

Present: Councillor M Akehurst
Councillor D Clenshaw
Councillor Miss S Evans
Councillor Miss L Hillier
Councillor Mr D Silvester
Councillor Mrs J Wood (substitute for Councillor Ms L Meachin)
Mayor, Councillor Mrs E Hodgkin (ex-officio)
Deputy Mayor, Councillor Mr S Gawrysiak (ex-officio)

In attendance: Mr M Kennedy – Town Clerk
Mrs B Walker – Minute Taker

Also present: 1 member of the press
7 members of the public
Councillor W Hamilton (part)

The Mayor, Councillor Mrs E Hodgkin took the Chair in the absence of the Chairman, Councillor D Hinke and Vice Chairman, Councillor Ms L Meachin.

143. ELECTION OF CHAIRMAN

In the absence of the Chairman Councillor D Hinke and Vice Chairman Ms L Meachin, Councillor M Akehurst was appointed as the Chairman for the duration of the meeting.

Councillor M Akehurst took the Chair.

144. APOLOGIES FOR ABSENCE

Apologies were received from the Chairman, Councillor Mr D Hinke and the Vice Chairman, Councillor Ms L Meachin (Councillor Mrs J Wood substituting).

145. DECLARATIONS OF INTEREST

Councillor Miss L Hillier – P12/S3069/HH – 4 Berkshire Road – prejudicial.

146. PUBLIC PARTICIPATION

Mr D Hamilton Green – 65 Friday Street - P13/S117/FUL and P13/S0152/CA – Parrots Yard, Thameside – spoke against the proposed erection of 3 dwellings and raised the following concerns:-

- the older buildings in Friday Street do not have foundations and could be affected by the construction of these houses, the vibrations from the works and the digging of their footings
- the height of the proposed houses will obscure the view from the back of the houses in Friday Street and this will result in a loss of light
- there will be an increase in the traffic during the construction period
- the sewage system is Victorian in this area and this could be adversely affected by the development.

Mrs S Moon – Old Timbers, Friday Street - P13/S117/FUL and P13/S0152/CA – Parrots Yard, Thameside – spoke against the proposed development and made the following comments:-

- it is an overdevelopment of the site as the size of the site is not adequate for 3 houses
- the development will result in a loss of light to her property
- her property will be overlooked

Mr J Lowe of Jeffrey Charles Emmett – Agent speaking on behalf of the applicant of P12/S2992/FUL– Northfield House, 11 Northfield End made the following comments:-

- confirmed the height and the overall footprint of the garage has been reduced
- there is no need for loss of on-street parking spaces should the highway authority choose

Mr J Lowe of Jeffrey Charles Emmett – Agent speaking on behalf of the applicant Mulberry Estates of - P13/S117/FUL and P13/S0152/CA – Parrots Yard, Thameside made the following comments:-

- the plans submitted are following 12 months of discussions with the planning authority particularly concerning the flood risk and the design.
- regarding the flood risk this has been addressed by placing the houses on low struts to avoid predicted flood levels, porous paving is being used and an emergency action plan will be in place

Mr E McGregor - P12/S2992/FUL– Northfield House, 11 Northfield End made the following comments:-

- although the garage height has been reduced in height it still affects the neighbouring property and feels it could be reduced further and still accommodate the required vehicles
- surprised there is no comment from the Highways Authority with regard to possible loss/amendment to parking spaces and safety issues

147. MINUTES

The Minutes of the Meetings of the Planning Committee held on 22 January 2013 were approved and signed as a true record by the Chairman, Councillor M Akehurst.

148. PLANS (amended) P12/S2892/HH

Friar Park (Other – North Ward – EH, JB)

New section of railing set back from existing boundary wall (As clarified by Tree Survey and Arboricultural Method Statement accompanying agent's email of 31 January 2013).

For: Mrs O Harrison

HTC Observation:

22.01.13 - Recommend Refusal. The Committee notes the Forestry Officers request for a full tree survey take place and expresses concern that the fence could damage the trees

OBSERVATION:

Recommend Approval now that the outstanding issues have been resolved.

P12/S2992/FUL

Northfield House, 11 Northfield End (Minor – North Ward – JB, EH)

Internal and external alterations to form single dwelling house. Erection of garages with home office, garden store

and hobbies room. Alterations to boundary wall and vehicular access.

For: Venner Capital SA

HTC Observation:

08.01.13 - The Committee commended the applicant with regard to the plans for Northfield House and have no objections to the change of use back to residential. However the Committee Recommend Refusal due to the size of the garage block and its impact on the neighbours at 98 Kings Road and the loss of residents' parking spaces on Kings Road. The Committee hopes that a solution is found to its concerns so that this excellent project can go ahead.

OBSERVATION:

Recommend Refusal. The Committee requests the applicant reduces the height of the garage block further so as not to impact on the neighbours.

P12/S3195/HH

15 Elizabeth Road (Other – North Ward – EH, JB)
Demolition of existing conservatory and porch, re-roof garage, single storey extensions to rear and both sides. Internal and external alterations and external works including removal of trees and widening drive within the site (as amended by agent's email and plans received 28th January 2013).

For: Mr & Mrs A Wigfield

HTC Observation:

22.01.13 - Recommend Refusal. The Committee noted the Forestry Officers report regarding his request for a full tree survey be ordered to take place and his request a Holding Order be placed on this application until a full inspection of the site has taken place.

OBSERVATION:

Recommend Approval now that outstanding issues have been resolved.

149. PLANS (new)

P12/S2991/HH

66 Greys Road (Other – North Ward – JB, EH)
Single storey extension to the rear to provide a new living room; and widened access to provide one additional parking space at the front.

For: Mr R Tarling

OBSERVATION:

Recommend Approval, subject to the Forestry Officer's approval regarding the possible impact on the birch tree if the access is widened.

7.23 pm Councillor Miss L Hiller left the room and took no further part in the debate.

P12/S3069/HH

4 Berkshire Road (Other – South Ward – JW, WH)
2 storey side extension and single storey rear extension.

For: Mr & Mrs J Hubbard

OBSERVATION:

Recommend Approval – there is no adverse affect on neighbours.

7.25pm Councillor Miss L Hillier rejoined the meeting.

P12/S3169/HH

19 Gainsborough Road (Other – North Ward – JB, EH)
Demolition of existing adjoining single storey outbuildings and erection of single storey extension with additional development across the westerly facing elevation..

For: Mr G Bristow

OBSERVATION: Recommend Refusal on the grounds the proposal is an overdevelopment of the site being too large in relation to the size of the plot and there is also a loss of privacy for neighbours.

P12/S3198/HH **1 Reading Road** (Other – South Ward – JW, WH)
Gable and dormer window extensions to provide two additional flats.
For: Henley Estates Ltd

OBSERVATION: Recommend Approval - the development is welcomed as it provides small residential units which are needed in Henley and the addition of the dormer windows is acceptable.

P13/S0001/LB **75 Bell Street** (Other – North Ward – JB, EH)
Replacement of two windows on top floor.
For: Miss N Dandridge

OBSERVATION: Recommend Approval.

P13/S0095/HH **Lucknow, Elizabeth Road** (Other – North Ward – JB, EH)
Garage extension with increase to height to facilitate a study, conversion of existing garage to games room, single storey side extension to form Utility Room.
For: Mr G Michael

OBSERVATION: Recommend Approval.

P13/S0108/FUL **Rotherfield House, 7 Fairmile** (Minor – North Ward – JB, EH)
Proposed conversion of the upper four floors of the offices to a single residential dwelling with associated garden and parking. The lower ground floor flat remains unaffected as a separate dwelling. (Amendment to planning permission P12/S0266)
For: Great Change Properties Ltd

OBSERVATION: Recommend Approval.

P13/S0117/FUL **Parrots Yard, Thameside** (Minor - North Ward – JB, EH)
Demolition of outbuildings – Erection of 3 dwellings.
For: Mulberry Estates

OBSERVATION: Recommend Refusal as the proposal is an over intensive use of the site, would result in a loss of privacy and light to neighbours, the design is out of keeping in a Conservation Area and the existing street scene and the construction and digging of foundations could affect the neighbouring, historical buildings. In addition there is a very narrow access and insufficient parking spaces. Should permission be given an archaeological condition should be imposed as the site is within the medieval town.

P13/S0152/CA **Parrots Yard, Thameside** (Other - North Ward – JB, EH)
Demolition of outbuildings – Erection of 3 dwellings.
For: Mulberry Estates.

OBSERVATION: Recommend Refusal as the proposal is an over intensive use of the site, would result in a loss of privacy and light to neighbours, the design is out of keeping in a Conservation Area, and the existing street scene and the construction and digging of foundations could affect the neighbouring, historical buildings. In addition there is a very narrow access and insufficient parking spaces. Should permission be given an archaeological condition should be imposed as the site is within the medieval town.

P13/S0121/HH 41 Northfield End (Other – North Ward – JB, EH)
Proposed rear conservatory, internal alterations and garden shed.
For: Mr & Mrs T Keomy

OBSERVATION: Recommend Approval subject to the proposed development not being above the level of the boundary fence.

P13/S0129/LDP 18 Manor Road
Hip to gable roof extension. Construction of dormer to rear roof slope, installation of rooflights in front roof slope.
For: Mr C Botha

OBSERVATION: Recommend Approval.

150. OBJECTIONS / CALL IN APPLICATIONS

The Committee considered which Councillors should speak at South Oxfordshire District Council's Planning Committee in the event of the Planning Officer recommending approval and it was **RESOLVED**

that Councillor Miss L Hillier attend the South Oxfordshire District Council Planning meeting for Planning Application P13/S0117/FUL and P13/S0152/CA, Parrots Yard, Thameside, on behalf of Henley Town Council.

The meeting closed at 7:40 pm

bw

Chairman