

**Present:** The Chairman, Councillor Ken Arlett  
The Vice Chairman, Councillor Jane Smewing  
Councillor Will Hamilton substituting for Cllr Julian Brookes  
Councillor Donna Crook  
Councillor Stefan Gawrysiak  
Councillor Sam Evans  
Councillor Lorraine Hillier  
Councillor Nimmo-Smith substituting for Cllr Laurence Plant  
The Mayor, Councillor Glen Lambert (ex-officio)

**In Attendance:** Kirsty Waterman – Planning Administrator

**Also Present:** 4 Members of the Public  
1 Member of the Press

**146. APOLOGIES**

Apologies were received from Councillors Plant and Brookes

**147. DECLARATIONS OF INTEREST**

Councillors Hillier and Nimmo-Smith declared an interest in application **P18/S0951/O** – Wyevale Country Gardens, Reading Road Harpsden RG9 4AE and Councillors Arlett, Hillier and Nimmo-Smith declared a personal interest in application **P18/S3369/HH** - Valley View Elizabeth Road, Henley on Thames.

**148. PUBLIC PARTICIPATION**

Alex Hershman spoke of application **P18/S0951/O** as the owner and developer. The application had been deferred and the Chairman of Planning Committee SODC, requested a usage viability study for the site which was completed and continues to support a £6m loss. SODC independent advisors have approved the study in line with the new NPPF. Previously the application had not been supported by the air quality officer due to the absence of a report. A report has been completed which addresses this.

**149. MINUTES**

The Minutes of the Planning Committee held on 30 October 2018 were received, approved and signed by the Chairman, Councillor Arlett as a true record.

**150. PLANS** (Amended)  
P18/S3225/HH

**White House Peppard Lane Henley-on-Thames RG9 1NG**  
(Householder)

*For:* Mr & Mrs Reed

Erection of new entrance gates to existing opening and new timber close boarded fence (as amended by application form and drawings received 7 November 2018).

Plans: White House

HTC Observations:

**10.10.18** - Recommend refusal due to metal gate not in keeping with the local rural street scene. Wooden would be preferred to retain the character of the street. The proposed uprights would also impact on the rural character of the lane.  
**20.11.18** – Recommend refusal due to same reasons as before and the apparent lack of change to the design from the original plans, with the exception of the ownership of a strip of land in front of the property which has been removed from the plans.

P18/S0951/O

**Wyevale Country Gardens Reading Road Harpsden RG9 4AE** (Outline Planning Permission)

*For:* Mr D O'Leary C/o Agent hgh consulting

Outline planning permission for demolition of all existing structures, development of B1 and/or B2 and/or D1 floorspace and required parking and servicing facilities on the south-eastern part of the site; development of up to 40 dwellings on the rest of the site; off-site highways works together with associated open space and landscaping. All matters to be reserved with the exception of access. As clarified by additional information accompanying Agents email dated 3 May 2018, amended by plans and information received 13 August 2018, 29 August 2018, 12 September 2018 and 1 November 2018.

Plans: Wyevale Country Gardens

HTC Observations:

**28.08.18** - Support subject to a footpath enabling residents to walk to Tescos and Henley on Thames and subject to further comment from Highways after a further traffic and transport study. The current Highways comments are based on the current transport study. Since the current transport study was carried out, the Forestry Officer has declared it is not possible to have the mini roundabout to aid crossing due to tree root damage the roundabout would cause.

**24.04.18** - (Site is in Harpsden but in JHHNP so in HTC agenda) It was agreed at a previous Neighbourhood Plan meeting that the site could be changed to residential in the future. Overall HTC support the application with the following conditions to overcome objections and concerns with the proposal: Affordable homes are incorporated into the plan to the correct NP level of 40% Environmental concerns are addressed - bat survey completed and landscaped environmental plan Electric car charge points are supported in conjunction with corridor links to cycle routes and paths should be included. S106 money should provide for this Enforce a No Scorched Earth policy in the clearing of the site B1 and D1 usage needs clarification and should be required even at

outline planning stage A comprehensive traffic study along A4155 is vital.

**07.06.18** - Recommend Approval as on previous grounds, with an emphasis on having no scorched earth policy in the clearance of the site and the need for a traffic study.

**20.11.18**- Recommend Approval for same reasons as before. It had previously been resolved to recommend by Neighbourhood Plan Committee for a change of use if SODC Economic Delivery approve.

**151. PLANS (New)**  
**P18/S3304/FUL**

**10 Queen Close Henley on Thames Oxon RG9 1BP**  
(Full Application)

*For:* Mr and Mrs Tse

Variation of condition 7 (use of garages) on application P72/H0491 (Erection of 16 terraced houses and access road) to retain use as living accommodation.

Plans: 10 Queen Close

HTC Observation: **20.11.18** – Recommend approval

**P18/S3369/HH**

**Valley View Elizabeth Road Henley on Thames RG9 1RJ**  
(Householder)

*For:* Mr Dieter Hinke

Erection of single storey side and front extension to bungalow.

Plans: Valley View Elizabeth Road

HTC Observation: **20.11.18** – Recommend approval

**P18/S3415/HH**

**7 Paradise Road Henley on Thames Oxon RG9 1UA**  
(Householder)

*For:* Mr Angus & Mrs Deardre Mckibbin

Erection of single storey rear extension.

Plans: 7 Paradise Road

HTC Observation: **20.11.18** – Recommend approval

**P18/S3416/LB**

**34-36 Bell Street Henley on Thames RG9 2BG** (Listed Building Consent)

*For:* Whistles

Make good and decorate the existing shop front. Replace the existing signage with new on a like for like basis. Fascia sign will be individual letters applied to the existing fascia panel, projecting sign will utilise the existing bracket. Neither sign will be illuminated.

Plans: 34-36 Bell Street

HTC Observation: **20.11.18** – Recommend approval

**P18/S3430/HH**

**122 St Andrews Road Henley on Thames RG9 1PL**  
(Householder)

*For:* Mr M Tavinor

Erection of part two storey part single storey front and rear extensions and conversion of integral garage to living accommodation.

Plans: 122 St Andrews Road

HTC Observation: **20.11.18** - Recommend approval

- P18/S3439/HH**      **13 St Marks Road Henley-on-Thames OXON RG9 1LN**  
 (Householder)  
*For:* Mr and Mrs Ed Bradley  
 Demolition of existing double garage with flat roof and erection of replacement double garage with pitched roof and first floor storage space.  
 Plans: 13 St Marks Road  
 HTC Observation: **20.11.18** - Recommend approval subject to the building not being used as ancillary accommodation to the main residence.
- P18/S3454/HH**      **2 Wyndale Close Henley on Thames RG9 1BA**  
 (Householder)  
*For:* Mr & Mrs Jonathan Mackinder  
 Demolition of single storey rear extension and erection of part single storey part two storey side and rear extension.  
 Plans: 2 Wyndale Close  
 HTC Observation: **20.11.18** - Recommend approval with the condition that materials match the original house.
- P18/S3471/HH**      **20 St Marks Road Henley on Thames Oxon RG9 1LJ**  
 (Householder)  
*For:* Mr and Mrs Barry Carson  
 Erection of single storey side and rear extension and re-landscaping of the front garden with new hard surfacing and planting.  
 Plans: 20 St Marks Road  
 HTC Observation: **20.11.18** - Recommend approval
- P18/S3506/A**      **34-36 Bell Street Henley on Thames RG9 2BG**  
 (advertisement consent)  
*For:* Whistles  
 Replace the existing signage with new on a like for like basis. Fascia sign will be individual letters applied to the existing fascia panel, projecting sign will utilise the existing bracket. Neither sign will be illuminated.  
 Plans: 34-36 Bell Street  
 HTC Observation: **20.11.18** - Recommend approval although it was noted that the signage had already been installed but pleasingly within the Shop Front Design guidelines.
- P18/S3530/HH**      **57 Elizabeth Road Henley on Thames RG9 1RA**  
 (Householder)  
*For:* Mr & Mrs Clark  
 Erection of a covered porch and part conversion of existing garage to living accommodation and raising height of flat-roofed side extension.  
 Plans: 57 Elizabeth Road  
 HTC Observation: **20.11.18** - Recommend approval

- P18/S3542/HH**      **22 Marmion Road Henley on Thames Oxon RG9 1DG**  
 (Householder)  
*For:* Christopher Daly & Sian Ralph  
 Erection of rear roof dormer, block up existing kitchen door and enlarge existing window to form French doors.  
 Plans: 22 Marmion Road
- HTC Observation:      **20.11.18** - Recommend approval with the condition that timber instead of UPVC is used for the windows.
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- P18/S3565/HH**      **8 Norman Avenue Henley on Thames Oxon RG9 1SG**  
 (Householder)  
*For:* Mr Allan Popham  
 Proposed single storey rear extension and alterations.  
 Plans: 8 Norman Avenue
- HTC Observation:      **20.11.18** – Recommend refusal due to the overbearing size of the proposed extension, and the large scale of the footprint which will compromise the character of the property detracting from the original house.
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- P18/S3566/LB**      **8 Norman Avenue Henley on Thames RG9 1SG**  
 (Householder)  
*For:* Mr Allan Popham  
 Proposed single storey rear extension and alterations.  
 Plans: 8 Norman Avenue
- HTC Observation:      **20.11.18** - Recommend refusal due to the overbearing size of the proposed extension, and the large scale of the footprint which will compromise the character of the property detracting from the original house.
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- P18/S3570/HH**      **26 Manor Road Henley on Thames RG9 1LU** (Householder)  
*For:* Mr Anna Mattingley  
 Erection of part two storey, part single storey side and rear extension and single storey front extension.  
 Plans: 26 Manor Road
- HTC Observation:      **20.11.18** – Recommend approval
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- P18/S3623/HH**      **19 Western Avenue Henley on Thames RG9 1JP**  
 (Householder)  
*For:* Ms Carol Dear  
 Single storey rear extension, new side doors and windows, new lantern roof light.  
 Plans: 19 Western Avenue
- HTC Observation:      **20.11.18** - Recommend approval
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- P18/S3692/HH**      **Aberlour 25 Lambridge Wood Road Henley-On-Thames RG9 3BP** (Householder)  
*For:* Kristen Weatherby & Ed Earl  
 Extensions and alterations to dwelling.  
 Plans: Aberlour 25 Lambridge Wood Road
- HTC Observation:      **20.11.18** - Recommend approval

**152. OBJECTIONS / CALL IN APPLICATIONS**

The Committee **DECIDED** no applications will be called in.

**153. DECISION NOTICES**

The Committee **NOTED** the report on the decision notices received from SODC.

**154. HOUSING ALLOCATIONS POLICY CONSULTATION**

The Committee **AGREED** the Chairman's proposed report on changes to the SODC Housing Allocations Policy. The Committee's representation will be submitted by 5pm on Monday 26 November 2018 to meet SODC deadline.

**155. NOTIFICATION OF PLANNING APPEAL DECISION–  
P18/S0638/FUL and P18/S0643/FUL**

The Committee **NOTED** the Inspectors decision on the appeal for P18/S0638/FUL and P18/S0643/FUL– Girdler House, Quebec Road, Henley on Thames RG9 1HG. Both appeals dismissed by the Inspector.

**156. GREYS ROAD LAYBY**

The Committee **CONSIDERED** a report on the proposed layby on Greys Road, Henley on Thames and **RESOLVED** to:

**Support the principle, subject to funding, of installing an additional paved layby to the right of the Greys Road gate into Gillotts Field and an associated improved pedestrian access to the field,**

**And, that a further report be provided to the FSM to consider funding, including the possible provision from the CIL, for this project**

**157. NOTICE OF INTENT FOR WORKS TO TREES**

The Committee **NOTED** that South Oxfordshire District Council has no objections to the proposed tree works in Henley main area Conservation area:

- 1) Market Place Henley on Thames; Henley. **Reference: CA 8294** (Letters attached)
- 2) Red Lion Lawn, Adjacent to Red Lion Hotel, Henley on Thames. **Reference: CA 8295**

**158. TRAFFIC MATTERS**

No Traffic Matters were raised or discussed.

## 159. PROGRESS REPORT

The progress report was **CONSIDERED** and the following **AGREED**:

<u>Report on traffic schemes:</u>	Ongoing and awaiting response. Should come into force early 2019
<u>Residents parking:</u>	Chairman to continue to chase up for a response.
<u>East Eyot:</u>	Complete and to come off Progress report.
<u>Traffic matters:</u>	Continued inclusion required until May 2019
<u>CIL contribution from Harpsden Parish Council:</u>	A letter is to be sent and then can be removed from the Progress report.
<u>Henley Bridge Survey:</u>	Response noted and can now be removed
<u>District Cllrs on SODC Planning Committee:</u>	A letter has been sent requesting that a local Councillor can sit and debate at both local and district meetings. The constitution addressing this will be looked into at the soonest opportunity in May 2019. <i>The Chairman is to circulate the letter which was sent as a response to clarify what was written.</i>

Meeting ended 20.18pm

KW/CA

21 November 2018