

Present: Chairman, Councillor C W Gibson
Vice Chairman, Councillor A J Follett
Deputy Mayor Councillor C Pye (ex-officio)
Councillor Miss L M Hiller
Councillor D Nimmo-Smith
Councillor S Smith
Mayor, Councillor Mrs J Wood (ex-officio)

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

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

187. APOLOGIES FOR ABSENCE

None received.

188. DECLARATIONS OF INTEREST

The following declaration of interest was received:-

Councillor D Nimmo-Smith – Personal – P11/E0167 – 92 – 102 Bell Street – County Councillor.

189. PUBLIC PARTICIPATION

Ms Amanda Chumas – 76 Bell Street and also representing the views of *Mr Jose Goumal* - 98 Bell Street and *Ms Dawn Norton* – 96 Bell street – All three residents do not support the revised application for 9 spaces of 2 metres wide as these are too small and not fit for purpose. *Ms Chumas* also raised the issue that both she and *Mr Goumal* purchased the freehold on their parking spaces. .

A view was expressed that the Town Council only has an obligation to discuss matters of planning and matters of land ownership or relating to the issues of Oxfordshire Highways are not concerns of this Committee.

Ms Chumas - Raised the proposal that all residents would like a solution to the parking issue and suggested the use of chevron style parking for eight cars would be more acceptable and also would protect the majority of the green triangle and trees in this conservation area.

190. MINUTES

The Minutes of the Meeting of the Planning Committee held on 15 March 2011 were approved and then signed by the Chairman as a true record.

191. **PLANS (amended)**

Having regard to the representations made during public participation a lengthy discussion followed relating to Planning Application P11/E0167. A motion was duly moved and seconded that the Council's previous observations be reiterated. An amendment to the action having been duly moved and seconded that the words 'the Council supports in principle the provision of 8 parking spaces' was lost where upon it was

RESOLVED that the Committee's previous observations be reiterated.

P11/E0152

8 Albert Road (Other – South Ward – EH, RM)

(Registered 01.02.11 – 28 Days 28.02.11)

Demolish existing rear extension. Erection of new single storey rear extension. Refurbishment, loft conversion and alterations to the existing layout.

For: Mr N J Chiswell

HTC Observation

22.02.11- Recommend Refusal due to roof light to front elevation of the property in a Conservation Area.

OBSERVATION:

Reiterate previous observation. Recommend Refusal due to roof light to front elevation of the property in a Conservation Area.

P11/E0167

92 - 102 Bell Street (Other – North Ward – JB, LMH)

(Registered 03.02.11 – 28 Days 02.03.11)

Alterations to provide revised parking layout comprising of 9 spaces including changed use of land (part highway) to private car parking (as amended by drawing TR8100678/SK05 accompanying agent's letter dated 14 March 2011)

For: Chesterton Commercial (Oxon) Ltd

HTC Observation

22.02.11 - Recommend Refusal due to loss of amenity space and an important grouping of four trees which enhance the character of the Conservation Area.

OBSERVATION:

Recommend Refusal due to loss of amenity space and an important grouping of four trees which enhance the character of the Conservation Area and reinstate the removed green space.

192. **PLANS (new)**

P11/E0221

Bank Chambers, 10A Hart Street (Minor – North Ward – JB, LMH)

(Registered – 14.03.11 – 28 Days – 10.04.11)

Change of use from B1 offices to return upper parts to two residential units.

For: Mr D West

OBSERVATION:

Recommend Approval. The application is welcomed and supported.

1 member of the public left the chamber at 7.57pm.

- P11/E0237** **23 Vicarage Road** (Other – South Ward – EH, RM)
(Registered 14.03.11 – 28 Days – 10.04.11)
Replacement of PVC windows with timber windows.
For: Mrs M Owens
- OBSERVATION:** **Recommend Approval. The application is welcomed and supported.**
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- P11/E0311** **24 Bell Street** (Other – North Ward – JB, LMH)
(Registered 18.03.11 – 28 Days – 14.04.11)
Insertion of timber door in rear boundary wall to provide fire escape.
For: Mrs G Johnson, Timpson Ltd
- OBSERVATION:** **No Strong Views.**
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- P11/E0312/LB** **24 Bell Street** (Other – North Ward – JB, LMH)
(Registered 18.03.11 – 28 Days – 14.04.11)
Insertion of timber door in rear boundary wall to provide fire escape.
For: Mrs G Johnson, Timpson Ltd
- OBSERVATION:** **No Strong Views.**
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- P11/E0313** **23 Belle Vue Road** (Other – South Ward – EH, RM)
(Registered – 08.03.11 – 28 Days – 04.04.11)
Replacement of rear single and 2 storey extensions with two storey rear extension.
For: Mr A Zaitlik & Ms E Smith
- OBSERVATION:** **No Strong Views subject to neighbours' views.**
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- P11/E0332/LD** **22 Church Street** (Other – South Ward – EH, RM)
Registered – 14.03.11 – 28 Days – 10.04.11)
Proposed two storey extension to rear of dwelling. Internal alterations within dwelling. Repositioning of front entrance door and addition of 2 no. new windows to ground floor front elevation. Addition of 2 no. obscured glazed windows to first floor side elevations.
For: Ms R Wolfe
- OBSERVATION:** **The Committee understands the application has been withdrawn but would make No Strong Views.**
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- P11/E0357** **50 The Close** (Other – South Ward – EH, RM)
Registered – 02.03.11 – 28 Days – 29.03.11)
Single storey rear extension. Insertion of window to side elevation. Conversion of existing garage.
Mrs K Welch
- OBSERVATION:** **No Strong Views subject to neighbours' views.**

- P11/E0364** **7 Norman Avenue** (Other – South Ward – EH, RM)
(Registered – 11.03.11 - 28 Days - 07.04.11)
Demolition of existing conservatory and part rear flank wall and side door. New single storey rear extension and side door, kitchen relocation and associated internal alterations. Existing garden wall raised 3 course with new coping to match existing.
For: Mr S Lewis
- OBSERVATION:** **Recommend Approval.**
- P11/E0156/LB** **7 Norman Avenue** (Other – South Ward – EH, RM)
(Registered – 11.03.11 - 28 Days - 07.04.11)
Demolition of existing conservatory, part rear flank wall and side door. New single storey rear extension and side door, kitchen relocation and associated internal alterations.
For: Mr S Lewis
- OBSERVATION:** **Recommend Approval.**
- P11/E0365** **37 Northfield End** (Other – North Ward – JB,LMH)
(Registered – 10.03.11 – 28 Days – 06.04.11)
Replacement conservatory with revision to existing window over.
For: Ms M Yankinson
- OBSERVATION:** **No Strong Views subject to Conservation Officer Approval.**
- P11/E0366/LB** **37 Northfield End** (Other – North Ward – JB,LMH)
(Registered – 10.03.11 – 28 Days – 06.04.11)
Replacement conservatory with revision to existing window over.
For: Ms M Yankinson
- OBSERVATION:** **No Strong Views subject to Conservation Officer Approval.**
- P11/E0369** **76 St Marks Road** (Other – South Ward – EH, RM)
(Registered – 01.03.11 – 28 Days – 28.03.11)
Replacement porch and garage.
For: Mr & Mrs Heath
- OBSERVATION:** **No Strong Views.**
- P11/E0376** **Tobermory, Peppard Lane** (Other – South Ward – EH, RM)
(Registered – 09.03.11 – 28 Days – 05.04.11)
New fencing and entrance gates to east boundary onto Peppard Lane.
For: Hamilton Properties Ltd
- OBSERVATION:** **Recommend Refusal. Application is over intensive, out of character with the area and detrimental to the street scene.**
- P11/E0429** **109 St Mark’s Road** (Other – South Ward – EH, RM)
(Registered – 24.03.11 – 28 Days 20.04.11)
Two storey side extension, single storey rear extension and a porch.
For: Ms A, D and J Cullington
- OBSERVATION:** **No Strong Views subject to neighbours’ views.**

- P11/E0439** **52 Harpsden Road** (Other – South Ward - EH, RM)
(Registered – 10.03.11 – 28 Days – 06.04.11)
 Single storey timber outbuilding.
 For: Mr & Mrs Chalmers
- OBSERVATION:** **No Strong Views.**
- P11/E0440** **17 Station Road** (Other – South Ward – EH, RM)
(Registered – 18.03.11 – 28 Days – 14.04.11)
 Change of use for the ground floor to residential to make the building one property.
 For: Mr Will Burfitt
- OBSERVATION:** **No Objection to the change of use to a private residence subject to the retention of the Edwardian façade, the appropriate design and use of appropriate matching materials.**
- P11/E0498** **Barn End, The Hocket, Northfield End** (Other – North Ward – JB, LMH)
(Registered – 21.03.11 – 28 Days – 17.04.11)
 Replacement of the existing conservatory. The existing base will remain.
 For: Mr A Kopple
- OBSERVATION:** **Recommend Refusal on grounds of inappropriate use of materials, within a Conservation Area.**

193. FOR INFORMATION ONLY

Plans for information only relate to minor alterations to planning applications that have already been considered by this Committee and which in the opinion of the Planning Officer will make no significant difference to the outcome of the decision.
 None received.

194. APPEAL DECISION 24-26 FAIRMILE

The Committee received and noted the Inspector's Appeal decision to refuse planning permission for the erection of a 2 bedroom house on land adjacent to 24-26 Fairmile as it has now clarified any further proposed development to this most prestigious entrance to Henley.

195. PROPOSED NEW MOBILE PHONE SITE ON NORTHFIELD END – PRE CONSULTATIONS

The Committee considered the Consultation Plan for a proposed new mobile phone site at Northfield End, ref: 84868. It was

RESOLVED that further discussions take place with the applicant and that they be informed of the Committee's views that the Rugby Club is a more suitable site, while the applicant's preferred site on the Fairmile is considered to be totally unsuitable for the reasons set out in the Planning Inspector's Appeal Decision letter relating to 24-26 Fairmile as regards the detrimental impact this would have on the natural beauty of the ANOB.

196. PROPOSED IMPROVEMENT TO BASE STATION INSTALLATION

The Committee considered the proposed improvements to Base Station Installations (pre-application consultations) at three separate locations. It was

RESOLVED

- i) that no objections be raised at the Jewson Timber Yard location; and
- ii) that the Committee registers its strong objections to the Grey's Road and Reading Road Base Stations on grounds that they would be more intrusive on the existing street scene by reason of their increased size and increase in street furniture.

197. TREE PRESERVATION ORDER

The Committee received and noted the Tree Preservation Order 190/2009 (UM Path behind Blandy Road, Henley on Thames) by SODC.

198. OXFORDSHIRE COUNTY COUNCIL – PROPOSED RESIDENTIAL PARKING PROVISION POLICY FOR NEW DEVELOPMENT

The Committee considered the Oxfordshire County Council's proposed Residential Parking Provision Policy for New Developments. It was

RESOLVED that a corporate response be formally submitted to Oxfordshire County Council conveying the views expressed at the meeting.

199. DECISION NOTICES

The Committee received and considered the Decision Notices from SODC. The view was expressed that the District Council's decision to grant advertisement consent for Monsoon Accessorize Ltd, 2 Bell Street (P10/E1911/A) was appalling, whereupon it was

RESOLVED that a strongly worded letter be sent to South Oxfordshire District Council conveying this Council's outrage that the district council had gone against its own Adopted Planning Guidance 6 'Traditional Shopfront Design Guide' and that it appears to find favour in applications from large multi-national chains while penalizing the small independent trader.

200. OBJECTIONS

None received.

The meeting closed at 8.45 pm.

jb

Chairman