

**Present:** Chairman, Councillor D Hinke  
Vice Chairman – Councillor Miss L Meachin  
Councillor M Akehurst  
Councillor D Clenshaw  
Councillor Miss S Evans  
Councillor Miss L M Hillier  
Councillor D Silvester  
Mayor, Councillor Mrs P A Phillips (ex-officio)  
Deputy Mayor Councillor Mrs E Hodgkin (ex-officio)

**In attendance:** Mr M Kennedy – Town Clerk  
Mrs B Walker – Minute Taker / Committee Administrator  
Councillor S Gawrysiak

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

**225. TO RECEIVE APOLOGIES FOR ABSENCE**

An apology of lateness was received from the Mayor, Councillor Mrs P A Phillips.

**226. DECLARATIONS OF INTEREST**

Councillor Miss L M Hillier – P12/S0261 – 21 Friday Street – Personal – knows the applicant.

Councillor M Akehurst – P11/S0086 – Land at Windyridge, Elizabeth Road – personal - knows the applicant

Councillor Mrs E Hodgkin – P11/S0086 – Land at Windyridge, Elizabeth Road – personal - knows the applicant

Councillor Mrs P A Phillips – P11/S0086 – Land at Windyridge, Elizabeth Road – personal - knows the applicant

The Mayor, Councillor Mrs P A Phillips arrived at 7.03 pm.

**227. PUBLIC PARTICIPATION**

Mr A Sweeney – 95a St Marks Road.- P11/S0128 – 95a St Marks Road – spoke in support of his application and explained the amendments to the original application are fairly limited – they include modifications to the basement in order to allow environmental improvements and changes which will reduce the impact on the neighbour on the western side.

Mr K Arlett – 11 Elizabeth Road - P11/S0086 – Land at Windyridge, Elizabeth Road – spoke against the proposal and made the following comments:-

- this is the second application on this piece of land – the previous one was withdrawn.
- the application is a backland development and if allowed could set a precedent for other houses in the area to also build in their back gardens
- the building would have a negative impact on neighbours

Mr R Hayward – Whitewalls - P11/S0086 – Land at Windyridge, Elizabeth Road – spoke against the application as someone who lives adjacent to the proposed development and made the following comments:-

- the location of the proposed development is surrounded by a semi-circle of houses with gardens – the development would be intrusive to these houses and would effect their privacy and lead to a loss of amenity.
- the development is out of keeping with the area

Mr D Drennan – 80 Elizabeth Road - P11/S0086 – Land at Windyridge, Elizabeth Road – spoke against the application and made the following comments regarding the proposed access:-

- the proposed access, which is between a drive and a brick wall, is very narrow. The access has serious limitations considering it is leading to a complex site
- there is very little difference between this proposal and the previous application which was withdrawn
- the access has limited visibility.
- there are 2 turning points identified – both of which are blind.

Mr C Bone – 74 Elizabeth Road - P11/S0086 – Land at Windyridge, Elizabeth Road – spoke against the application and made the following comments:-

- the proposed development (two storey) is surrounded by single storey properties and would detrimentally effect their privacy and have a negative effect on their gardens/aspect.
- raised concerns regarding the security of these properties as a result of the development

Mr P Perry – Elizabeth House, Elizabeth Road - P11/S0086 – Land at Windyridge, Elizabeth Road – spoke against the application and made the following comments:-

- the proposed development is over-intensive and is “shoe-horned” into the site
- this is a backland development
- there is a danger that this development could set a precedent
- this development would adversely affect 13 neighbours and is therefore un-neighbourly

Councillor S Gawrysiak – Pantiles, Elizabeth Road - P11/S0086 – Land at Windyridge, Elizabeth Road – spoke against the application and made the following comments:-

- the proposed development is surrounded by gardens, woodland and fields and would ruin this amenity

Mr G White – 226 Greys Road - P11/S0086 – Land at Windyridge, Elizabeth Road – spoke against the application and made the following comments:-

- as a parent of a 5 and 3 year old, who walk/scooter to school along this road, raised particular concerns about the amount of traffic this development would generate. This road is already very busy and this development would exacerbate the problem.

## **228. MINUTES**

The minutes of the meeting of the Planning Committee held on 17 April 2012 were received, approved and signed by the Chairman as a true record.

**229. VARIATION TO THE ORDER OF BUSINESS**

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

that in view of the number of public present the order of business on the agenda is altered to allow planning application P11/S0086 to be considered before the new plans section.

**P11/S0086**

**Land at Windyridge, Elizabeth Road** (Minor – North Ward – JB, EH)

Erection of 4 houses and formation of new Drive.

For: Mr & Mrs Hunt, Wood & Murray

**OBSERVATION:**

**The Committee recommends refusal of the application due to the application being out of character with the area, an over-development of the site, a back-land development, lack of parking, the narrow access which leads to safety concerns and may prevent access by emergency vehicles, the development would effect neighbour's privacy and is un-neighbourly.**

The Chairman advised the public gallery that the next meeting of the South Oxfordshire District Council Planning Committee would be held on Wednesday 16 May 2012 and those who had spoken against this application may want to attend this meeting.

**230. PLANS (amended)**

None Received.

**231. PLANS (new)**

The Committee expressed strong concerns that reports and letters from consultees and neighbours for the plans below had not been added to the South Oxfordshire District Council website and therefore the Committee did not have the full information on which to base its decisions.

It was **RESOLVED**

**that a letter be sent to South Oxfordshire District Council Planning Department to draw attention to the fact that reports and letters from consultees and neighbours had not been added in time for member of the Committee to read when considering the following applications.**

The Town Clerk informed the Committee of changes introduced by South Oxfordshire District Council with regard to the numbering of the plans which in future would be prefixed with "S" (for south) rather than "E" (for east). Also suffixes eg LB, A, LDP will no longer appear. The Committee expressed concern and **RESOLVED** that a full letter of explanation regarding descriptive suffixes be sought from the Planning Department.

**P11/E2495**

**Southern Plant and Tool Hire Unit 10, Centenary Business Park, Station Road** (Other - South Ward – JW- WH)

Variation of condition 2 (opening hours) to planning permission P97/S0418 to allow opening at 7.00am – 5.00pm Monday to Friday and 8.00am – 12.30pm Saturdays.

For: Mr S Gayle

**OBSERVATION:**

**No strong views subject to views of consultees and neighbours.**

**P11/S0029**                    **36 Queen Street** (Other – South Ward - JW, WH)  
This application is to upgrade the existing fabric and replace roofs to the single storey extension to 36 Queen Street and reorder the internal layout at ground floor level to create a lobby to the stair and an open plan kitchen/dining area to the rear. Demolition will include sections of internal walls and external walls (to the rear extensions).  
For: Mrs M Marsh

**OBSERVATION:**        **Recommends approval subject to the views of conservation officers, consultees and neighbours.**

**P11/S0051**                    **11 Berkshire Road** (Other - South Ward JW - WH)  
Proposed extension above existing garage to provide additional bedroom and ensuite accommodation. Conversion of garage to study.  
For: Mr H Gummer

**OBSERVATION:**        **Recommend approval subject to the views of consultees and neighbours. There appears to be no adverse effect on neighbours.**

**P11/S0079/LDP**              **8 Hobbs End** (North Ward – JB, EH)  
Single storey extension to the rear of the property  
For: Ms Norton

**OBSERVATION:**        **The Committee noted this lawful development application.**

**P11/S0116**                    **Flat 3, 74 St Marks Road** (Minor – South Ward – JW, WH)  
Proposed further floor to flat.  
For: Mr D Isaacs

**OBSERVATION:**        **Recommend refusal as the proposal is detrimental to the character of the area.**

A member queried whether the St Marks Conservation Area could be extend to include this part of St Marks Road which has some fine Edwardian houses – it was **RESOLVED** that a letter be sent to South Oxfordshire District Council Planning Department to ask whether this is possible.

**P11/S0118**                    **1 Elizabeth Road** (North Ward – JB, EH)  
Replace and refurbish existing rear single store extension, wood cladding and insulation. Replace with orientated T & G cladding.  
For: Mr M Hornsby

**OBSERVATION:**        **The Committee noted this lawful development application.**

**P11/S0128**                    **95a St Marks Road** (Minor – South Ward – JW, WH)  
Erection of new dwelling and alterations to existing. (Proposed changes to the detail of one new dwelling approved in application P09/E1267)  
For: Mr & Mrs A C Sweeney

**OBSERVATION:**        **Recommend refusal as the size and mass of the development is un-neighbourly due to to over development and the Committee would suggest complying with the existing approved planning application.**

**P11/S0193**                      **Friar Park Stables** (Minor – North Ward – JB, EH)  
Erection of open sided Hay and Straw barn and Tractor Shed.  
For: Mr M Hilditch

**OBSERVATION:**            **Recommend approval as the proposed development, although within a Conservation Area, is not visible from the road and is well hidden by trees.**

**P11/S0194**                      **Red Lion Hotel, Hart Street** (Minor – North Ward – JB- EH)  
Proposed loft conversion with addition of nine dormer windows.  
For: MG Hotels Ltd

**OBSERVATION:**            **Recommend refusal as this proposal is out of character and there should be no external alterations to this iconic listed building. It has a plain tiled roof over an elegant frontage of classical central portico with blind arches at both sides—a Palladian concept. This building makes an important contribution to Henley's riverfront town entrance as seen from the bridge and Berkshire bank. This view is reproduced in photos and publications.**

A member asked for an update from South Oxfordshire District Council on the enforcement action regarding previous alterations to the Red Lion Hotel.

**P12/S0261**                      **21 Friday Street** (Other – North Ward – JB, EH)  
Single storey conservatory extension to rear of property.  
For: Mr J Lambert

**OBSERVATION:**            **Recommend refusal as the proposal is out of keeping for a listed building, the materials are inappropriate and it is an overdevelopment of the site.**

Councillor Miss L M Hillier, having previously declared an interest, abstained from Voting.

**P12/S0447**                      **21 Friday Street** (Other – North Ward – JB, EH)  
Single storey conservatory extension to rear of property.  
For: Mr J Lambert

**OBSERVATION:**            **Recommend refusal as the proposal is out of keeping on a listed building, the materials are inappropriate and it is an overdevelopment of the site.**

Councillor Miss L M Hillier, having previously declared an interest, abstained from voting.

**P12/S0293**                      **15 Makins Road** (Other – South Ward – JW, WH)  
Erection of part two storey, part single storey rear extension, front extension to garage, replacement porch, external alterations and formation of additional vehicular access.  
For: Mr & Mrs D Lamb

**OBSERVATION:**            **Recommend refusal as the proposal would be un-neighbourly on the grounds of loss of light and loss of privacy.**

**232.    FOR INFORMATION ONLY**

The Committee received and noted the following plans for information.  
**P11/E2434 & P11/E2435/ LB - 62 Bell Street.**

**Anti-Social Behaviour Act 2003: Part 8 (High Hedges)  
Complaint about a high hedge situated at Fern Cottage, Barn Lane,  
Fairmile, Henley on Thames – Reference Number: HG/12/0003**

**233. 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 Miss L Hillier and M Akehurst attend the South Oxfordshire District Council Planning meeting on behalf of the Henley Town Council for P11/S0086 – Windyridge, Elizabeth Road, P11/S0194 - Red Lion Hotel, P12/S0261 and P12/S0447 - Friday Street and P121S0293 – 15 Makins Road.**

The meeting closed at 7.45 pm.

bw

Chairman