

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

In Attendance: Janet Wheeler – Town Clerk
Kirsty Waterman – Planning Administrator

Also Present: 3 Members of the Public
1 Member of the Press

130. APOLOGIES

Apologies were received from Councillors Hillier and Evans

131. DECLARATIONS OF INTEREST

Councillor Smewing declared a personal interest in application **P18/S3133/HH** - 54 St Marks Road. Councillor Hamilton declared a personal interest in applications **P18/S3299/HH** – 29 Albert Road, and **P18/S3265/FUL** – 291 Reading Road. Councillor Brookes declared a personal interest in application **P18/S3299/HH** – 29 Albert Road.

132. PUBLIC PARTICIPATION

i) Mr Ian Clark spoke of application **P18/S3265/FUL** – 291 Reading Rd. He expressed concerns over parking and the demolition process associated with the build. He is also concerned that construction workers are reversing out of the site and causing traffic problems on Reading Road. He would like to see the building put back to public house usage. Mr Clark also spoke of the withdrawal of application **P18/S1820/FUL** - LA Fitness, Newtown Rd. He asked “Did SODC pass the 80 flats?” The Chairman agreed to confirm this to Mr Clark at Full Council.

Post meeting note: The Chairman has confirmed to Mr Clark that planning permission was granted.

ii) Mr Jamie Smith spoke of application **P18/S3265/FUL** – 291 Reading Rd, as the owner and applicant. The site has approval for 2 units which was granted in 2017. He feels the site offers good access to the town, the train station and offers an effective use of the site for potential first time buyers. He said they will be good quality homes with the parking and amenity spaces coming within policy guidelines. Window positions have been carefully considered. Jamie declared he has an understanding of the demolition concerns and has spoken with nearby residents reassuring them that as agreed areas of concern will be demolished and taken down by hand.

133. MINUTES

The Minutes of the Planning Committee held on 9 October 2018 were received, approved and signed by the Chairman, Councillor Arlett as a true record.

134. PLANS (Amended)

P18/S2870/HH

164 Reading Road Henley on Thames RG9 1EA

(Householder)

For: Mr Steve Ward

Proposed two storey rear and single story side extension.

Addition of dormer windows in rear-facing roof slope (as amended by revised plans received 16th October 2018, mainly removing one dormer window, altering the design and reducing the scale and of the ground floor and first floor extensions)

Plans: 164 Reading Road

HTC Observations: **07.08.18** - 18.09.18 Recommend refusal due to overlooking, scale and bulk resulting in loss of light and over-development
30.10.18 – Recommend refusal. Same comments as before: due to overlooking, scale and bulk resulting in loss of light and over-development.

P17/S3989/HH

42 Kings Road Henley on Thames RG9 2DG (Householder)

For: Mr Oliver Crowley & Ms Ford

Construction of dormer to rear of existing roof to accommodate en-suite facility and enlarged bedroom, arranged as two modest pitched roof dormer windows joined by central section to mimic the appearance of the existing roof plane.

Plans: 42 Kings Road

HTC Observations: **01.12.17** - Refusal - Dominant unattractive and out of character in design and too large for conservation area. Half width would be more acceptable to Henley Town Council.
30.10.18 - Recommend refusal on same grounds as before: Dominant unattractive and out of character in design and too large for conservation area. Half width would be more acceptable to Henley Town Council.

135. PLANS (New)

P18/S3133/HH

54 St Marks Road Henley on Thames Oxon RG9 1LW

(Householder)

For: Mr Anthony Brown

Remove pillar. Rebuild low section of wall. Replace rendered and painted capping to wall with brick capping. Rebuild other two pillar caps with brick to match pillar of No. 52. Remove lifted concrete section of drive and replace with porous surface. Remove vent behind pillar in drive.

Plans: 54 St Marks Road

HTC Observations: **30.10.18** – Support application

P18/S3146/LB **88 New Street Henley On Thames Oxon RG9 2BT** (Listed Building Consent)
For: Ms Justine Harris
Grade II C17/C18 timber frame with brick infill timber entrance to courtyard. Partial replacement of timber gate post and re-pointing of first floor masonry.
Plans: 88 New Street
HTC Observations: **30.10.18** – Support application

P18/S3151/HH **21 Makins Road Henley-On-Thames RG9 1PU**
(Householder)
For: Mrs E Pavey
Single storey side and front extensions, raising of roof with four pitch roof dormers to form a bedroom and garage conversion.
Plans: 21 Makins Road
HTC Observations: **30.10.18** – Recommend refusal on grounds of the dormers overlooking neighbours, being too large, intrusive and unneighbourly. Would prefer to see smaller dormer windows in keeping of size with neighbouring dormer windows and obscured glass to overcome over looking.

P18/S3261/HH **11 Berkshire Road Henley on Thames RG9 1ND**
(Householder)
For: Mr & Mrs John & Elaine Groat
Relocate front door entrance, new bay window to front elevation, alterations and new rear flat roof to existing extension.
Plans: 11 Berkshire Road
HTC Observations: **30.10.18** – Support application

P18/S3265/FUL **291 Reading Road Henley on Thames RG9 1EL** (Full application)
For: Jamie Smith Estates Ltd C/o Agent
Demolition of existing vacant office building and the erection of a terrace of 3 x two bedroom dwellings with associated parking and amenity space provision.
Plans: 291 Reading Road
HTC Observations: **30.10.18** – Support application

P18/S3283/HH **29 Church Street Henley on Thames Oxon RG9 1SE**
(Householder)
For: Mr A Herrmann & Ms A Phillips
Replace existing rear, lower ground floor conservatory, french drain, widen existing structure to lower ground floor front room. Renovations and improvements.
Plans: 29 Church Street
HTC Observations: **30.10.18** – Support application

- P18/S3284/LB** **29 Church Street Henley on Thames Oxon RG9 1SE**
 (Householder)
For: Mr A Herrmann & Ms A Phillips
 Replace existing rear, lower ground floor conservatory, french drain, widen existing structure to lower ground floor front room. Renovations and improvements.
 Plans: 29 Church Street
 HTC Observations: **30.10.18 – Support application**
- P18/S3299/HH** **29 Albert Road Henley on Thames Oxon RG9 1SD**
 (Householder)
For: Ms C Piasecki-Jarvis
 Proposed loft conversion including internal alterations, front dormer and 3 roof lights to the back of the property.
 Plans: 29 Albert Road
 HTC Observations: **30.10.18 – Recommend refusal on grounds of too big and wrong materials being used for character of street and area.**
- P18/S3312/LB** **Nationwide Building Society 13 Market Place Henley on Thames Oxon RG9 2AA (Listed building Consent)**
For: Inten Ltd
 Erection of scaffolding to front elevation of building to upgrade the current 4 inch gutter to 6 inch cast iron with new cast spike brackets.
 Plans: Nationwide Building Society
 HTC Observations: **30.10.18 – Support application**
- P18/S3314/FUL** **Land adjacent to 6 Farm Road Henley on Thames RG9 1EJ**
 (Full Application)
For: Newgate (Henley) Ltd C/o Agent
 Erection of pair of semi-detached houses and garage block including flat.
 Plans: Land adjacent to 6 Farm Road
 HTC Observations: **30.10.18 – Support application**
- P18/S3351/HH** **32 Queen Street Henley-On-Thames RG9 1AP**
 (Householder)
For: Mr Francis Piesse
 To demolish the central chimney stack and make good the pitched roof using recovered slates and ridge tiles.
 Plans: 32 Queen Street
 HTC Observations: **30.10.18 - Support application**
- P18/S3380/LB** **9 New Street Henley on Thames RG9 2BP (Listed Building Consent)**
For: Mr & Mrs Treherne
 Removal of modern cementitious materials from the interior and replacement with traditional lime, new partition wall to the second floor, new single storey rear extension and changes to the fenestration of the existing rear extension.
 Plans: 9 New Street
 HTC Observations: **30.10.18 - Support application**

P18/S3442/HH **39 Greys Road Henley on Thames RG9 1SB** (Listed building Consent)
For: Mr Josh Davidson
Dormer to rear facing roof pitch and associated glazing. Brick wall to ground floor front entrance and associated timber gate.
Plans: 39 Greys Road
HTC Observations: **30.10.18** - Support application

136. OBJECTIONS / CALL IN APPLICATIONS

The Committee agreed to call in no applications.

137. DECISION NOTICES

The Committee noted the report on the decision notices received from SODC.

138. WITHDRAWAL OF APPLICATION

The Committee **NOTED** the withdrawal of **P18/S1046/FUL** – Land at Sheephouse Farm Reading Road Henley on Thames RG9 4HF and **P18/S1820/FUL** Workshop Gym, La Fitness Newtown Road Henley on Thames RG9 1HG.

139. ERECTION OF NEW DWELLING

The Committee **NOTED** the erection of 1 new residential dwelling to be street named and numbered: 166 Greys Road, Henley on Thames RG9 1QR.

140. NEIGHBOURHOOD PLAN MINUTES

The Minutes of the Meeting of the Neighbourhood Plan Committee held on 15 October 2018 were **CONSIDERED** and **NOTED**.

141. HOUSING ALLOCATIONS POLICY CONSULTATION

The proposed changes to the Housing Allocations Policy were **CONSIDERED** – concerns on item 2 were raised. It was **AGREED** that comments should be emailed to the Chairman, Councillor Arlett and will be discussed at the next Planning Committee meeting on 20 November 2018. Comments will be submitted to SODC by 5pm on Monday 26 November 2018.

142. NOTIFICATION OF PLANNING APPEAL – P17/S2858/FUL

The Committee **CONSIDERED** the appeal for **P17/S2858/FUL** – Land at Newtown Road, Henley on Thames RG9 1HG. A response will be submitted by 20 November 2018 by Councillor Jane Smewing on behalf of The Committee with refusal observations.

143. CHANGE OF USE FROM OFFICE TO RESIDENTIAL

The Committee **NOTED** the change of use from Class B1a to residential use Class C3 at Anderson House, Newtown Road Henley on Thames Oxon RG9 1HG Ref: **P18/S3436/N1A**.

144. PREMISES LICENCE APPLICATION

The Premises Licence Application for Drifters Coffee House Ltd, 1A Duke Street, Henley on Thames RG9 1UR was **CONSIDERED** and it was **AGREED** that a response in support will be submitted by the deadline of midnight on 14 November 2018.

145. PROGRESS REPORT

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

- Report on traffic schemes: Should come into force early 2019
- Residents parking: Chairman to continue to chase up for a response
- East Eyot: The owner of East Eyot has received the letter from HTC with the requested support. He has concern that it doesn't address fully the support he was seeking. The Town Clerk has requested that he puts in writing any complaints he has over the content of the letter. The Committee agreed with the content of the letter as it is very clear and offers the support Henley Town Council can offer for the boundary preservation.
- Traffic matters: Continued inclusion required until May 2019
- Notification of planning appeal-P17/S0526/FUL: To be removed as now complete
- CIL contribution from Harpsden Parish Council: Awaiting Full Council outcome on 6 November 2018
- Henley Bridge Survey: Councillor Gawrysiak confirmed a full report has been submitted. A full survey is carried out by County every 9 years. The last one was completed in 2011 reporting no issue or concern. A Light Touch Survey is carried out every 2 years. The last one being in July 2018 where cosmetic damage from boats and weathering was noted but nothing structural so the bridge will not be receiving a works programme.
- District Cllrs on SODC Planning Committee: 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. The letter was sent as a response to the fact that local Henley Councillors do not feel their points are listened to at District Planning Committees.

Meeting ended 20.19pm

KW/CA

31 October 2018