

Present: Chairman, Councillor D Hinke
Councillor D Clenshaw
Councillor Miss S Evans
Councillor Miss L Hillier
Councillor Ms K Hinton (Substitute for Councillor M Akehurst)
Councillor Mrs E Hodgkin
Councillor Mr D Silvester
Mayor, Mr S Gawrysiak (ex-officio)

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

Also present: 1 member of the public
1 member of the press

38. APOLOGIES

Apologies for absence were received from Councillors M Akehurst and Ms L Meachin

39. DECLARATIONS OF INTEREST

Councillor Mrs E Hodgkin, P13/S1905/HH 6 Church Avenue – Trustee of Henley Municipal Charities.

Councillor S Gawrysiak, P13/S1905/HH 6 Church Avenue – Trustee of Henley Municipal Charities.

Councillor Miss L Hillier, P13/S1810/FUL, P13/S1925/LB 73a Bell Street.

40. PUBLIC PARTICIPATION

None

41. MINUTES

The Minutes of the Meetings of the Planning Committee held on 2 July 2013 were approved and signed as a true record by the Chairman, Councillor D Hinke.

42. **PLANS (amended)**

P13/S1414/FUL

Sacred Heart Primary School, Greys Hill

(Minor –South Ward – JW, WH

Erection of a single storey timber outbuilding.

For: Mrs Karen Edwards, Sacred Heart School

HTC Observation:

11.06.13 Recommend Refusal until an Acoustic Report can be produced regarding siting of this building and request that neighbours comments are taken into consideration.

OBSERVATION:

Recommend Approval as the building has been repositioned.

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

P13/S1587/FUL

79 Kings Road (Minor – North Ward – JB, EH)

Erection of an attached 3 bedroom dwelling, off street parking to the rear and associated landscaping (as amended by drawing 13883 PL 02A; 13883 PL 03A and 13883 PL 04A as accompanying agents e-mail dated 11 July 2013).

For: Mr P Rackham

HTC Observation:

02.04.13 The Committee Recommends refusal of the application. This proposal is over development of the site and will have a detrimental effect on the street scene. The Committee noted the concerns of the Highways Authority regarding the vision splay and the garage. The Committee objects to the loss of a community open space.

OBSERVATION:

Reiterate previous recommendation for refusal of the application due to it being over-development of the area, detrimental to the street scene and causing a loss of an open space. There is a lot of neighbourhood concern over this application.

43. **PLANS (new)**

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

P13/S1565/HH

39a Leaver Road (Other – North Ward – JB, EH)

Erection of raised patio.

For: Mr S Farley

OBSERVATION:

Recommend Refusal of the application due to it being un-neighbourly due to the applicant being able to overlook adjoining gardens. It could cause security issues and neighbours have water drainage concerns. This should be a retrospective application as the patio is already built.

P13/S1695/HH **North Lea House, 66 Northfield End** (Other – North Ward – JB, EH)
Erection of new two bay single storey garages.
For: Mr & Mrs Menzies
OBSERVATION: **Recommend Approval.**

P13/S1810/FUL **73a Bell Street** (Minor – North Ward – JB, EH)
Change of use of first floor from office use to residential use.
For: Mr R Kealy.
OBSERVATION: **Recommend Approval.**

Councillor S Gawrysiak entered the meeting at 6.55pm

P13/S1925/LB **73a Bell Street** (Other – North Ward – JB, EH)
Change of use of first floor from office use to residential use.
For: Mr R Kealy.
OBSERVATION: **Recommend Approval.**

P13/S1822/FUL **Land at the rear of 2 Farm Road** (Minor – South Ward – JW, WH)
Erection of 2 x 2 bed semi-detached houses with parking.
For: Jamie Smith Estates Ltd
OBSERVATION: **Suggest a holding objection until the concerns raised by the Officers, e.g. contaminated land and Highway issues have been resolved.**

P13/S1846/HH **18 Valley Road** (Other – North Ward – JB, EH)
Single storey extension to front porch.
For: Mr & Mrs J Clegg
OBSERVATION: **Recommend Approval.**

P13/S1853/FUL **25 Duke Street** (Minor – North Ward – JB, EH)
Proposed new shop front.
For: Coffee Snobs Ltd
OBSERVATION: **Recommend Refusal. Applicant should be asked to look at the shop front design guidance.**

P13/S1984/A **25 Duke Street** (Other – North Ward – JB, EH)
Erection of one fascia sign and one projection sign.
For: Mr P Messenger, Coffee Snobs Ltd
OBSERVATION: **Recommend Refusal. Applicant should be asked to look at the SODC shop front design guide. The front should be traditional, using traditional materials, with a stall riser and without the recessed area for seating. This is a spot high in air pollution and outside seating should be discouraged.**

Councillor Miss L Hillier entered the meeting at 7.07pm

P13/S1905/HH **6 Church Avenue** (Other – North Ward – JB, EH)
Internal alterations including converting existing out house into utility room and changing existing 3 no flat roofs to pitched roofs over existing single storey rear additions including addition of lantern light.
For: Henley Municipal Charities

OBSERVATION: **Recommend Approval**

P13/S1922/A **Sainsbury's Supermarkets Ltd, 9 Bell Street** (Other – North Ward – JB, EH)
Erection of a non-illuminated projecting sign.
For: J Sainsbury's Plc

OBSERVATION: **Recommend Refusal, and the Committee invites**

Sainsbury's to talk to the Committee about their shop front in general and in particular, their signage. We would strongly suggest that they look at the SODC shop front guide with respect to this application

P13/S1939/HH **289 Greys Road** (Other – South Ward – JW, WH)
Erection of replacement green oak garage and store with games room above.
For: Mr & Mrs Hanson

OBSERVATION: **Recommend Approval.**

P13/S1944/HH **6 Empstead Court** (Other – North Ward – JB, EH)
Single storey front extension and loft conversion.
For: Mr J Murdoch & Ms A Spencer

OBSERVATION: **Recommend Approval.**

P13/S1954/HH **66 Valley Road** (Other – North Ward – JB, EH)
To convert double garage into 2 rooms, one side is already done.
For: Mr M Shankland

OBSERVATION: **Recommend Approval.**

P13/S1980/HH **13 St Marys Close** (Other – North Ward – JB, EH)
Erection of a single storey side extension.
For: Mrs P Cleary

OBSERVATION: **Recommend Approval.**

- P13/1986/LB** **18 Hart Street** (other – North Ward – JB, EH)
Modification to make safe the beam support in the cellar.
For: Courtiers Investment Services
- OBSERVATION:** **Recommend Approval subject to the views of a Conservation Officer.**
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- P13/S2000/HH** **32 Cromwell Road** (Other – South Ward – JW, WH)
Two Storey rear extension and internal alterations.
For: Mr J Hillman & Ms M Galbraith
- OBSERVATION:** **Recommend Approval**
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- P13/ S2002/HH** **Grovelands, St Andrews Road** (Other – South Ward – JW, WH)
Demolition of existing single storey side /rear extension.
Erection of a two storey side / rear extension, two storey bay window extension and new front porch.
For: Mr & Mrs J Knight
- OBSERVATION:** **Recommend Refusal due to over development and resulting bulk of the property**
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- P13/S2011/HH** **Rose Cottage, 23 Fairmile** (Other – North Ward - JB, EH)
Erection of a greenhouse.
For: Mr B Eastick
- OBSERVATION:** **Recommend Approval**
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- P13/S2041/A** **Kaliko, 3 Market Place** (Other – North Ward – JB, EH)
1 No. Facia sign to replace existing and 1 no. projecting sign to replace existing.
For: Mr S Grant
- OBSERVATION:** **Recommend Approval**
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- P13/S2097/HH** **56 Berkshire Road** (Other – South Ward – JW, WH)
Formation of habitable room in roof space with front dormer.
For: Ms J Day
- OBSERVATION:** **Recommend Approval.**
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- P13/S2131/PDH** **62 Luker Avenue** (North Ward – JB, EH)
Permitted development notification for lean-to conservatory.
Extension beyond rear wall: 3.50
For: Mr K Lutek
- OBSERVATION:** **Noted the PDH**

44. **FOR INFORMATION ONLY**

Members received and noted the following plans for information.

P13/S1369/FUL - Henley Rugby Club

P13/S1494/HH - 7 Nicholas Road

45. **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 Mrs E Hodgkin attend the SODC planning meeting on behalf of Henley Town Council for application P13/S1587/FUL - 79 Kings Road and Councillor Miss S Evans P13/S1565/HH – 39a Lever Road.

The meeting closed at 7.20 pm

bw

Chairman