

Present: Chairman, Councillor D Hinke
Councillor D Clenshaw
Councillor Miss K Gehrman (Substitute for Councillor Ms L Meachin)
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: Mrs N Taylor – Minute Taker / Committee Administrator
Councillor W Hamilton
Councillor D Nimmo-Smith

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

210. TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Councillors M Akehurst, Miss S Evans and Ms L Meachin.

211. DECLARATIONS OF INTEREST

Councillor Mrs E Hodgkin – P11/E0265/RET & P11/E2066/RLB – 1-3 Church Avenue & 25 Thameside – Personal – Trustee.

Councillor Mrs P Phillips - P11/E0265/RET & P11/E2066/RLB – 1-3 Church Avenue & 25 Thameside – Personal – Trustee.

212. PUBLIC PARTICIPATION

Mr Monty Taylor – P11/E2490, Rosemary, Badgemore Lane

The application to change the original consent P11/E1512 is because the proposed buyer for the property is wishing to return to Henley but requires a property with a double garage, and as he is a retired architect has supplied his own drawings which include a brick and flint wall that one of the neighbours have requested. Of the 6 responses received from the neighbours, 3 have been in support of the application and 1 will be happy if a brick and flint wall is provided.

Mr Monty is of the opinion that this plan is nicer than the original plan.

Mr John Pears, New Lodge Peppard Lane – P11/E1998/RET – Tobemory, Peppard Lane.

Mr Pears Stated that the house has been built 1m too close to his property and 1m too high. Mr Pears understands that there is little that can be done

about the height and position at this stage but feels due to these mistakes the rest of the planning conditions should have been taken more seriously, including the arbicultural issues, issues with the vision splay, the entrance way and block paving.

Mr Pears added that it is important for the towns future benefit that we insist that developers adhere to planning enforcement conditions.

Mr Neil Boddington, Hamilton Properties – P11/E1998/RET – Tobemory, Peppard Lane.

Mr Boddington gave the following report: This was an inherited application with some issues only becoming apparent 1 year after the house had been built, which are down to errors by the architect.

The decking has been added due to the different ground levels. When it rains the gravel on the drive was being washed into Peppard Lane so it was replaced with block paving which drains the water towards the trees. The heat source pumps do not require planning permission and have been proven to meet all heat source requirements and further acoustic measures will be added.

Both Mr Gammie and Heritage Tree Services are very happy with all the work that has taken place with the trees and further landscaping is planned.

The vision splay is the best that can be achieved with the tree insitu.

Hamilton Properties have been and will continue to work closely with the planning department.

213. MINUTES

The Minutes of the Meeting of the Planning Committee held on 27 March 2012 were received, approved and signed by the Chairman as a true record.

214. 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/E1998/RET to be considered before the amended plans section.

215. P11/E1998/RET- Tobermory, Peppard Lane (Minor – South Ward JW, WH)

New private house with detached garage (amendment to planning permission P05/E0119)

For: Hamilton Properties

OBSERVATION

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.

2 members of the public left the meeting.

**216. PLANS (amended)
P11/E2524**

301 – 305 Reading Road – Description
Change(Other - South Ward – JW, WH)
Variation of condition 4 of planning permission P11/E0771 to allow the extensions to 301 and 303 Reading Road to be carried out before the extension to 305 Reading Road.
For: Mr H Widgery & Ms J Sweeney, Mr N Emmett & Ms E Walker, Mrs L Parker
10.06.11 - Recommend Approval.
Recommend Refusal - the Committee supports the appeal Inspectors decision.

HTC Observation
OBSERVATION

P11/E2065/RET

1-3 Church Avenue & 25 Thameside (Minor – North Ward – JB, EH)
Erection of timber fence to Church Avenue side of wall and works to repair and stabilise wall.
Retention of timber decking (As amended by email dated 10 February 2012 and covering letter, engineer's report and amended plans received 12 March 2012)
For: Mr B Islam & Henley Municipal Charities
27.01.12. - Recommend Approval. The Committee requests a site visit from the Conversation Officer and the use of appropriate materials for the restoration of the wall. There is not mention on the application on the detail of the materials to be used. Please advise the applicant that permission will need to be sort for the use of tables and chairs on this decking.
Recommend approval subject to the use of the decked area as a dining area being restricted to 6pm due to the close proximity to the Alms Houses as per the Henley Society report.

HTC Observation:

OBSERVATION:

P11/E2066/RLB

1-3 Church Avenue & 25 Thameside (Other – North Ward – JB, EH)
Erection of timber fence to Church Avenue side of wall and works to repair and stabilise wall.
Retention of timber decking (As amended by email dated 10 February 2012 and covering letter,

engineer's report and amended plans received 12 March 2012)

HTC Observation:

For: Mr B Islam & Henley Municipal Charities 27.01.12. - Recommend Approval. The Committee requests a site visit from the Conversation Officer and the use of appropriate materials for the restoration of the wall. There is not mention on the application on the detail of the materials to be used. Please advise the applicant that permission will need to be sort for the use of tables and chairs on this decking.

OBSERVATION:

Recommend approval subject to the use of the decked area as a dining area being restricted to 6pm due to the close proximity to the Alms Houses as per the Henley Society report.

P11/E2122

25 Hamilton Avenue (Other – South Ward – JW, WH)

Single storey rear extension (As amended by drawing 677001 D accompanying agents email dated 28.03.11)

HTC Observation:

For: Mr & Mrs J Lane
Recommend Approval. The Committee noted the single storey extension as an appropriate development, and the use of natural materials within the Conservation Area.

OBSERVATION:

The Committee reiterates its previous views that the application be Recommend for Approval. The Committee noted the single storey extension as an appropriate development, and the use of natural materials within the Conservation Area.

P11/E2367

285 Greys Road (Other – North Ward – JB, EH)

Second storey extension over the top of garage, utility and family room (As amended by drawing Nos: RMH/0C/016 Revision P3 and RJH/OC/018 Revision P3 accompanying applicant's email of 2 April 2012).

HTC Observation:

For: Mr R Harman
Recommend Refusal as the dormer window overlooks the neighbouring property and effects their privacy – if this could be amended the Committee would reconsider their recommendation.

OBSERVATION:

Recommend approval as the requested amendments have been carried out.

217. **PLANS (new)**

P11/E2301/RAD

29 Duke Street (Other – North Ward – JB, EH)
1 non illuminated fascia sign.

For: Mr L Morris

OBSERVATION:

Recommend approval, application is in keeping with the conservation area.

P11/E2334

5 Singers Close (Other – South Ward – JW, WH)
Insertion of wooden gate in fence to rear of property giving pedestrian access to St Andrews Road.

For: Mrs A Yealland

OBSERVATION:

Recommend Approval

P11/E2378

Kingfisher House, 45 Market Place (Other – North Ward – JB, EH)

Change of use from B1 to D1 on third floor.

For: Mrs H Orchard.

OBSERVATION:

Recommend Approval

P11/E2453

13 Walton Avenue (Other – South Ward – JW, WH)

Proposed single storey rear extension (Revisions to P11/E1799).

For: Mr A Shenton

OBSERVATION:

Recommend Approval

P11/E2485

6 Gillotts Close (Other – South Ward – JW, WH)

Single storey rear extension and garage conversion with 2 no. Velux rooflights into new and existing roofs to create a new granny flat.

For: Mr J Robins

OBSERVATION:

Recommend Approval on the condition that the Granny Flat remains part of the existing building.

P11/E2490

Rosemary, Badgemore Lane (Minor – North Ward – JB, EH)

Revised application for plot 2 as substitution for existing consent P11/E1512.

For: Mr M Taylor

OBSERVATION:

Recommend Approval as this new application has the support of the neighbours and the additions will improve the outlook of the property.

1 Member of the public left the meeting.

P11/E2496 **21 Boston Road** (Minor – South Ward – JW, WH)
Change of use of a single dwelling into two separate dwellings, along with a single storey rear extension, new bay window the front elevation and loft conversion that includes a dormer window the rear elevation.

For: Mr J Norbury

OBSERVATION: **Recommend Refusal due to lack of parking provision for the new dwelling (noted by OCC) and over-development of the site.**

P11/E2520/LDP **8 Marmion Road** (South Ward – JW, WH)
A single storey rear extension.

For: Ms G Birch

OBSERVATION: **Recommend Approval**

P11/E2521 **8 Marmion Road** (Other – South Ward – JW, WH)
First floor rear extension and dormer extension.

For: Ms G Birch

OBSERVATION: **Recommend Refusal due to the application being un-neighbourly and loss of privacy and light to the neighbours.**

P11/E2555 **45 St Andrews Road** (Other – South Ward – JW, WH)

Two storey side extension. Raising fence boundary of St Andrews Road by 610mm with square pattern open trellis work.

For: Mr & Mrs T Bianek

OBSERVATION: **Recommend Approval**

P11/S0032 **60 Greys Road** (Other – North Ward – JB, EH)
Single storey rear extension.

For: Ms S Hall

OBSERVATION: **Recommend Approval on the condition that the door opens onto the rear of the garden and not the side.**

218. FOR INFORMATION ONLY

None received.

219. DECISION NOTICES

The Committee received and noted the decision notices received from SODC.

220. OBJECTIONS / CALL IN APPLICATIONS

None.

221. APPEAL NOTIFICATION

The Committee received and noted the notification of Appeal for P11/E1809 - 36 Vicarage Road, Henley.

222. APPEAL DECISION

The Committee received and noted the Appeal decision for P11/E1412 – Flat 1, 74 St Marks Road, Henley.

223. CHANGE OF PROPERTY NAME

The Committee received and noted the notification of change of property name from: Assendon Manor to: Assendon House, Fairmile, Henley on Thames

224. NAME OF NEW DEVELOPMENT

The Committee received and noted the notification of name for a new development off Reading Road to be called 'Hoffman Mews'.

Meeting closed at 7.37pm