

# HENLEY-ON-THAMES TOWN COUNCIL

MIKE KENNEDY  
*Town Clerk*



COUNCIL OFFICES  
TOWN HALL  
MARKET PLACE  
HENLEY-ON-THAMES  
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## COUNCILLORS ARE HEREBY SUMMONED TO ATTEND A MEETING OF THE PLANNING COMMITTEE

to be held on

**TUESDAY 11 SEPTEMBER 2012  
AT 7.30 PM**

in

**THE COUNCIL CHAMBER, TOWN HALL  
HENLEY ON THAMES**

A handwritten signature in black ink that reads 'Mike Kennedy' with a stylized flourish at the end.

Mr M W Kennedy  
Town Clerk  
5 September 2012

### MEMBERSHIP:

Chairman, Councillor D Hinke  
Vice Chairman, Councillor Ms L A Meachin  
Councillor M S Akehurst  
Councillor D Clenshaw  
Councillor Miss S Evans  
Councillor Miss L M Hillier  
Councillor D Silvester  
Mayor, Councillor Mrs E Hodgkin (ex-officio)  
Deputy Mayor Councillor S Gawrysiak (ex-officio)

Members are reminded to sign the attendance book.

## AGENDA

1. **TO RECEIVE APOLOGIES FOR ABSENCE**

2. **TO RECEIVE DECLARATIONS OF INTEREST**

*Members are hereby reminded that, under the provisions of sections 26-34 and Schedule 4 of the Localism Act 2011, a member with a disclosable pecuniary interest of which they are aware in a matter who attends a meeting of the authority at which the matter is considered must disclose to that meeting the existence and nature of that interest at the commencement of that consideration, or when the interest becomes apparent. A member with a disclosable pecuniary interest in any matter must withdraw from the room or chamber where a meeting is being held whenever it becomes apparent that the matter is being considered at that meeting, unless he/she has obtained a dispensation from the council; and not seek improperly to influence a decision about that matter*

3. **PUBLIC PARTICIPATION**

**TO RECEIVE** questions or statements from members of the Public. The following rules shall apply:

- You may ask questions or make a statement on any item included on the agenda. The session, which is also open to Councillors who may have a personal and prejudicial interest on any item included on the agenda, will last for a period of up to 10 minutes (but capable of being extended at the Chairman's discretion).
- Questions from the town's residents will take priority, followed by property owners, businesses and then non-residents.
- All speeches shall last for no more than 2 to 3 minutes.
- If there are no statements or questions, or if all statements have been made or questions asked before the period of time allotted, the meeting will start to consider the remainder of its business. No further public questions or statements will be entertained at that meeting.
- If an answer to a question cannot be given at the meeting the Chairman may, at his/her discretion, arrange for a written answer to be given.
- The Chairman of the meeting will have complete discretion as to the order in which questions are taken and statements made. Supplementary questions may be asked at the Chairman's discretion.
- The Chairman of the meeting may rule that any public remarks are not appropriate and will not be accepted; for example if they are defamatory, frivolous or offensive. In such an instance the Chairman may disallow a question or statement or cut short a statement or discussion, or disqualify any member of the public from continuing to speak.
- Questions which require the disclosure of exempt or confidential information will not be answered.
- The Chairman of the meeting's interpretation of this procedure shall not be questioned and his/her ruling on any questions relating to this procedure shall be final.

4. **MINUTES**

**TO APPROVE** the Minutes of the Meeting of the Planning Committee held on 21 August 2012.

5. **PLANS (amended)**

**P12/S1364/HH**

**Friar Park, Badgemore (Other – North Ward – EH, JB)**  
Removal of section of existing boundary fence and erection of replacement boundary fence (As amended by Drawing No: FRIARPARK/2B accompanying agent's letter dated 29 August 2012)

For: Mrs O Harrison

HTC Observation:

03.08.12 – Recommended Refusal. The committee stated that the proposal was highly inappropriate in the setting of

a Grade II Listed building and totally unsuitable in its juxtaposition to neighbours, wildlife and the semi rural location on the edge of a Market Town.

**P12/S1365/CA** **Friar Park, Badgemore** (Other – North Ward – EH, JB)  
Removal of section of existing boundary fence and erection of replacement boundary fence (As amended by Drawing No: FRIARPARK/2B accompanying agent's letter dated 29 August 2012)

For: Mrs O Harrison

HTC Observation: 03.08.12 – Recommended Refusal. The committee stated that the proposal was highly inappropriate in the setting of a Grade II Listed building and totally unsuitable in its juxtaposition to neighbours, wildlife and the semi rural location on the edge of a Market Town.

6. **PLANS (new)**  
**P12/S1531/FUL**

**Alleyway between 8 & 10 Park Road** (Other – South Ward – JW, WH)

To install a black wrought iron gate to secure the side access that lies between 8 & 10 Park Road.

For: Mrs R Crayford

**P12/S1726/LB**

**79A Bell Street** (Other – North Ward – JB, EH)

Removal of modern 20<sup>th</sup> C smaller hearth within existing fireplace. Repair to brickwork surround and installation of new stove. Alterations to chimney liner to accommodate new stove.

For: Rossilver Group

**P12/S1748/HH**

**72A St Marks Road** (Other – South Ward – JW, WH)

Raising of roof and single and two storey side and rear extensions to chalet bungalow to form two storey dwelling with second floor accommodation in the roof.

For: Mr & Mrs Grant

**P12/S1750/HH**

**170 Reading Road** (Other – South Ward – JW, WH)

Ground floor rear extension.

For: Mr & Mrs P Lawrence

**P12/S1755/ HH**

**110 Reading Road** (Other – South Ward – JW, WH)

Replacement of existing aluminium framed windows on front elevation (front bay + 2 upstairs) with white grade 'A' UPVC sliding sash windows.

For: Mrs A Whyles

**P12/S1781/HH**

**105-107 Greys Road** (Other – South Ward – JW, WH)

Extension to the rear of 105 and raising of the roof in height. Raising of the roof to 107 to facilitate first floor accommodation, plus single storey extensions and raising the height of the boundary wall to partly provide enclosed terrace to provide privacy. Amendment to planning permission P09/E1188.

- P12/S1810/FUL**      **Kokos, 57-59 Bell Street** (Major – North Ward – JB, EH)  
Revision of ground floor and external layout as granted by  
planning permission P11/E1734 & P11/E1735/LB. Change  
of use from Office to A4 use (new cask beer store).  
For: W H Brakspear & Son
- P12/S1811/LB**      **Kokos, 57-59 Bell Street** (Other – North Ward – JB, EH)  
Revision of ground floor and external layout as granted by  
planning permission P11/E1734 & P11/E1735/LB. Change  
of use from Office to A4 use (new cask beer store).  
For: W H Brakspear & Son
- P12/S1872/CA**      **35/35A Hart Street** (Other – North Ward – JB, EH)  
Demolition of Lock Up Garages to Facilitate Previously  
Approved Residential Development for 2 Dwellings.  
For: Mr M Moss

**7. FOR INFORMATION ONLY**

*Plans for information only relate to minor alterations to planning applications that have already been considered by this Committee and which in the opinion of the Planning Officer will make no significant difference to the outcome of the decision.*

**P11/S0099 – Land adjacent to Alameda, Rotherfield Road**

**8. OBJECTIONS / CALL IN APPLICATIONS**

**TO DECIDE** which Councillor is to speak at District Council in the event of an objection.

**9. DECISIONS NOTICES (Papers Attached)**

**TO RECEIVE AND NOTE** the Appeal decisions from South Oxfordshire District Council

**10. TREE PRESERVATION ORDER (Papers Attached)**

**TO RECEIVE AND NOTE** conformation of Tree Preservation Order No. 01/2012

**11. HOFFMAN MEWS (Papers Attached)**

**TO NOTE** the erection of 6 new residential dwellings to be known as 1-6 Hoffman Mews.

**DECISION NOTICES – 11 SEPTEMBER 2012**

**(Papers available in Henley Information Centre)**

**PLANNING PERMISSION IS GRANTED BY SODC**

**P11/E1998/RET**  
Proposal: **Tobermory, Peppard Lane**  
New private house with detached garage (amendment to planning permission P05/E0119) (As amplified by additional information accompanying email from agent dated 29 March 2012 and amplified by additional information received from agent on 24 May 2012 & as amplified by drawing number 124065-01-P1 received 24 July 2012.

**HTC observation:** **17.04.12** The Committee recommends refusal of this application until South Oxfordshire District Council has visited the property and approved all the changes made to the building. Specifically-The noise of the air source heat pump-The fencing / vision splay-The additional planting, and the parking surface. We believe that SODC planning may recommend acceptance of the new position and height of the building.

**P11/E2261**  
Proposal: **11 Friday Street**  
Erection of a single storey glass room to the rear elevation.  
**HTC Observation:** **31.07.12** Recommend Refusal. The use of a glass and aluminium structure is inappropriate and detrimental to the character of a listed property. The Committee noted the comment from the Henley Society that the roof of the extension should be no higher than the original building and if wood was used in the structure the extension would be more acceptable.

**P12/S0266**  
Proposal: **Rotherfield House, 7 Fairmile**  
Conversion of an existing 5 storey building consisting of various sized serviced offices over four floors and a self-contained flat on the lower ground floor into one 5 bedroom dwelling and erection of detached double garage in rear garden of premises (amended plans received 2 July 2012 and design and access statement received 2 August 2012).

**HTC observation:** **15.05.12** Recommend Approval subject to the Forestry Officer approval that the garage will not damage the roots of any trees.

**P12/S0674/LB**  
Proposal: **The Malsters House, 76 Bell Street**  
Replacement of defective metal windows (circa 1930s) in 1930s dormer with new sashes in oak-double glazed leaded panes to match as closely as possible the style of those which were approved for use on ground and second floor under previous LBC..

**HTC observation:** **29.05.12** Recommends approval, subject to any additional views from neighbours, as the materials and design of the new windows will be in-keeping with the building.

- P12/S0789/HH**  
**Proposal:** **Countess Gardens Cottage, 86 Bell Street**  
 Remove c1990s glazed lean-to conservatory roof and replace with tiled pitched roof to match existing. Conservation roof windows to both sides of pitch, new cedar bifold doors and clad remaining conservatory in cedar paneling.
- HTC observation:** **10.07.12 Recommend Approval. The Committee requests the Conservation Officer be consulted regarding whether the use of Red Cedar Wood Panelling is appropriate**
- P12/S0832/FUL**  
**Proposal:** **Dragon Court, 15 Station**  
 Installation of 2m x 1m canopy above rear entrance door to be affixed to brick wall via drilling 6 holes and filling with 6 plugs for 6 screws to attach to canopy.
- HTC observation:** **31.07.12 Recommend Refusal. This application was unsuitable for a Listed Building and in a Conservation Area. The Committee requests the use of appropriate natural materials.**
- P12/S0833/LB**  
**Proposal:** **Dragon Court, 15 Station Road**  
 Installation of 2m x 1m canopy above rear entrance door to be affixed to brick wall via drilling 6 holes and filling with 6 plugs for 6 screws to attach to canopy.
- OBSERVATION:** **31.07.12 Recommend Refusal. This application was unsuitable for a Listed Building and in a Conservation Area. The Committee requests the use of appropriate natural materials.**
- P12/S0886/HH**  
**Proposal:** **11 Nicholas Road**  
 Demolition of external store and covered carport. Erection of single storey front extension and two storey rear extension. Render and timber clad (detailing) to external façade and associated external works.
- HTC observation:** **19.06.12 Recommend Approval.**
- P12/S0927/FUL**  
**Proposal:** **Former Old White Horse, 100 Northfield End**  
 Change of use of former public house, extension and alteration to form private house for extended family occupation and residential annex for dependant relatives, pursuant to residential approval P11/E1527.
- HTC observation:** **10.07.12 Recommend Approval. The Committee requests the developer keeps the turning area sympathetic and the trees are retained.**
- P12/S0981/HH**  
**Proposal:** **Brenham, Western Avenue**  
 Erection of 1.8m high wooden close-boarded fence to south western side boundary of plot to replace existing fence and hedge. Addition of close-boarded fence to wall along south eastern front boundary of site, to height of 1.8m.
- HTC observation:** **10.07.12 Recommend Refusal. The Application is out of character, un-neighbourly and the extensive use of wooden fencing is inappropriate with the street scene.**

**P12/S1000/FUL**      **Wharfe House, Wharfe Lane**  
Proposal: Demolition of existing garage and construction of new garage.  
**HTC observation:** **31.07.12 Recommend Approval. The Committee requests the**  
**Conservations Officer, the Archaeological Department of**  
**SODC, The Environment Agency and OCC Engineering**  
**Consultants, Monson be consulted on this application as**  
**it is in a flood plain.**

**P12/S1146/HH**      **Holly Lodge, Norman Avenue**  
Proposal: Erection of two storey side extension and internal alterations.  
**HTC observation:** **10.07.12 Recommend Approval. The Committee requests the**  
**County Archaeologist is consulted regarding this**  
**application.**

**P12/S1229/HH**      **16 Church Avenue**  
Proposal: Erection of a summer house.  
**HTC observation:** **31.07.12 Recommend Refusal. The Committee asks The**  
**Conservation Officer assists in this proposal and more**  
**suitable materials and design be used for such a**  
**development.**

**P12/S1346/FUL**      **Rosemary, Badgemore Lane**  
Proposal: Variation of condition 11 of planning permission P11/E1512 to  
allow an automated sliding gate as an appropriate alternative way  
of achieving highway safety.  
**HTC Observation:** **31.07.12 Recommend Approval. The Committee requests the**  
**Highways Authority be consulted on this issue to confirm**  
**that it meets with the road safety requirements**

### **PLANNING REQUEST REFUSED**

**P11/S0128**      **95a St Marks Road**  
Proposal: Erection of new dwelling and alterations to existing. (Proposed  
changes to the detail of one new dwelling approved in application  
P09/E1267).  
**HTC observation:** **01.05.12 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.**

### **PLANNING REQUEST WITHDRAWN**

**P12/S0412/FUL**      **Land between 18 & 20 Cromwell Road**  
Proposal: Demolition of double garage and erection of dwelling.

**P12/S0952/RET**      **57 Harpsden Road**  
Proposal: Retrospective permission to erect a timber gate and low level  
timber fencing to the front of the property that borders the  
footpath.

**P12/S0953/RCA**      **57 Harpsden Road**  
Proposal: Retrospective permission to erect a timber gate and low level  
timber fencing to the front of the property that borders the  
footpath.

## **LISTED BUILDING CONSENT**

- P12/S0674/LB**  
Proposal: **The Malsters House, 76 Bell Street**  
Replacement of defective metal windows (circa 1930's) in 1930's dormer (as amended by drawing JD-01 accompanying applicants letter dated 18.08.12)
- HTC Observation:** **29.05.12 Recommends approval, subject to any additional views from neighbours, as the materials and design of the new windows will be in-keeping with the building.**
- P12/S0790/LB**  
Proposal: **Countess Gardens Cottage, 86 Bell Street**  
Remove c1990s glazed lean-to conservatory roof and replace with tiled pitched roof to match existing conservation roof windows to both side of pitch, new Cedar bi-fold doors and clad remaining conservatory in Cedar paneling. Remove c1990s ceiling and reinstate original ceiling height in kitchen area. Remove glazing panels above bathroom doors again c1990s infill & plaster over, Add cornice and ceiling rose to entrance hall and cornice to corridor. Replace unoriginal fireplace with period style fireplace.
- HTC observation:** **10.07.12 Recommend Approval. The Committee requests the Conservation Officer be consulted regarding whether the use of Red Cedar Wood Panelling is appropriate**
- P12/S0871/LB**  
Proposal: **11 Friday Street**  
Erect and install a 2.9m wide with 2.55m projection single storey classroom onto the rear elevation of the property.
- HTC Observation:** **31.07.12 Recommend Refusal. The use of a glass and aluminium structure is inappropriate and detrimental to the character of a listed property. The Committee noted the comment from the Henley Society that the roof of the extension should be no higher than the original building and if wood was used in the structure the extension would be more acceptable.**
- P12/S1139/RLB**  
Proposal: **16-18 Hart Street**  
Stripping out works (items in connection with previous use as bar, restaurant and nightclub) to include floor coverings, external timber decking and lean-to entrance canopy and opening up works to include removal of dry lining to external walls and ceilings and removal of timber partitions all to ascertain historical significance in connection with production of Historic Building Assessment.
- HTC observation:** **10.07.12 Recommend Approval. The Committee Recommend Approval of the investigative work.**
- P12/S1143/LB**  
Proposal: **Basketmakers Cottage, 45 Gravel Hill**  
Repairs to boundary wall.
- HTC observation:** **10.07.12 Recommend Approval. The Committee requests the use of appropriate materials as verified by the Conservation Officer.**



## **CONSENT TO DISPLAY ADVERTISEMENTS**

**P12/S0839/A**                      **Natwest, 18 Market Place**  
Proposal:                      Installation of four non-illuminated fascia signs, projecting sign, ATM surround and external nameplate. (As amended by drawing No. 6697\_GA\_E1\_RevA accompanying agent's e-mail 25 June 2012.

**HTC observation:**            **19.06.12 Recommend Refusal. The projection of the sign, the use of illuminated signage and the colours designated contravenes the Henley signage design guidelines. The Committee requests the Conservation Officer's involvement.**

## **CONSERVATION AREA CONSENT**

**P12/S1001/CA**                      **Wharfe House, Wharfe Lane**  
Proposal:                      Demolition of existing garage and construction of new garage.

**HTC observation:**            **31.07.12 Recommend Approval. The Committee requests the Conservations Officer, the Archaeological Department of SODC, The Environment Agency and OCC Engineering Consultants, Monson be consulted on this application as it is in a flood plain.**

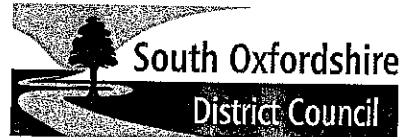
## **CERTIFICATE OF LAWFUL USE OR DEVELOPMENT**

**P12/S1053/LDP**                      **101 Mount View**  
Proposal:                      Erection of a single storey rear extension.

**HTC observation:**            **10.07.12 The Committee Recommend Approval from a Planning point of view but are unable to comment regarding Lawful Development. The Committee considers this as an issue for South Oxfordshire District Council.**

**Planning Service**

HEAD OF SERVICE: Adrian Duffield



Listening Learning Leading

Mr M Kennedy  
Henley Town Council  
Town Hall  
Market Place  
Henley-on-Thames  
RG9 6AD

24 AUG 2012

CONTACT OFFICER: **Karen Claridge**  
forestry@southoxon.gov.uk  
Tel: 01491 823740

Benson Lane, Crowmarsh Gifford  
Wallingford OX10 8NQ

22 August 2012

Dear Mr Kennedy

**TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (TREE PRESERVATION)(ENGLAND)  
REGULATIONS 2012  
SOUTH OXFORDSHIRE DISTRICT COUNCIL (HENLEY-ON-THAMES AREA)  
TREE PRESERVATION ORDER NO. 01/2012**

Further to my letter dated 23 February 2012, the period for objection on the above Order has now expired and the Council confirmed the Order with a modification to the tree schedule on 22 August 2012.

Should you wish to appeal against the confirmation of this Order, an application can be made to the High Court, under section 284 of the Town and Country Planning Act 1990. Such an application must be made within 6 weeks of the confirmation of the Order.

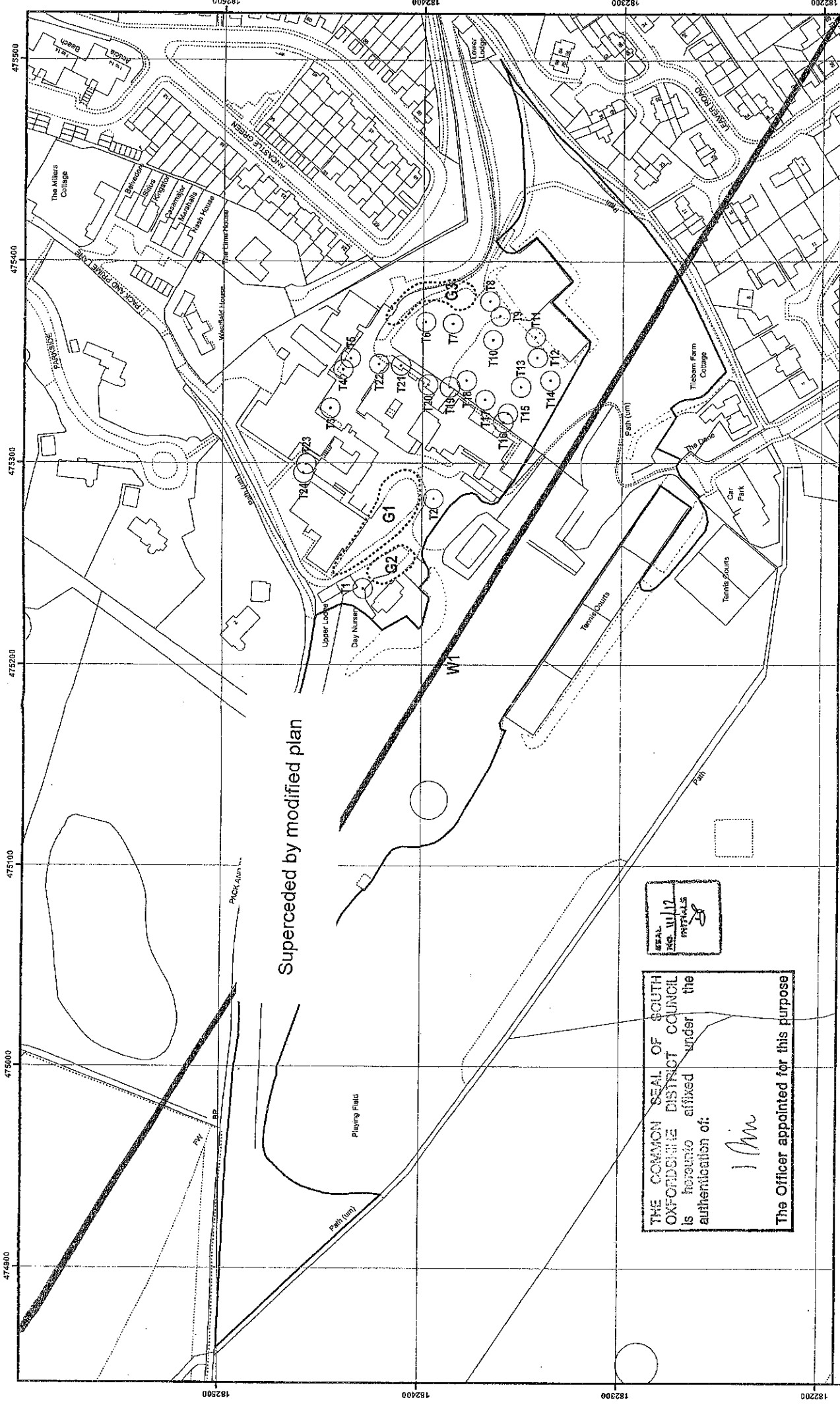
Any felling, lopping etc of the protected tree(s) will require the prior permission of the Council. Should you wish to carry out works to the tree(s) please contact the Council's Forestry Officer Tel: 01491 823770.

I enclose for your information a copy of the map showing the tree(s) protected by this Order.

Yours sincerely,

Karen Claridge

Enc



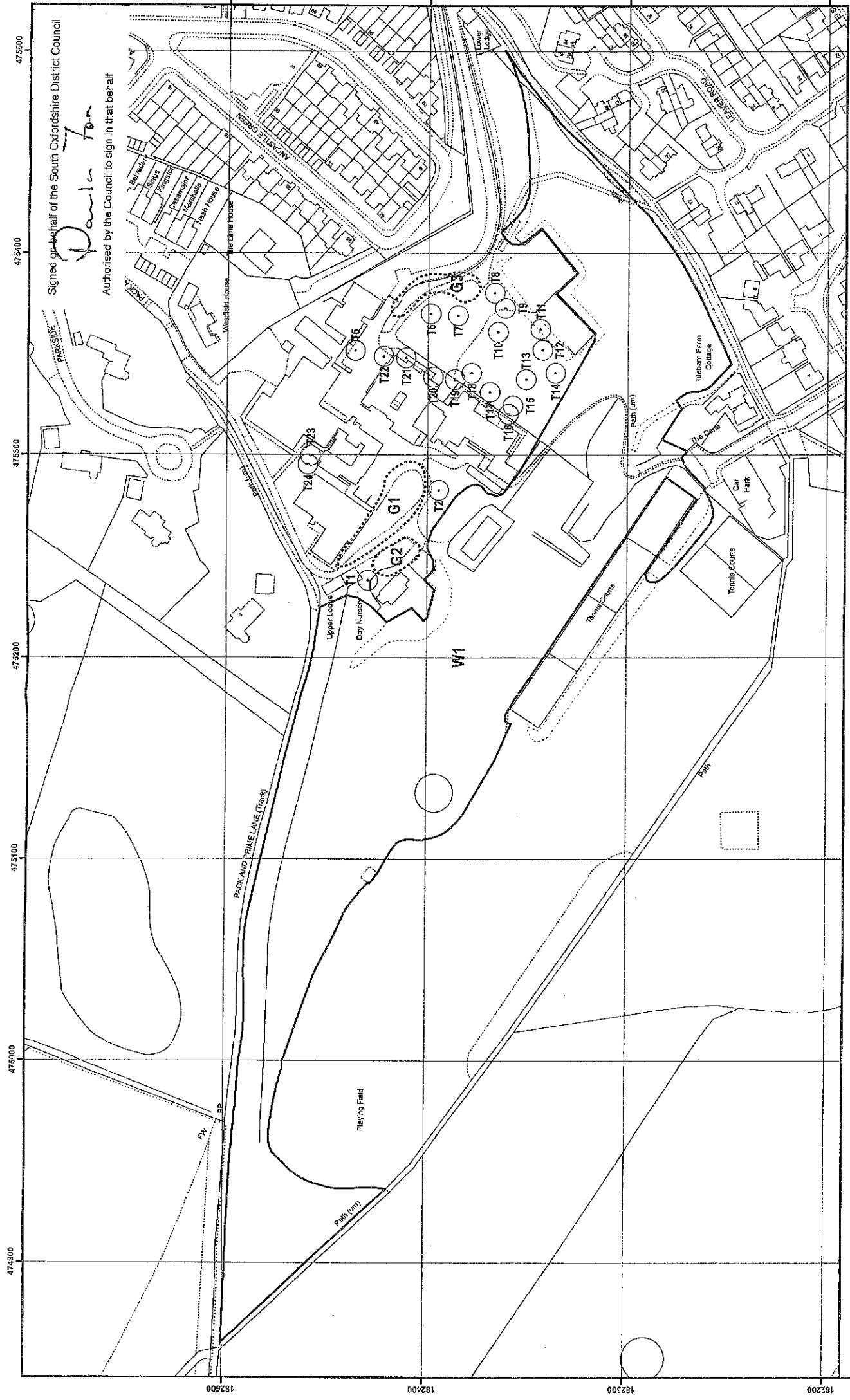
Superceded by modified plan

THE COMMON SEAL OF SOUTH OXFORDSHIRE DISTRICT COUNCIL is hereto affixed under the authentication of:

*[Signature]*

The Officer appointed for this purpose





Signed on behalf of the South Oxfordshire District Council  
 Authorised by the Council to sign in that behalf  
*Paula Tom*

**Jacqui Brazil**

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**From:** Louise Hastings on behalf of enquiries  
**Sent:** 14 August 2012 09:28  
**To:** Jacqui Brazil  
**Subject:** FW: Erection of 6 new residential dwellings to be known as: 1 to 6 Hofmann Mews, HENLEY-ON-THAMES  
**Attachments:** Hofmann Mews.pdf

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**From:** Sally-Anne Worsley [<mailto:Sally-Anne.Worsley@southandvale.gov.uk>]  
**Sent:** 13 August 2012 17:22  
**To:** Sally-Anne Worsley  
**Subject:** Erection of 6 new residential dwellings to be known as: 1 to 6 Hofmann Mews, HENLEY-ON-THAMES

Dear Sir/Madam,

For your information and records the above properties will be named and numbered as above and as shown on the attached plan.

Kind regards  
Sally Worsley

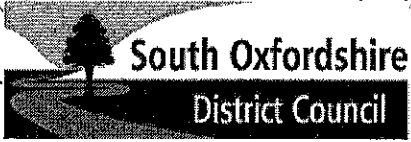
Sally-anne Worsley  
Data Monitoring Manager

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Erection of 6 new residential dwellings  
to be known as: 1 to 6 Hofmann Mews,  
HENLEY-ON-THAMES

