

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

**In Attendance:** Mr M Kennedy – Town Clerk  
Mrs N Taylor – Minute Taker

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

**174. APOLOGIES FOR ABSENCE**

Apologies received from the Chairman Councillor D Hinke and Councillor Miss S Evans.

**175. TO RECEIVE DECLARATIONS OF INTEREST**

None received,

**176. PUBLIC PARTICIPATION**

Mr Peter Emmett – 2 Farm Road, Henley on Thames  
Informed the meeting that the application is for 2 semi detached dwellings and the highways issues have now been addressed. Highways have no issue with the vision splay and the design of the buildings has been taken from other local buildings but with a contemporary twist.

**177. MINUTES**

The Minutes of the Meeting of the Planning Committee held on 26 March 2013 were approved and signed by the Chairman as a true record.

**178. VARIATION TO THE ORDER OF BUSINESS**

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

that in view of the comments from a member of the public present at the meeting the order of business on the agenda be altered to allow the Committee to consider planning application P13/S0820/FUL – Land to the side of 2 Farm Road next.

179. **P13/S0820/FUL – LAND TO THE SIDE OF 2 FARM ROAD**

**P13/S0820/FUL** Land to side of 2 Farm Road (Minor – South Ward – JW, WH)  
Erection of two 2-bed attached houses with associated parking.  
For: Mr M Smith

**OBSERVATION: Recommend Approval.**

180. **PLANS (amended)**

Councillor E Hodgkin abstained from voting on the following application.

**P13/S0291/HH** **3 Kings Road** (Other – North Ward – JB, EH)  
Single storey rear extension and loft conversion with dormer window. As amended by Drawing no: CKR/13/1 Revision B received 19 March 2013).  
For: Mr & Mrs W Craven

HTC Observation: 05.03.13 - Recommend Approval.

**OBSERVATION: Recommend Approval.**

**P13/S0342/HH** **12 Grange Road** (Other – South Ward – JW, WH)  
Single storey rear extension and loft conversion with rear dormer. As clarified by applicant's email and amended plan received 25<sup>th</sup> March 2013).  
For: Dr N Woodthorpe

HTC Observation: 26.03.13 - Recommend Refusal. This is a category 4 conservation area and the proposed dormer is far too big and unsuitable for the house.

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

**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 (as amended by applicant's email and revised plans received 8<sup>th</sup> April 2013).

HTC Observation For: 26.03.13 – 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 are and is over development.

**OBSERVATION: Reiterate 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 are and is over development.**

**P13/S0433/A**      **Lloyds TSB Bank PLC, 1 Reading Road** (Other – South Ward – JW, WH)  
Replacement of existing advertisement signage. (As amended by Drawing Nos: 50527300.1 Revision B accompanying agent's email of 20 March 2013).  
For: Lloyds Bank Plc

HTC Observation: 26.03.13 - 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.

**OBSERVATION:**    **Reiterate Refusal. 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/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 and addition of two roof lights (Amendment of Description).  
For: Mr H K Aston

HTC Observation: 26.03.13 - Recommend Approval.

**OBSERVATION:**    **Reiterate Approval.**

**181. PLANS (new)**

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

**P13/S0524/HH**      **25 Gainsborough Hill** (Other – North Ward – JB, EH)  
Single storey extension to the rear of the property to create a bedroom.  
For: Mr L Simpson

**OBSERVATION:**    **Recommend Approval but this Council would prefer to see a pitched roof.**

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

**P13/S0675/HH**      **Manor Garden, Finlay Drive** (Other – North Ward – JB, EH)  
Alterations to existing garaging wing to the main house to convert integral double garage into a cinema and games room. The construction of a new detached triple timber frame car port, with secure cycle store.  
For: Mr J Gleave

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

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

- P13/S0723/FUL**     **Horse & Groom, 40 New Street** (Minor – North Ward – JB, EH)  
Change of use of the public house to a dwelling.  
Demolition of existing rear extension and outbuildings.  
Erection of single storey rear extension  
Internal and external alterations.  
For: Mr P Woods
- OBSERVATION:**     **Recommend Approval subject to Conservation Officer approval and the frontage of the pub remaining part of the street scene.**

Councillor Miss L M Hillier entered the meeting at 7.20pm.

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

- P13/S0724/LB**     **Horse & Groom, 40 New Street** (Other – North Ward – JB, EH)  
Change of use of the public house to a dwelling.  
Demolition of existing rear extension and outbuildings.  
Erection of single storey rear extension. Internal and external alterations.  
For: Mr P Woods
- OBSERVATION:**     **Recommend Approval subject to Conservation Officer approval and the frontage of the pub remaining part of the street scene.**

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

- P13/S0726/HH**     **38 Kings Road** (Other – North Ward – JB, EH)  
Demolition of existing back addition, construction of a basement to the rear of the main house,  
reconstruction of back addition with extension to side and single room extension on first floor.  
For: Mr D Singer
- OBSERVATION:**     **Recommend Refusal due to over-development and the adverse effect of the development on the neighbours.**

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

**P13/S0762/LDP** **7 Greys Hill** (Certificate of Lawful Development – North Ward – JB, EH)  
Proposed loft conversion with dormer window to the rear and roof lights to the front.  
For: Mr Moss

**OBSERVATION:** **Recommend Refusal due to over-development and loss of privacy for the neighbours, the full width flat roofed dormer and front roof lights are not appropriate in a conservation area.**

Councillors Mrs E Hodgkin & Miss L Hillier abstained from voting on the following application.

**P13/S0777/RLB** **The Bull, 59A – 59B Bell Street** (Other – North Ward – JB, EH)  
Installation of wall and ceiling panelling. The treatment of timbers. Decorative finishes and plastering to walls. (Retrospective).  
For: W H Brakspear & Sons Ltd

**OBSERVATION:** **Recommend Refusal. This Council requests that the Conservation Officer carry out a thorough inspection of the building, including any sandblasted timbers.**

Councillors Mrs E Hodgkin & Miss L Hillier abstained from voting on the following application.

**P13/S0874/RLB** **Bull Courtyard, Bell Street** (Other – North Ward – JB, EH)  
Re-instatement and upgrading of original bedroom door. Installation of two panel fire door. (Work already carried out).  
For: W H Brakspear & Sons Ltd

**OBSERVATION:** **Recommend Refusal. This Council requests that the Conservation Officer carry out a thorough inspection of the building.**

Councillors Mrs E Hodgkin & Miss L Hillier abstained from voting on the following application.

**P13/S0819/LB** **43 New Street** (Other – North Ward – JB, EH)  
Removal of existing double glazed UPVC roof from existing kitchen. Removal of existing plinth wall and window. Extension of existing kitchen to form breakfast room/dining area and new double duo-pitched clay tiled roof, conservation roof lights and glazing.  
For: Mr & Mrs P Tooley

**OBSERVATION:** **Recommend Approval, subject to no complaints being received from the neighbours.**

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

**P13/S0832/HH**      **13 Baronsmead** (Other – North Ward – JB, EH)  
Erection of rear conservatory.  
For: Mr Brent

**OBSERVATION: Recommend Approval.**

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

**P13/S0850/A**      **ZIZZI, 21-23 Hart Street** (Other – North Ward – JB, EH)  
Display of 1 x replacement non illuminated projection sign.  
For: Mr G Lee Fisher  
Gondola Group Ltd

**OBSERVATION: Recommend Approval, but this Council request that the history of the building be acknowledged on the new signage.**

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

**P13/S0852/LB**      **ZIZZI, 21-23 Hart Street** (Other – North Ward – JB, EH)  
Installation of 1 x replacement non illuminated projection sign.  
For: Mr G Lee Fisher  
Gondola Group Ltd

**OBSERVATION: Recommend Approval, but this Council request that the history of the building be acknowledged on the new signage.**

**182. FOR INFORMATION ONLY**

The Committee received and noted the information on the following application.

**P13/S0433/A**      -      **Lloyds TSB Bank Plc.**

**183. OBJECTIONS / CALL IN APPLICATIONS**

The Committee considered which Councillor is to speak at South Oxfordshire District Council's Planning Committee in the event of the Planning Officer recommending approval and it was **RESOLVED**

that Councillor M Akehurst attend the South Oxfordshire District Council Planning meeting for Planning Applications P13/S0726/HH – 38 Kings Road and P13/S0777/RLB – The Bull, 59a Bell Street.

The meeting closed at 7.40pm.

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Chairman