject to a full archaeological survey given the historical and complex nature of the building and conservation officer's approval.
- P12/S2046**
 Proposal:
- HTC observation:
- 79A Bell Street**
 Demolition of single modern beam, addition of fixed cupboards and parapets to enable concealed storage.
05.10.12 – Recommend Approval.

CONSERVATION AREA CONSENT

- P12/S1872/CA**
 Proposal
- HTC Observation:
- 35/35A Hart Street**
 Demolition of Lock Up Garages to Facilitate Previously Residential Development for 2 Dwellings.
14.09.12 – Recommend Approval.

Jacqui Brazil

From: Louise Hastings on behalf of enquiries
Sent: 22 November 2012 13:02
To: Jacqui Brazil
Subject: FW: Change of property name from: Tobermory to: Glasshouse, Peppard Lane, HENLEY-ON-THAMES RG9 1NQ
Attachments: Glasshouse.pdf

From: Sally-Anne Worsley [<mailto:Sally-Anne.Worsley@southandvale.gov.uk>]
Sent: 22 November 2012 12:42
To: Sally-Anne Worsley
Subject: Change of property name from: Tobermory to: Glasshouse, Peppard Lane, HENLEY-ON-THAMES RG9 1NQ

Dear Sir/Madam,

For your information and records the above property name has changed as above and as shown on the attached plan.

Kind regards
Sally Worsley

Sally-anne Worsley
Data Monitoring Manager

HR, IT and Customer Services
South Oxfordshire District Council
Council Offices
Benson Lane
Crowmarsh Gifford
WALLINGFORD
OX10 8AZ

Vale of White Horse District Council
Abbey House
Abbey Close
ABINGDON
OX14 3JE
Direct phone: 01491 823023
Mobile: 07928252175
Fax: 01491 823924
Email: sally-anne.worsley@southoxon.gov.uk

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Listening Learning Leading

Change of property name from: Tobermory
to: Glasshouse
Peppard Lane,
HENLEY-ON-THAMES
RG9 1NQ

