

Present: Councillor D Hinke, Chairman
Councillor M Akehurst, Vice Chairman
Councillor D Clenshaw
Councillor Miss S Evans
Councillor Miss L Hillier
Councillor D Silvester
Councillor Mrs J Wood

In Attendance: Mr M Kennedy – Town Clerk
Mrs B Walker – Committee Administrator / Minute Taker

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

132. APOLOGIES

Apologies for absence were received from Councillors Mrs E Hodgkin and Ms L Meachin.

133. DECLARATIONS OF INTEREST

Councillor Miss L Hillier – P14/S4042/HH- The Turret House – Personal – Knows neighbour.

Councillors Miss Hillier and Mrs J Wood entered the meeting at 6.47pm.

134. PUBLIC PARTICIPATION

David Feary - Cornerstones, Walton Avenue – P14/S3998/FUL – Land adjacent to 29 Vicarage Road Spoke against the proposal for the erection of a 4 bedroom detached dwelling with integral garage. He referred Members to his 6 page submission, copy having been circulated at the meeting, and urged Councillors to reject the application on grounds of height, overlooking, out of keeping with the neighbourhood, un-neighbourly, loss of light, loss of TPO trees and highway constraints.

Karen Wade – Basement Flat, Hermitage P14/S3998/FUL Land adjacent to 29 Vicarage Road Stated that on the original submission one window was omitted and not even mentioned.

John Watkin – 15 Belle Vue Road – P14/S3845/FUL and P14/S3846/FUL Land to the rear of Landfall, St Andrews Road Spoke in support of his application (Plot 1) and the supporting application (Plot 2).

John Wallis – 3 Auton Place – P14/S845/FUL and P14/S3846/FUL- Land to the rear of Landfall, St Andrews Road Stated that the application is squeezing 2 houses onto a plot intended for 1 dwelling as per the guidelines from the SODC Core Strategy 2011 document. He further stated that he considered it to be a high density development, out of keeping with the houses in the area, and that it will have an adverse impact on the current character of the neighbourhood.

Roy Barley - P14/S3845/FUL & P14/S2846, Land to the rear of Landfall, St Andrews Road Informed the meeting that twenty years ago Berkley Homes planned to build ten homes on the site but only built nine, so there is a space between 8 & 10. However, this space was only proposed to hold one house and not the two that are being applied for.

Two houses would be crammed in visually and visitors would have to park on a narrow road in a cul-de-sac. The existing plans do not blend in and have no empathy with the neighbouring houses, they include no garages so will lead to traffic congestion and impede access to refuse trucks and emergency services.

The entrance to number one is in the narrowest place of the road which will cause highway concerns with children playing in the road.

There was a similar application on Lambridge Wood Road that was refused on 10 December 2014 on grounds of it being out of keeping and visually intrusive

135. MINUTES

The Minutes of the Meeting of the Planning Committee held on 6 January 2015 were received, approved and signed by the Chairman, Councillor D Hinke as a true record.

Councillor Mrs J Wood abstained from voting on all applications.

136. VARIATION TO ORDER OF BUSINESS

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

that in view of the public present the order of business on the agenda is altered to allow planning applications P14/S3998, P14/S3845 & P14/S3846 to be considered ahead of the other applications

137. PLANS (new)

P14/S3998/FUL

Land adjacent to 29 Vicarage Road (Minor – South Ward – JW, WH)

Erection of a 4 bedroom detached dwelling with integral garage.

For: Mr P Springett

OBSERVATION:

Recommend Refusal due to highway concerns and the impact of another driveway onto the road, the driveway is dangerously designed, over development, out of keeping in a Conservation Area, detrimental to the existing street scene, loss of light to the neighbouring property, application being too close to neighbouring property, loss of privacy and possible loss of TPO trees.

P14/S3845/FUL **Land to the rear of Landfall, St Andrews Road** (Minor – South Ward – JW, WH)
For: Mr J Watkins
Erection of a detached four bedroom dwelling with new access off Auton Place (Plot 1).

OBSERVATION: **Recommend Refusal. The proposed dwellings are bulky and would represent an overdevelopment of the site; do not fit with the street scene, the design shows no sympathy with surrounding dwellings, un-neighbourly, highway issues due to the narrow road on the Cul-de-sac and the proposed dwellings are very close together.**

P14/S3846/FUL **Land at the rear of Landfall, St Andrews Road** (Minor – South Ward – JW, WH)
For: Mr L Clancy
Erection of a detached four bedroom dwelling with new access off Auton Place (Plot 2).

OBSERVATION: **Recommend Refusal. The proposed dwellings are bulky and would represent an overdevelopment of the site; do not fit with the street scene, the design shows no sympathy with surrounding dwellings, un-neighbourly, highway issues due to the narrow road on the Cul-de-sac and the proposed dwellings are very close together.**

14 members of the public left the meeting.

138. PLANS (Amended)

P14/S3401/HH **228 Greys Road** (Other– North Ward – JB, EH)
Erection of Front Entrance Gates and Boundary Wall.
(As amended by drawing accompanying Agents email dated 08.01.15 removing front boundary wall).
For: Mr J Shean

HTC Observation 2.12.14 – Recommend Refusal. The boundary hedge should be reinstated and not replaced by a new wall which would have a negative impact on the street scene. 2.4metre high pillars are too high and the original application required replanting at this location which has still not been carried out. This Committee request SODC Enforcement Officer visit the site to examine the issue of replanting at the site.

OBSERVATION: **Recommend Refusal, reiterate previous observations, the applicant has ignored the planting instructions and this committee again requests that an SODC Planning Enforcement Officer visit the site to examine the issue of replanting.**

139. PLANS (Continued)

P14/S3897/FUL **Land to rear of 2 Farm Road** (Minor – South Ward – JW, WH)
For: Mr J Smith
Variation of conditions 2 (plan numbers) and 7 (sustainable homes) of planning permission P13/S1822/FUL, for erection of 2 x 2 bed semi-detached houses with parking.

OBSERVATION: **Recommend Refusal, the buildings do not meet with the new Energy Regulations, to accept would set a precedent. Arising from the forgoing It was RESOLVED**

that a letter should be sent to SODC asking why applications for 2 houses from the same builder would appear before this committee that do not conform to the new regulations and seeking an assurance that measures are put in place to check what construction takes place.

P14/S3947/LB **Henley Town Hall, Market Place** (Other – North Ward – JB, EH)
For: Mr M Kennedy on behalf of Henley Town Council.
Installation of a Ruckus T300 Access Point (AP) to eastern elevation of the Town Hall, a sector controller base station antenna (point to point) on the Town Hall roof attached to existing pole, to provide a broadband signal that will beam the WIFI signal out into Market Place, Henley on Thames.

OBSERVATION: **The Committee noted the application and trusts that SODC will look favourably on it.**

P14/S3960/FUL **Grasmere, Peppard Lane** (Minor – South Ward – JW, WH)
For: Mrs A Cooke
Demolition of existing bungalow and double garage and replacement with two number storey dwellings and two number double garages.

OBSERVATION: **Recommend Approval, there is plenty of room and the development will have no detrimental impact on the residents of Peppard Lane, subject to no trees with TPO's being removed.**

P14/S3975/PDO **8A Friday Street** (North Ward – JB, EH)
For: Mr J R Oxley
Change of use from office to residential.

OBSERVATION: **Noted - Permitted Development.**

P14/S3990/FUL **Appletree Lodge, Normanstead** (Minor - South Ward – JW, WH)
For: Ms S Waring
Demolition of existing 5 bedroom property and erection of new 4 bedroom property.

OBSERVATION: **Recommend Approval subject to access difficulties at the entrance being properly addressed and obscured**

glass being used in overlooking windows. The application will improve the area.

- P14/S4033/A** **Pizza Express, 35 Market Place** (Other – North Ward – JB, EH)
Erection of replacement signage.
For: Mr B Handley
OBSERVATION: **Recommend Approval**
- P14/S4039/LB** **Pizza Express, 35 Market Place** (Other – North Ward – JB, EH)
Erection of 2 x externally illuminated projection signs, 1 x non-illuminated written logo, 1 x internally illuminated menu and 1 x internally illuminated takeaway sign.
For: Mr B Handley
OBSERVATION: **Recommend Approval**
- P14/S4042/HH** **The Turret House, Meadow Road** (Other – South Ward – JW, WH)
The demolition of an existing single storey living space and two storey 'turret' and construction of a single storey extension located on the North East of the existing building, providing two additional bedrooms and an external terrace.
For Mr S Hind
OBSERVATION: **Recommend Refusal, the application is out of character, overlooking and of poor design.**
- P14/S4051/PDH** **184 Reading Road** (South Ward – JW, WH)
Erection of a single storey rear extension.
For: Dr K Messenger
OBSERVATION: **Recommend Approval.**
- P14/S4071/HH** **40 Berkshire Road** (Other – South Ward – JW, WH)
Demolition of existing garage, new ground floor extension, two storey side and first floor rear extension.
For: Mr & Mrs J S Booth
OBSERVATION: **Recommend Approval.**
- P14/S4111/HH** **Twin Archway, 1A Elizabeth Road** (Other – North Ward – JB, EH)
Rear single storey extension, raised roof line to create first floor accommodation with front extension.
For: Mrs D Barrow
OBSERVATION: **Recommend Approval the application is large but in keeping with the area.**
- P15/S0038/HH** **36 Valley Road** (Other – North Ward – JB, EH)
Proposed conversion of existing garage to living accommodation.
For: Mr & Mrs D Currie
OBSERVATION: **Recommend Approval.**

P15/S0056/HH **21 Blandy Road** (Other – South Ward – JW, WH)
Erection of two storey side extension, single storey front
and rear extensions, insertion of rooflights to garage rear
roof slope and re-roofing of main roof with slate and
rooflight.
For: Mr C & Mrs H Astue
OBSERVATION: **Recommend Approval**

140. OBJECTIONS / CALL IN APPLICATIONS

The Committee considered which Councillor should speak at the South Oxfordshire District Council's Planning Committee meeting in the event of an objection and it was **RESOLVED**

That Councillor D Silvester attends the South Oxfordshire District Council Planning meeting on behalf of Henley Town Council for applications P14/S2998/FUL – Land adjacent to 29 Vicarage Road, and P14/S3845/FUL and P14/S3846/FUL Land at the rear of Landfall, St Andrews Road.

141. DECISION NOTICES

The Committee received the Report on the Decision Notices from SODC and after noting its disappointment that the Albert Road application was approved noted the information contained therein.

The meeting closed at 7.45 pm

bw

Chairman