

Present: The Chairman, Councillor Ken Arlett
Councillor Julian Brookes
Councillor Will Hamilton – substituting for Councillor Sam Evans
Councillor Lorraine Hillier
Councillor Kellie Hinton – substituting for Councillor Crook
Councillor Sarah Miller – substituting for Councillor Gawrysiak
Councillor Laurence Plant
Councillor Jane Smewing

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

Also Present: 3 Members of the Public including Dave McEwen – Henley in
Transition
1 Member of the Press

220. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Crook, Evans and Gawrysiak and the Mayor, Councillor Glen Lambert (ex-officio)

221. DECLARATIONS OF INTEREST

Councillor Hamilton declared a personal interest in application **P18/S3668/FUL** (and stated his intention to abstain from any discussion of the application.)

222. PUBLIC PARTICIPATION

Ms Hawkins spoke on application **P19/S3668/FUL** - 82 & 84 Greys Road. She presented pictures of the street scene, a previously cited reason for refusal and objections. The street scene is made up of a mixture of buildings including 3 storey properties on the opposite side of the road and community facilities further up the hill and as such she does not feel these two end of road proposed houses will have a detrimental affect on the street scene. Engineers have assessed the buildings with extending in mind on previously granted applications and deemed the structures poor quality and more appropriate for re building than extending. After consultation with the SODC case officer, the bulk of 82 has been reduced to address concerns.

223. CAR CLUB

Dave McEwen of Henley in Transition and the Transport Strategy Group was invited to the table to present to the Committee. He was asking for support from the Committee to ask developers for financial support towards a car club within Henley. A car club will provide electric vehicles for hire within the town which will go some way to addressing air quality issues and reduce the number of vehicles within the town. The Transport strategy Group's chosen provider is Co-wheels.

19.40 – Councillor Jane Smewing arrives

If a developer offers funds to support the scheme they may not be obliged to offer as many parking spaces within a development. The initial cost is for 2 cars at £20k for 2 years. A trial is unlikely to be possible. Henley is deemed to be an appropriate size and demographic mix to support the scheme according to Co-wheels' demographic mapping data. Positioning of future cars within the town are being looked into.

It was resolved to:

Consider the request to ask developers for financial support towards the running of car clubs within Henley on Thames at the next Planning Committee meeting to be held on 9 April 2019.

224. MINUTES

The Minutes of the Planning Committee held on 26 February 2019 were received, approved and signed by the Chairman, Councillor Arlett as a true record.

225. PLANS (Amended)

P18/S3747/FUL

65 Valley Road Henley on Thames RG9 1RL (Full Application)

For: Orton c/o Agent Richard Clark Architects

Variation of condition 2 - approved plans on application ref P17/S4092/FUL. Erection of 4 bed dwelling.

Plans: 65 Valley Road

HTC Observation:

11.12.18 - Recommend refusal as it will change the uniformity of the street scene and the line of existing houses which will highlight the new property to the detriment of the character of the neighbourhood and street.

21.01.19 - Recommend refusal, reiterating previous comments adding that the tandem parking arrangement is dangerous due to the vehicles reversing onto the road to manoeuvre off the driveway.

19.03.19 - Recommend refusal reiterating previous comments due to a proposed tandem parking arrangement requiring potential reversing onto an already busy and dangerous roundabout. Cars park within 3 metres of the round about close to the proposed site and there have been serious accidents within the last 6 months. The proposed visual splay is not sufficient at less than 2 metres. OCC recommend a 2 metre visual splay. Amendments do not mitigate parking concerns.

P18/S3668/FUL

82 & 84 Greys Road Henley on Thames RG9 1TF (Full Application)

For: Ms L Hawkins and Mr D Newton

Demolition of two existing dwellings and erection of two replacement dwellings. (As amended by drawings received 15 February 2019)

Plans: 82 & 84 Greys Road

HTC Observation:

11.12.18 - Recommend refusal on grounds of the overbearing design and style of the proposed properties in relation to the street scene and character of the existing dwellings. Henley

Town Council would prefer to see something more in keeping with the character of the street scene.

19.03.19 – Recommend Approval

P18/S4320/FUL

170 Greys Road Henley on Thames RG9 1QR (Full Application)

For: Mr Groom

Proposed new dwelling (as amended by revised plans received 22nd February 2019, reducing the depth of the proposed front gable, reducing the number of bedrooms and amending the parking areas)

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.

19.03.19 – Recommend refusal. Changes are deemed to be minor. It is an overbearing size house for the size of plot.

226. PLANS (New)

P19/S0246/FUL

Chilterns Care Home Townlands Community Hospital York Road Henley on Thames RG9 2EB (Full application)

For: Vinci Construction Ltd

Retention of roof mounted flues serving gas fired laundry dryers, installed in breach of condition 5 of planning consent P12/S1424/FUL.

Plans: Chilterns Care Home Townlands Community Hospital York Road

HTC Observation:

19.03.19 – Recommend approval

P19/S0373/FUL

Perpetual Park Perpetual Park Drive Henley on Thames RG9 1HH (Householder)

For: Invesco Perpetual

New multi-storey park situated on an existing level-surface car park

Plans: Perpetual Park

HTC Observation:

19.03.19 – Recommend approval. The applicant is asked to consider the landscaping for passengers arriving by train.

P19/S0450/FUL

41 Market Place Henley on Thames RG9 2AA (Full Application)

For: Mr V Britton

Single storey extension to office to provide WC facility.

Plans: 41 Market Place

HTC Observation:

19.03.19 – Recommend approval

P19/S0460/D

Beechwood Lodge Lambridge Lane Henley on Thames RG9 4NR (Demolition Notification)

For: Chesterton Commercial Group c/o agent Shiplake Homes Ltd

Full demolition of property including footings.

HTC Observation: Plans: Beechwood Lodge
19.03.19 – Recommend approval

P19/S0467/HH **287 Reading Road Henley on Thames RG9 1EL**
(Householder)
For: Miss Victoria Norgate
Development of works to consist of a loft conversion with rear dormer.
HTC Observation: Plans: 287 Reading Road
19.03.19 – Recommend approval

P19/S0491/HH **Burbank House Peppard Lane Henley on Thames RG9 1NG** (Householder)
For: Mr McGuiness
Erection of conservatory to the side
HTC Observation: Plans: Burbank House
19.03.19 – Recommend approval

P19/S0501/HH **Hill Crest Peppard Lane Henley on Thames RG9 1LY**
(Householder)
For: Mr Hora Tevfik
Proposed first floor extension to the existing one storey single dwelling house, including changes to the elevation finishes; replacement of existing tarmac driveway with permeable gravel surface and widening of the vehicular access gates.
HTC Observation: Plans: Hill Crest Peppard Lane
19.03.19 – Recommend refusal due to the over bearing size of the proposed house.

P19/S0532/LB **41 Market Place Henley on Thames RG9 2AA**
(Listed Building Consent)
For: Mr V Britton
Single storey extension to office to provide WC facility.
HTC Observation: Plans: 41 Market Place
19.03.19 - Recommend approval

P19/S0548/HH **39A Valley Road Henley on Thames Oxon RG9 1RL**
(Householder)
For: Mr Mark Jenner
Replacement/extended rear deck.
HTC Observation: Plans: 39A Valley Road
19.03.19 – recommend approval

P19/S0559/HH **19 Haywards Close Henley on Thames RG9 1UY**
(Householder)
For: Mr Richard Alderton
Convert half of the existing double garage into a playroom with adjoining shower and WC. Replace double garage door with a

single and add a window to the playroom. (as per Number 14 & 18 Haywards Close)
Plans: 19 Haywards Close
HTC Observation: **19.03.19** - Recommend approval

P19/S0582/HH **27 Kings Road Henley on Thames RG9 2DW** (Householder)
For: Mr C Proudfoot
Single storey rear extension
Plans: 27 Kings Road
HTC Observation: **19.03.19** - Recommend approval

P19/S0669/LB **57 Northfield End Henley on Thames RG9 2JJ** (Listed building Consent)
For: BTP Ltd c/o agent Pellings LLP
Internal electrical rewiring
Plans: 57 Northfield End
HTC Observation: **19.03.19** - Recommend approval

227. OBJECTIONS / CALL IN APPLICATIONS

The Committee **DECIDED** not to call in any applications.

228. DECISION NOTICES

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

229. MINUTES OF NEIGHBOURHOOD PLAN COMMITTEE

The Minutes of the Neighbourhood Plan Committee held on 25 February 2019 were received, approved and signed by the Chairman, Councillor Arlett as a true record.

The Committee considered an amendment to the Neighbourhood Plan boundary for Shiplake that has been applied for. The Committee stated no objections to the boundary change. SODC will be notified of the support.

230. NOTIFICATION OF WITHDRAWN APPLICATION

The Committee **NOTED** a withdrawn application:

P19/S0223/HH **20 St Marks Road Henley on Thames Oxfordshire RG9 1LJ**
(Householder)
For: Barry Carson
Proposal: Formation of dropped kerb along frontage of No 20 St Marks Road. The removal of the front dwarf brick boundary wall and the paving of the front garden area for use as parking space.
Plans: 20 St Marks Road

231. P19/S0243/FUL – BARNGARTH GRAVEL HILL

The Committee **DISCUSSED** and **RECONSIDERED** Henley Town Council's view on application **P19/S0243/FUL** as requested by SODC with reference to Highways concerns and loss of light for neighbours. A vote followed and it was **DECIDED** to support the application subject to a light study, and impact assessment on neighbouring properties. The revised representation will be submitted to SODC.

232. TRANSPORT STRATEGY GROUP – REPORT ON PLANTERS

The Committee **NOTED** a report on the supplier selected for planters in the town centre at a meeting held on Thursday 7 March 2019.

233. NEIGHBOURHOOD PLAN REVIEW - COMMUNITY ENGAGEMENT UPDATE

The Committee **RECEIVED** and **CONSIDERED** a report on the selection of a Community Engagement consultancy from a meeting held on Monday 11 March 2019. References are being obtained for the preferred consultancy before an appointment is confirmed. The question was raised by some Councillors as to whether an external consultant with its associated fees is necessary for this task and whether volunteer time could be used instead. Councillors were reminded that funding will be applied for to pay for Neighbourhood Plan Community Engagement tasks, enabling facilitation and organising of events for example but that Councillors and residents would be very much part of the process, and encouraged to attend the events and speak with attendees. Volunteers have already contributed many hours to the Neighbourhood Plan Review and officer time is fully committed.

It was recommended to approve the appointment of an external consultant for the advice on the Neighbourhood Plans Community Engagement tasks.

234. NAMING OF PROPERTY

- i. The Committee **NOTED** the naming of a new 80 bed care home to be named: Henley Manor Care Home, Mill Lane Henley on Thames RG9 4HD
- ii. The Committee **NOTED** the addition of the alias property name: **Sunrise Hill Cottage** to the existing numbered property: 5 Gillotts Hill, Harpsden, Henley on Thames, RG9 4HP

235. TREE PRESERVATION ORDER

The Committee **NOTED** SODCs response to Henley Town Council's comments with reference to TPO 19S01 – Tree Tops House, Gillotts Lane, Henley on Thames RG9 1PT

236. LAND DISPOSAL CONSULTATION – STATION CAR PARK

The Committee **NOTED** the response from Network Rail to Henley Town Council's representation on the proposed land disposal at Henley Town Station car park. The Committee discussed SODC's previous financial contributions towards maintenance of the station car park as having a vested interest in its use as an overflow car park for Henley, and as such would like to know if SODC will have a say in the future of the parking spaces at the station. Further clarification will be sought on Network Rail's submission stating the assumed under utilisation of the car park. Henley Town Council would like to see the results of any such studies and assessment of car park usage. Councillor Hamilton to draft a response to Network Rail in consultation with the Planning and Project Manager.

237. FUTURE HIGH STREET FUNDS

The Committee **RECEIVED** an update on the current status of the Future High Street Funds application which Henley Town Council have been considering applying for through SODC. The Funds will not be applied for due to SODC's understanding that Henley does not fulfil the funding criteria. SODC are not submitting an application for any Local Council within the District.

238. REDEVELOPMENT AT WYEVALE COUNTRY GARDENS

The Committee **NOTED** a letter received from The Secretary of State declaring they have decided not to call in application **P18/S0951/O**.

239. SHIPLAKE PARISH - SPEED LIMIT

The Committee **CONSIDERED** their response to the proposed speed change from 30mph to 40mph along a section of the A4155 Henley to Reading as notified by Oxfordshire County Council. A vote followed and it was **DECIDED** against the option to amend the speed limit as proposed. Henley Town Council's representation will be submitted by **5 April 2019** as requested.

240. PROGRESS REPORT

The Committee **NOTED** the Progress Report.

Updated as follows:

176 - Report on traffic Schemes - Marlow Road, Greys Road and Gravel Hill crossings – It was voted unanimously to support paying for the research and work up to installation of the crossings at which point OCC are to take over funding the project.

108 - Traffic matters – a disabled parking bay has been proposed outside Brook House, Duke Street. The Committee **AGREED** to support the proposal. OCC will be informed of this by the requested date of **5 April 2019**.

215 - to be removed as complete

217 - to be removed as complete

218 - to be removed as complete

Meeting ended 8.53pm

KW/CA

19 March 2019