

Present: Councillor M Akehurst, Mayor Ex Officio, Deputy Chairman
Councillor Miss L Hillier
Councillor Mrs E Hodgkin
Councillor D Silvester
Councillor Mrs J Wood, Deputy Mayor, Ex Officio

In Attendance: Mr M Kennedy – Town Clerk
Ms J Brazil – Committee Administrator / Minute Taker

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

40. TO RECEIVE APOLOGIES FOR ABSENCE

Apologies for absence were received from the Chairman Councillor D Hinke, Councillors Miss S Evans, Ms L Meachin and D Clenshaw.

41. DECLARATIONS OF INTEREST

The following declarations of interest were received: Councillor Mrs E Hodgkin - P14/S1736/HH 30 Nicholas Road – Personal – Near neighbour of the applicant. Councillor Mrs J Wood – P14/S1853/HH 4 Elizabeth Road – Personal – Knows near neighbour of applicant.

42. PUBLIC PARTICIPATION

Mr G Probert – 60 St Marks Road – P14/S0925/HH

Mr Probert gave a long and detailed report raising a number of important planning concerns on this application:

- The proposal out of keeping with neighbouring properties.
- The bulk and size of the proposal is un-neighbourly.
- The design will lead to loss of morning light at no 60 St Marks Road.
- The proposed roof light windows will look directly into the property of no 60.
- This development does not conform to SODC Planning policies and design guidelines.
- The latest set of drawings are not correctly dated.

43. MINUTES

The Minutes of the Meeting of the Planning Committee held on 24 June 2014 were approved and signed as a true record by the Chairman, Councillor M Akehurst.

Councillor Mrs E Hodgkin abstained from voting on all applications in North Ward.

Councillor Mrs J Wood abstained from voting on all applications.

44. **PLANS** (Amended)

Councillor Miss L Hillier abstained from voting on the following application 23 Market Place.

P14/S0797/A **23 Market Place** (Other – North Ward – JB, EH)
Proposed non-illuminated hanging sign. (As amended by plan PE-002 to change the projector sign to a hanging sign 19-06-2014).
For: Mr P Grobien
HTC Observation 13.05.14 – Recommend Refusal. The signage is not in line with the Conservation area or the Shop Front Guide. The sign should be a traditional hanging sign made of wood with painted lettering.
OBSERVATION: **Recommend Approval, subject to Conservation Officer approval.**

P14/S0925/HH **58 St Marks Road** (Other – South Ward – JW, WH))
Erection of a two storey rear extension and front porch. (As amended by revised plans received 1st July 2014).
HTC Observation 13.05.14 - Recommend Refusal. This application is overdevelopment of the site and due to the size of the extension, overlooks the neighbour's garden. This is unneighbourly as it affects the neighbour's privacy.
OBSERVATION: **Recommend Refusal. This application is overdevelopment of the site and due to the size of the extension, would be detrimental to the amenities of neighbours by reason of loss of light and overlooking the neighbour's garden. This is unneighbourly as it affects the neighbour's privacy.**

45. **PLANS** (New)
P14/S1440/HH

16 Greys Hill (Other– South Ward – JW, WH)
Erection of single storey rear extension.
For: Mr R Kehoe
OBSERVATION: **Recommend Refusal. This proposed flat roof design is unimaginative and would be detrimental to the existing street scene and is not in keeping with the area.**

P14/S1636/LB **16 Greys Hill** (Other– South Ward – JW, WH)
Erection of single storey rear extension.
For: Mr R Kehoe
OBSERVATION: **Recommend Refusal. This proposed flat roof design is unimaginative and would be detrimental to the existing street scene and is not in keeping with the area.**

P14/S1718/HH **76 St Andrews Road** (Other – South Ward – JW, WH)
Proposed conversion from a two storey dormer property to a two storey house including an extension to rear.
For: Mrs I Green
OBSERVATION: **Recommend Approval. This application is in keeping with previous development on St Andrews Road.**

6.59pm 2 Members of the public left the meeting.

P14/S1736/HH **30 Nicholas Road** (Other – North Ward – JB, EH)
Single storey rear extension in place of a conservatory.
For: Mr T Stubbs

OBSERVATION: **Recommend Approval.**

P14/S1756/FUL **Chef Peking, 10 Market Place** (Minor – North Ward – JB, EH)
Installation of a retractable traditional shop blind to south elevation of restaurant.
For: Mr N Rosado

OBSERVATION: **Recommend Approval. The Committee requests the blind be in a traditional style and conforms to the Conservation area guidelines in style, colour and design.**

P14/S1791/HH **55 St Andrews Road** (Other – South Ward – JW, WH)
Single storey rear extension.
For: Mrs K Tross Youle

OBSERVATION: **Recommend Approval, there is sufficient room for this extension.**

P14/S1773/FUL **1 Stuarts Lane** (Other – North Ward – JB, EH)
Change of use from existing storage and distribution building (class B8 use) to private personal training facility (class D2).
For: Mr C King

OBSERVATION: **Recommend Approval.**

P14/S1831/FUL **44 Northfield End** (Minor – North Ward – JB, EH)
Erection of a first floor rear extension.
For: Mr D Snowdon

OBSERVATION: **Recommend Approval, there is sufficient room for this extension, with no overlooking.**

P14/S1842/HH **7 Peppard Lane** (Other – South Ward – JW, WH)
Demolition of existing detached garage. Erection of new two storey side extension including integral garage.
For: Mr A M Wilson

OBSERVATION: **Recommend Approval. This application is requiring the demolition of garage, the design is in keeping with the original property with plenty of space on the plot for the development to take place.**

P14/S1851/HH **8 Leicester Close** (Other – North Ward – JB EH)
Demolition of existing conservatory, rear/side extension and rear extension/part conversion of garage. Window replacement to the rear garden elevation.
For: Ms J Garon

OBSERVATION: **Recommend Approval.**

Councillor Mrs E Hodgkin abstained from voting on the following application 4 Elizabeth Road.

- P14/S1853/HH** **4 Elizabeth Road** (Other– North Ward – JB, EH)
Single storey side extension and internal alterations.
For: Ms J Lewis
- OBSERVATION:** **Recommend Approval, in the absence of no objections from the neighbouring properties.**
- P14/S1866/FUL** **3 Newtown Gardens** (Minor – South Ward – JW, WH)
Conversion of existing garage to a two bedroom dwelling with new pitched roof.
For: Mr R Smith
- OBSERVATION:** **Recommend Refusal. This proposal is overdevelopment of the site, un-neighbourly, inappropriate to the street scene. Access and egress would prove dangerous in an already narrow aperture. The committee noted that there were numerous letters of complaint from neighbours on the SODC website.**
- P14/S1870/LB** **Fonthill Hop Gardens** (Other – North Ward – JB, EH)
Proposed first floor extension to existing extension, extension and part conversion of existing garage to form a home office and erection of a first floor link extension. Internal alterations including removal of existing kitchen floor and reinstatement at the same level as the dining area.
For: Mr D Bennett
- OBSERVATION:** **Recommend Approval subject to use of matching materials and with Conservation Officer consent.**
- P14/S1882/FUL** **Land to Rear of 16 – 18 Hart Street** (Minor – North Ward – JB, EH)
Demolition of existing single storey rear extension. Proposed alterations and conversion of ground floor of former night club building to provide office accommodation (B1 use).
For: Hart Street Limited
- OBSERVATION:** **Recommend Approval. There is a suitable amount of parking at the site and this location would benefit from the proposed development, being subject to the Conservation Officers approval.**
- P14/S1883/LB** **Land to Rear of 16 – 18 Hart Street** (Other – North Ward – JB, EH)
Demolition of existing single storey rear extension. Proposed alterations and conversion of ground floor of former night club building to provide office accommodation (B1 use).
For: Hart Street Limited
- OBSERVATION:** **Recommend Approval. There is a suitable amount of parking at the site and this location would benefit from the proposed development, being subject to the Conservation Officers approval.**

- P14/S1891/HH** **10 Belle Vue Road** (Other – South Ward – JW, WH)
Part garage conversion with alterations to front and rear doorways.
For: Mr A Gadsby
- OBSERVATION:** **Recommend Approval. This application is not detrimental to the amenities of neighbouring properties.**
- P14/S1941/FUL** **77 Bell Street** (Other – North Ward – JB, EH)
Internal alterations to change shop to residential use.
For: M I Gee
- OBSERVATION:** **Recommend Approval. This proposal is in a residential section of Bell Street and the property is in a suitable location for a private dwelling.**
- P14/S1942/LB** **77 Bell Street** (Other – North Ward – JB, EH)
Internal alterations to change shop to residential use.
For: M I Gee
- OBSERVATION:** **Recommend Approval. This proposal is in a residential section of Bell Street and the property is in a suitable location for a private dwelling.**
- P14/S1953/FUL** **Morriston, Fairmile** (Minor – North Ward – JB, EH)
Erection of two dwellings with garages following demolition of the existing house.
For: Freda Simpkin and the Trust of Peter Bamford Simpkin, deceased.
- OBSERVATION:** **Recommend Approval. This proposal is sympathetic in design with space to accommodate 2 dwellings.**
- P14/S1956/HH** **7 Baronsmead** (Other – North Ward – JB, EH)
New rear access gate into the Grade 2 listed wall.
For: Mrs C Dunning
- OBSERVATION:** **Recommend Refusal. The Listed wall should be retained and any requests for change to the wall should be denied as this would set a precedent to future requests for access.**
- P14/S2060/LB** **7 Baronsmead** (Other – North Ward – JB, EH)
New rear access gate into the Grade 2 listed wall.
For: Mrs C Dunning
- OBSERVATION:** **Recommend Refusal. The Listed wall should be retained and any requests for change to the wall should be denied as this would set a precedent to future requests for access.**
- P14/S1971/LB** **69 – 71 Bell Street** (Other - North Ward – JB- EH)
Reduction of height of chimney stack to rear of the property.
For: Mr T Richardson & Ms A Chumas
- OBSERVATION:** **Recommend Approval. Subject to Conservation Officer approval.**

P14/S1998/LB **11 Market Place** (Other – North Ward – JB – EH)
Proposed refurbishment of existing retail units basement and ground floors, repair existing timber windows to the rear bay window and install timber screen to form rear courtyard, internal alterations, roof repairs and redecorate existing shop front and front façade.

For: Mr D Feldon

OBSERVATION: **Recommend Approval. The proposal would improve the look of the street scene as this property has been empty for a considerable amount of time. The Committee requests the opportunity be taken for Brick Stallrisers to be installed during the refurbishment process.**

P14/S2004/LB **37 Market Place** (Other – North Ward – JB, EH)
Removal of existing internal basement staircase and replace with new spiral staircase.

For: Mr P Conroy

OBSERVATION: **Recommend Refusal. This application is inappropriate in a listed building and Conservation Area as it would result in the loss of an historic staircase.**

P14/S2054/HH **40 Deanfield Road** (Other – North Ward – JB, EH)
Single storey rear extension, new retaining wall & reconfigured steps.

For: Mr & Mrs Forrest

OBSERVATION: **Recommend Approval. Subject to neighbours views being taken into consideration.**

46. OBJECTIONS / CALL IN APPLICATIONS

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

that Councillor D Silvester represents the Town Council at the SODC planning meeting and speaks on the Council's behalf against applications **P14/S0925/HH –58 St Marks Road** and **P14/S1866/FUL 3 Newtown Gardens.**

47. PROPOSED BASE STATION UPGRADE

The Committee received and discussed the following proposed Telefonica telecommunication upgrade works and made the follow observations on the two proposed base station upgrades:

The Committee welcomed the fact telecommunications networks were adopting a more coordinated approach in their placement of base stations and the positions suggested did not affect any surrounding properties. The Location of (ii) Wenborn Wood was questioned as this is incorrect location and request Telefonica amend the address accordingly.

- (i) **PROPOSED BASE STATION UPGRADE AT (CS) 114943 – (02)36898 – HENLEY ON THAMES (WEST), Greys Road, Henley on Thames. Oxfordshire, RG9 1QX.**

- (ii) **PROPOSED BASE STATION UPGRADE AT (CS) 114463 – (02)35402 – WENBORN WOOD, Reading Road, Henley on Thames. Oxfordshire, RG9 4HA.**

48. SOUTH OXFORDSHIRE LOCAL PLAN 2031 ISSUES AND SCOPE AND SUSTAINABILITY APPRAISAL SCOPING REPORT

The Committee received a verbal update from the Chairman on the Oxfordshire Local Plan 2013 and discussed the Council's need for a coordinated response.

Councillor Akehurst requested all comments for a joint reply be sent directly via email to him by Monday 21st July 2014 to enable a coordinated response by 23rd July.

A full copy of the South Oxfordshire Local Plan 2031 and Scope and Sustainability Appraisal Scoping Report is available to view on line at www.southoxon.gov.uk/newlocalplan

All Councillors were encouraged to response to SODC individually in writing via the above link. All correspondence must be received before Wednesday 23 July 2014

The meeting closed at 7.28pm

jb

Chairman