

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

**In Attendance:** Cath Adams – Planning and Project Manager  
Kirsty Waterman – Planning Administrator

**Also Present:** 6 Members of the Public  
1 Member of the Press

## **192. APOLOGIES**

Apologies were received from Councillors Brookes and Evans

## **193. DECLARATIONS OF INTEREST**

Councillor Hamilton declared a personal interest in application **P18/S3815/FUL** – 8 Friday Street.

Councillor Lorraine Hillier abstained from commenting on application P19/S0038/O Mount Ida.

## **194. PUBLIC PARTICIPATION**

1. Mr Clark of Henley on Thames spoke on item 11 of the agenda as an objector. He wondered if instead of taking car park spaces from Henley on Thames the Hub could be turned into a hotel as they are looking to change the usage of the current building. He also asked if there was any information on The Imperial Hotel reopening? Henley Town Council do not own Imperial Hotel so is not able to comment on reasons why it is still not open.

2. Mr S Clark of Henley on Thames spoke of application P18/S3815/FUL as an objector. He feels the proposal is too dense a development, the proximity to his property would be overbearing and damage the quality of life he has in his small courtyard. He will only see a brick wall and no daylight if the proposal goes ahead. He believes it is an overdevelopment of the area for 2 storey buildings.

3. Duncan Crook of Rissance spoke of application P19/S0038/O as the agent and representative. He pointed out that the proposal is infill compliant according to the Joint Henley and Harpsden Neighbourhood Plan. He believes, based on a Highways report for the Wyevale development, that this application should also be deemed safe from an access highways point of view. A footpath linking the property access to an existing footpath could be installed along Reading Road as mitigation for pedestrian safety.

**195. MINUTES**

The Minutes of the Planning Committee held on 15 January 2019 were received, approved and signed by the Chairman, Councillor Arlett as a true record. The minutes of the Meeting of the Neighbourhood Plan Committee Meeting held on 21 January 2019 were approved and signed by the Chairman.

**196. PLANS (Amended)**

**P18/S4094/HH**

**56 Kings Road Henley-On-Thames RG9 2DG (Householder)**

**For: A Brittain & C Harris**

Proposed single-storey ground floor extension, first floor bathroom extension and loft conversion, with flat-roof dormer window to rear and roof lights as per amended plans received 10 January 2019

Plans: 56 Kings Road

HTC Observation:

**15.01.19** - Recommend approval a pitched dormer would be preferred.

**05.02.19** – *This application was granted prior to the meeting so no further comments apply. The Committee are pleased the roof was amended to a pitched dormer.*

**197. PLANS (New)**

**P18/S3815/FUL**

**8 Friday Street Henley-On-Thames RG9 1AH (Full Application)**

**For: Simpson Associates C/O Agent Walsingham Planning Redevelopment to provide three townhouses**

Plans: 8 Friday Street

HTC Observation:

**05.02.19** – Recommend unanimous refusal as the proposed does not respect the setting with over dense buildings and massing creating loss of light to local residents. The development is unneighbourly and over developed. There is a lack of parking and the proposal will affect the character of the area. To develop the existing low level buildings would be acceptable in this setting.

**P18/S4147/FUL**

**Perpetual Park Perpetual Park Drive Henley-On-Thames RG9 1HH (Full Application)**

**For: Invesco Perpetual**

Security Gatehouses to two vehicular entrances, including modifications to gates, driveways and paths

Plans: Perpetual Park

HTC Observation:

**05.02.19** – Recommend approval subject to 2 conditions: careful treatment of the trees as recommended by the Forestry Officer report and that construction working hours are limited to respect local neighbours.

- P18/S4225/FUL**      **Kenton Theatre 19 New Street Henley-On-Thames RG9 2BS** (Full Application)  
**For: Mr C Tapp**  
The replacement of existing clear acrylic roof covering with slate-grey coloured insulated metal profiled roofing with one Velux roof light, all over existing timber joists. Various other internal alterations set out in attached schedule.  
Plans: Kenton Theatre  
HTC Observation:      **05.02.19** – Recommend approval
- P18/S4226/LB**      **Kenton Theatre 19 New Street Henley on Thames RG9 2BS** (Listed Building Consent)  
**For: Mr C Tapp**  
The replacement of existing clear acrylic roof covering with slate-grey coloured insulated metal profiled roofing with one Velux roof light, all over existing timber joists. Various other internal alterations set out in attached schedule.  
Plans: Kenton Theatre  
HTC Observation:      **05.02.19** - Recommend approval
- P18/S4320/FUL**      **170 Greys Road Henley-On-Thames RG9 1QR** (Full Application)  
**For: Mr Groom**  
Proposed new dwelling  
Plans: 170 Greys Road  
HTC Observation:      **05.02.19** – Recommend refusal in line with the Highways objections on the new access, refuse storage hasn't been specified and overintensive building on a small plot.
- P19/S0038/O**      **Mount Ida Reading Road Lower Shiplake RG9 3PH** (Outline Planning Permission)  
**For: Ressance Limited**  
Two new dwelling houses with private garages  
Plans: Mount Ida Reading Road  
HTC Observation:      **05.02.19** – Recommend approval. 2 houses in a large plot is more acceptable than previous applications with many houses. Highways issues including access needs to be carefully considered and not compared with other local applications and their highways issues. The agents suggested pathway from the site, going along Reading Road for pedestrian safety would be welcomed as an amendment.  
*Councillor Hillier abstained from commenting or voting on this application*
- P19/S0059/HH**      **36 Vicarage Road Henley on Thames RG9 1HW** (Householder)  
**For: Mr Mohan and Mrs Jane Patel**  
Removal of small defunct brick gate post from front driveway  
Plans: 36 Vicarage Road  
HTC Observation:      **05.02.19** – Recommend approval

**P19/S0103/HH**

**46 Cromwell Road Henley on Thames RG9 1JH**

(Householder)

*For:* Mr Stefan and Mrs Alison Gyoker

Changes to approved application ref P18/S2650/HH - Single storey rear extension including 2 rooflights, removal of existing conservatory and erection of part single part double storey front extension including 7 skylight windows and new front car gate/ entrance

Plans: 46 Cromwell Road

HTC Observation: **05.02.19** - Recommend approval

**P19/S0119/HH**

**13 St Marks Road Henley on Thames Oxfordshire RG9 1LN**

(Householder)

*For:* Mrs Clare Bradley

Retention of existing detached double garage with formation of a new side extension with pedestrian access doors to the rear onto Singers Lane.

Plans: **13 St Marks Road**

HTC Observation: **05.02.19** - Recommend approval subject to a condition that usage is retained as a garage and prevention of adding utilities.

**P19/S0143/FUL**

**River bank and rural grass land along the River Thames on Fawley Meadows Henley on Thames (Full Application)**

*For:* Henley Royal Regatta

The proposal is for approximately 650m of river bank protection (170m South Oxfordshire & 480m Wycombe District Council, on the River Thames, Henley. River bank protection is required to reduce any further riverbank erosion; it is estimated that up to 1 m of bank is eroded in a year. The river bank protection will consist of green bio-engineering solutions, to strengthen the bank and improve biodiversity of the area. The work will consist of the following three options: 1. Vegetated coir rolls installed over submerged rock rolls and backfilled. 2. Pre-seeded geotextile bags and suitable growing medium, installed over submerged gabions. Hazel faggots / timber will be fixed securely to the gabions, on the riverside. 3. Layer of gravel installed underwater on river bank, up to 50 mm thick and not further than 2 m from local bank edge, to protect naturally formed, 'beaches'. The bank protection will protect existing trees on the riverbank by running around the riverside of these trees. The works will not include any topping, lopping, or felling of any trees.

Plans: River Bank Fawley Meadows

HTC Observation: **05.02.19** - Recommend approval subject to full biodiversity and tree surveys. The Committee preferred Option 3.

**P19/S0173/HH**

**44 King James Way Henley on Thames RG9 1XL**

(Householder)

*For:* Mr S. Stevenson

Single storey rear extension. Demolition of existing lean-to.

Plans: 44 St James Way

HTC Observation: **05.02.19** - Recommend approval  
**P19/S0183/HH** **33 Manor Road Henley on Thames RG9 1LU** (Householder)

*For:* Mr Sean Mcgrath

To convert an existing garage into additional kitchen space with an added pitched roof

Plans: 33 Manor Road

HTC Observation: **05.02.19** - Recommend approval with regret for the loss of a garage.

**P19/S0190/A** **11 Reading Road Henley on Thames RG9 1AB**  
(Advertisement Consent)

*For:* Mrs I Bajaj

Replacement of shop signage with 1 main sign above entrance and 2 smaller signs above side windows.

Plans: 11 Reading Road

HTC Observation: **05.02.19** - Recommend approval subject to materials used being wood.

**P19/S0196/LB** **46 Bell Street Henley on Thames RG9 2BG** (Listed Building Consent)

*For:* Mr M Davis

Proposed demolition of existing rear boundary wall and rebuilding to same height

Plans: 46 Bell Street

HTC Observation: **05.02.19** - Recommend approval subject to archeological investigation of the blocked up window.

**P19/S0217/LB** **6 Kingfisher Cottage Badgemore Lane Henley on Thames Oxfordshire RG9 2JH** (Listed Building Consent)

*For:* Mrs Christine Brazier

To erect a small scoop canopy over the front entrance door.

Plans: 6 Kingfisher Cottage

HTC Observation: **05.02.19** - Recommend approval

**P19/S0218/HH** **Myrtle Lodge Badgemore Lane Henley-On-Thames RG9 2JH** (Householder)

*For:* Mr P Henderson

Extending rear single storey room

Plans: Myrtle Lodge

HTC Observation: **05.02.19** - Recommend approval

## **198. OBJECTIONS / CALL IN APPLICATIONS**

The Committee **DECIDED** to call in application **P18/S3815/FUL** – 8 Friday Street, Henley on Thames RG9 1AH

## **199. DECISION NOTICES**

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

## 200. CERTIFICATES OF LAWFUL DEVELOPMENT

The Committee **NOTED** the certificates of Lawful Development:

**P18/S4189/LDP**      **20 Lovell Close Henley-on-Thames Oxfordshire (Lawful Development)**

*For:* Mr Gireesh Venkateswaran

Single storey rear extension with no alterations to the front of the property.

Plans: 20 Lovell Close

**P19/S0207/LDP**      **6 Western Avenue, Henley on Thames, Oxfordshire RG9 1JP (Lawful Development)**

*For:* Mr Fulford Dobson

Formation of habitable room in roof space with rear dormer.

Plans: 6 Western Avenue

## 201. NOTIFICATION OF WITHDRAWN APPLICATION

The Committee **NOTED** and **WELCOMED** the withdrawal of the following application:

**P18/S3679/FUL**      **Anderson House Newtown Road Henley-On-Thames RG9 1HG (Full application)**

*For:* Anderson House Developments Ltd C/o Agent Boyer

Demolition of existing building and erection of 43 residential units and 221sq.m of Class B1a commercial space with associated access, parking and landscaping.

**Plans:** Anderson House

## 202. NOTICE OF LANDOWNER DISPOSAL

The Committee **CONSIDERED** a response on the application by Network Rail Infrastructure Limited to dispose of land in accordance with the Land Disposal Condition of the Network Licence. It was noted that there may be a conflict of information with application **P18/S2362/FUL** - Hallmark House Station Road Henley on Thames RG9 1AY which proposes using these spaces for their development.

Points that will be raised in the response:

The car park pictures in Network Rail's proposal looked full and not redundant as stated by Network Rail. It appears an outcome of the proposed study by Network Rail on car park usage figures has already been assumed and they are making proposals on unfounded data. More hotel space is welcomed in Henley. The Committee are very concerned with the loss of parking and would like mitigation to deal with this proposing an additional minimum 140 parking spaces be created possibly using either S106 or CIL funds from any development of the site. Spaces would also need to be considered for hotel users. Undercrofting the hotel or decking the remaining car park are suggested as well as smart parking, signage and an assurance that the remaining station car parking spaces will be protected. Henley Town Council are promoting the Station Car park for visitors to Henley and increasing the usage.

There needs to be an integrated approach to car parking and air pollution and this may be a great opportunity to develop Henley car parking with EV charging points for example.

There is real concern over displacing Henley Train station users to Shiplake and Twyford due to the lack of future parking at Henley.  
Any hotel should be a maximum of 3 storeys high.

A response will be circulated prior to submission by 22 February 2019.

### **203. SODC'S PROPOSED LOCAL PLAN 2034**

The Committee **CONSIDERED** updating the Council's response to the proposed Local Plan 2034 from South Oxfordshire District Council. A small working group will meet up within the next week to finalise a response. The Group will be Councillors Arlett and Plant, together with the Planning and Project Manager. Others who wish to feed into the response are invited to by email to Planning Committee Officers.

It was decided not to sign a petition against the Local Plan 2034 circulated by Culham Parish Council.

### **204. FUTURE HIGH STREET FUNDS**

The Committee **CONSIDERED** a document entitled "Future High Streets Fund: Call for proposal" which has come to Henley Town Council via South Oxfordshire District Council from The Ministry of Housing, Communities and Local Government.

A working party was established to consider possible projects to put forward, consisting of Councillors Arlett, Hillier, Hamilton and Miller. A meeting will be arranged in the next two weeks. Councillors were invited to submit ideas to Planning Committee officers to be discussed at the meeting.

A response will be submitted by the deadline of 22 March 2019

### **205. PROGRESS REPORT**

The Committee **CONSIDERED** the attached progress report and made the following amendments:

- i. Report on Traffic Schemes is ongoing – *item to remain*
- ii. Residents parking. An email from OCC has been received suggesting that HTC could commission a private consultant in order to progress this point as currently OCC are not able to fund and progress. This point was considered and it was decided to investigate the cost of such consultancy for the residents parking– *item to be updated*
- iii. District Cllrs on SODC planning Committee – to be further considered May 2019 at the earliest. - *item to remain*
- iv. Housing Allocations – *item to be removed*
- v. Traffic Matters – the inclusion of in the agenda to be reviewed in May 2019
- vi. Update on all actions from the meeting held with Matthew Beesley of OCC Highways department on 17 September 2018 – Discussion followed a verbal report of updates on all points, provided by Councillors Arlett and Gawrysiak.– *item to be removed*

Meeting ended 9.02pm

KW/CA

6 February 2019