

**Present:** Chairman, Councillor D Nimmo Smith  
Councillor Ms S Abey  
Councillor J Brookes  
Councillor Miss S Evans  
Councillor Miss K Hinton  
Councillor S Smith  
Councillor Mrs J Smewing

**In Attendance:** Ms C Adams – Committee Administrator / Minute Taker

**Also Present:** 1 Member of the Press  
3 Members of the Public

### **100. APOLOGIES**

Apologies for absence were received from Councillor S Gawrysiak, the Mayor, Councillor Miss L Hillier (ex officio) and Mr M Kennedy, Town Clerk.

### **101. DECLARATIONS OF INTEREST**

None.

### **103. PUBLIC PARTICIPATION**

*Mr J Jiggins, Binfield Heath* - Mr Jiggins stated that he was happy to answer questions regarding the proposed development at Unit 6, Centenary Business Park, application P15/S2920/FUL. He clarified that when the original application was submitted, the owners were unsure which unit would be used for the gym, but it was now confirmed to be Unit 6.

A member asked about concerns regarding parking and noise implications for the neighbours. Mr Jiggins stated that users of the gym would be encouraged to use their own headphones so that background music would not have to be too loud. The gym would also be at the back of the building with no windows or doors. The front area of the building would be a reception area. The building is well built with thick insulation – this will help to mitigate any noise issues. A member felt that the existing insulation was for heat retention purposes rather than sound insulation. Another member stated that following a rebuild of the Henley College gym, no noise was detectable outside the building. The work had complied with SODC

specifications regarding noise. He felt that it would be possible for the gym also to comply with noise regulations. It was generally felt that the noise would not be an issue during working hours, but would be more noticeable for local residents early in the morning and in the evening.

A member spoke regarding reasons for refusal highlighted by the Highways Department. These included insufficient parking spaces and lack of control over the Network Rail car park. Mr Jiggins said that discussions had been held with SODC and that the out of hours use of parking for neighbouring units had not been taken into consideration. He was himself a member of a gym in Reading that had no car parking spaces. The gym was positioning itself for Henley College students and customers arriving by train.

#### **104. MINUTES**

The Minutes of the Meeting of the Planning Committee held on 22 September 2015 were received, approved and signed by the Chairman, Councillor D Nimmo Smith as a true record.

The committee noted their thanks to Ms P Fox for her attendance at the meeting and requested that their thanks were conveyed to her.

*Councillor Mrs J Smewing arrived at 6:46pm.*

#### **105. PLANS (amended)**

**P15/S1463/HH**

**Pyt Cottage, Marlow Road (Other)**

Formation of first floor studio/hobbies room with toilet facilities within existing garage building. Addition of external staircase and dormer windows to north and south elevation (as amended by revised plans received 21<sup>st</sup> July 2015).

For: Mr A Duckett

HTC Observation:

09.06.2015 Recommend Refusal due to the unneighbourly nature of the proposed works. There are issues of overlooking, lack of privacy and loss of light.

HTC Observation:

01.09.2015 Recommend Refusal on the same grounds as previously. The amendments make no appreciable difference to the plans.

HTC Observation:

**22.09.2015** Recommend Refusal. The committee reiterated their previous concerns.

**OBSERVATION:**

**Recommend Approval. The Committee felt that previous concerns had been taken into account in the revised plans.**

**P15/S2139/FUL** **Invesco Perpetual Park, Perpetual Park Drive** (Minor)  
Demolition of existing link between Thames, Isis and Loddon House and replacement with new double storey link block. New canopy link between Cherwell and Thames House and new cycle storage adjacent to Hollybrook House. (As amended by drawings accompanying Agent's email dated 11 September 2015 repositioning cycle storage).  
For: Ms Denise Harrison  
HTC Observation: 11.08.2015 Recommend Approval. The development is in keeping with the existing facility and provides a better layout for current usage.  
**OBSERVATION: Recommend Approval.**

**P15/S2920/FUL** **Unit 6 Centenary Business Park** (Other)  
To change the use of units into a Health and Fitness Centre offering classes, gymnasium and refreshments (as amended by documents received 2 October 2015 changing the application to unit 6 only).  
For: Mr M Jiggins  
HTC Observation: 22.09.15 Recommend Refusal due to insufficient information, particularly with regard to Unit 6 and the type of equipment and number of stations; concerns about noise and that the development is unneighbourly. However, the Committee wishes to express its willingness to make further representations if additional information is forthcoming.  
**OBSERVATION: Recommend Refusal due to concern over noise and parking. The committee hopes that the issues can be overcome.**

**106. PLANS** (New)  
**P15/S2863/HH**

**Magnolia Cottage, Northfield End** (Other)  
Demolition of existing part two storey, part single storey C20th rear extension and erection of two storey extension.  
For: Ms M Quartermain  
**OBSERVATION: Recommend Approval.**

**P15/S2869/LB** **Magnolia Cottage, Northfield End** (Other)  
Demolition of existing part two storey, part single storey C20th rear extension and erection of two storey extension.  
For: Ms M Quartermain  
**OBSERVATION: Recommend Approval.**

**P15/S2972/HH** **17 Niagara Road** (Other)  
Single storey extension to terrace house, including partial demolition of existing external walls.  
For: Mr T Polisano  
**OBSERVATION: Recommend Approval.**

- P15/S3050/FUL**      **49-51 Market Place** (Minor)  
Change of use of former restaurant (Use Class A3) to dwellinghouse (Use Class C3) including internal and external alterations.  
For: Mr B Pratley and Mr S Priestley
- OBSERVATION:**    **No Strong Views. Concern was expressed about the loss of commercial space in the town.**
- P15/S3051/LB**      **49-51 Market Place** (Other)  
Change of use of former restaurant (Use Class A3) to dwellinghouse (Use Class C3) including internal and external alterations.  
For: Mr B Pratley and Mr S Priestley
- OBSERVATION:**    **No Strong Views. Concern was expressed about the loss of commercial space in the town.**
- P15/S3105/LB**      **27 Hart Street** (Other)  
Removal of modern spiral staircase to basement and reinstate original flooring.  
For: Mr C Jonkers
- OBSERVATION:**    **Recommend Approval.**
- P15/S3107/HH**      **Fern House, Fairmile** (Other)  
Renovation and two storey and single storey extensions of the existing house.  
For: Mr N Holborn
- OBSERVATION:**    **No Strong Views.**
- Councillor Ms S Abey arrived at 7:02pm.*
- P15/S3121/HH**      **22 Damer Gardens** (Other)  
Demolition of existing conservatory and replacement with new single storey rear extension.  
For: Mr J Williams
- OBSERVATION:**    **Recommend Approval.**
- P15/S3134/FUL**      **Landfall, St Andrews Road** (Minor)  
Variation of condition 2 of planning permission P14/S3845/FUL (approved plan numbers). To incorporate revisions to floor plans. Erection of a detached four bedroom dwelling with new access off Auton Place (plot 2).  
For: Mr L Clancy
- OBSERVATION:**    **Recommend Refusal due to concerns over the increase in living space relative to the plot.**
- P15/S3135/FUL**      **Landfall, St Andrews Road** (Minor)  
Variation of condition 2 of planning permission P14/S3845/FUL (approved plan numbers). To incorporate revisions to floor plans. Erection of a detached four bedroom dwelling with new access off Auton Place (plot 1).  
For: Mr L Clancy
- OBSERVATION:**    **Recommend Refusal due to concerns over the increase in living space relative to the plot.**

- P15/S3142/FUL**      **153 Reading Road (Minor)**  
 Variation of conditions 2, 4 and 6 P14/S3729/FUL  
 Demolition of existing rear extension, erection of two storey rear extension, removal of shop front and insertion of windows and rooflights to facilitate change of use of premises from ground floor shop and 2-bedroom first floor flat to two 1-bedroom flats and one 2-bedroom flat (as amended 2015.01.07 and 2015.01.08 to increase the length of car parking spaces and to omit one of the front doors along the south-western elevation).  
 For: Drummond House Developments
- OBSERVATION:**      **Recommend Approval subject to compliance with Highways recommendations.**
- P15/S3160/HH**      **1 Niagara Road (Minor)**  
 Replace kitchen and bathroom windows and replace back door (Retrospective).  
 For: Mr C Cunliffe
- OBSERVATION:**      **Recommend Approval though the Committee expressed their disappointment that it was a retrospective application.**
- P15/S3173/HH**      **27 Belle Vue Road (Minor)**  
 A first floor side extension, a two storey rear extension, alterations to the front canopy & a raised timber decked terrace to the rear.  
 For: Mr and Mrs Huggard
- OBSERVATION:**      **Recommend Approval.**
- P15/S3230/HH**      **Hareford Cottage, 51 Harpsden Road (Minor)**  
 Erect a first floor rear extension on an existing ground floor rear extension  
 For: Mr T Jones
- OBSERVATION:**      **Recommend Approval**
- P15/S3258/HH**      **68 Deanfield Road (Minor)**  
 Conversion of a storage area (built as a domestic garage) to residential accommodation.  
 For: Mrs M Thompson
- OBSERVATION:**      **Recommend Approval**

## **107. PERMITTED DEVELOPMENT RIGHTS**

The Committee noted the following application currently under consideration as to whether the District Council's approval is required:

- P15/S3115/PDH**      **15 Western Avenue**  
 Demolition of existing rear conservatory and erection of a single storey rear extension.  
 For: Mrs A Robinson

## **108. OBJECTIONS / CALL IN APPLICATIONS**

No applications were called in

## **109. DECISION NOTICES**

The Committee noted the report on the decision notices received from SODC.

## **110. COMMUNITY INFRASTRUCTURE LEVY (CIL) MODIFICATIONS TO CHARGING SCHEDULE**

The Committee noted the report on South Oxfordshire District Council's reply to the Examiner's request for further information on the CIL Draft Charging Schedule. A Member commented that whilst doing some research into CIL, she had found that a report to the SODC Cabinet in February 2015 had stated that a CIL levy of £150 per m<sup>2</sup> was considered sustainable across the whole district, but that there was the possibility of a higher CIL level in Henley and Goring. If this was calculated at £245 per m<sup>2</sup> it would result in additional revenue of £2 million over the period of the plan. The member felt that this was a lot of money to disregard. It was agreed to send a comment to SODC regarding this, although it was not related to the areas where consultation was requested.

***Action: Councillor Mrs J Smewing to draft a response and send to Councillor D Nimmo Smith for onward communication to SODC and the Committee.***

## **111. CORPORATE PLAN**

Councillor J Brookes introduced the Corporate Plan to the Committee. He stated that it was a very early draft and that he was seeking feedback on all areas by the end of the weekend, Sunday 18<sup>th</sup> October. By presenting the Plan at both Planning and Town and Community Committees, he would reach all councillors and was also seeking officer comment.

A member commented with regard to items under Planning. He stated that the Committee did not have any influence over local key worker housing. Another member felt that through the improved relationship between the current and previous Chairmen, as well as by inviting Ms P Fox to speak at Planning Committee, the relationship with SODC was improved and that SODC would have more understanding about Henley. What could the Committee do to influence the upper tier authorities and housing associations?

The meeting closed at 7.25pm.

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Chairman