

Present: The Chairman, Councillor Ken Arlett
Councillor Donna Crook
Councillor Will Hamilton substituting for Councillor Plant
Councillor Lorraine Hillier
Councillor Ian Reissmann – substituting for Councillor Smewing
The Mayor, Councillor Glen Lambert (ex-officio)

In Attendance: Cath Adams – Planning and Project Manager
Kirsty Waterman – Planning Administrator

Also Present: 12 Members of the Public
1 Member of the Press

178. APOLOGIES

Apologies were received from Councillors Brookes, Evans, Gawrysiak, Plant, and Smewing.

179. DECLARATIONS OF INTEREST

No Declarations of interest were offered.

180. PUBLIC PARTICIPATION

1. Mrs Watson of Henley on Thames spoke on application **P18/S2362/HH** – Hallmark House, Station Road, Henley on Thames. She feels the applicant has not addressed previous objections which focus on overlooking issues: the green screen isn't height and depth specific and with no guarantee on maintenance this could be inadequate. Windows although specified as obscure glazing may be openable. Design is not acceptable as the area is full of pitched rooves therefore this application is out of character with the area. Loss of light for local residents is a real concern with the height and design of the proposed building. Air quality and noise pollution reports have looked at the impact on the new residents and dwellings and not existing ones.

2. Duncan Cook of Rissance spoke on application **P18/S2362/HH** – Hallmark House, Station Road, Henley on Thames. He stated there are now no balconies overlooking existing properties after consultation with neighbours to combat such issues. He suggested obscured glazing could be in the conditions. He doesn't believe the green barriers are ugly and said this was a subjective view of residents but that Rissance are willing to listen and amend and adhere to conditions if given.

3. Louise Morton from Quadrant Planning spoke on **P18/S4034/O** 8 St Marys Close Henley-On-Thames. The owners of the property would like to build the property on their land to help their son get on the property ladder. They have consulted neighbours who she stated are in support of the application. Flank elevations will have no overlooking windows to neighbours at number 6 or 10. The remaining and proposed gardens will be of good sizes. The front line of the proposed property will follow the line of existing properties.

4. Sue James of Henley on Thames spoke of **P18/S3944/HH** and **P18/S3945/LB** – 9 Gravel Hill, Henley on Thames. She states the applicant has submitted plans

involving the land of her residency. The proposed application will overlook her home, create light and noise pollution, and a feeling of invasion of privacy from the large wrap around glass roof. The extension will be overbearing and intrusive to what is already a small courtyard area and small property. Her home is attached to the development site and was once one dwelling. It is grade II listed. Any work to the fabric of the house would affect the history and integrity of the building. She believes the application's access statement is incorrect. There is no parking outside the property and access is highly problematic and well documented along that stretch of the road.

5. John Hives spoke as Chairman of Henley and District Housing Trust of P18/S3944/HH and P18/S3945/LB – 9 Gravel Hill, Henley on Thames. He reconfirmed that The Housing Trust have not been approached to swap land with reference to this application. He stated that the Trust have been left feeling a little bullied by the situation and that has altogether been unneighbourly and unhelpful.

181. **MINUTES**

The Minutes of the Planning Committee held on 11 December 2018 were received, approved and signed by the Chairman, Councillor Arlett as a true record.

182. **PLANS** (Amended)

P18/S2362/HH

Hallmark House Station Road Henley on Thames RG9 1AY
(Householder)

For: Ressance Limited

Extension to existing building (benefiting from PDR B1 to C3 under P18/S0840/PDO) to provide 6 additional residential apartments, including new fenestration and other external finishes described on the plans (Revised plans and additional supporting information received 19th December 2018. The amendments relate to the form, external finish and fenestration detail, incorporating additional privacy mitigation measures)

Plans: Hallmark House

HTC Observation:

10.10.18 – Recommend refusal on grounds of over intrusive, unneighbourly design being too high and over imposing, too close to neighbours at the rear and the mass being too great for the area.

15.01.19 – Recommend refusal on the same grounds as before as unneighbourly, overdeveloped, mass too great which will create loss of light. HTC Planning Committee have overlooking concerns even with a condition on the rear windows to protect privacy. The development is uncharacteristic and the area would be better suited to a pitched roof design which would be generally more in keeping.

183. PLANS (New)
P18/S3753/FUL

**166 and 168 Grey Road Henley on Thames Oxfordshire
RG9 1QR (Full Application)**

For: Mr Clark

Variation of conditions 2- approved plans, 3- boundary walls and fences, 4- turning area and car parking, 5- landscaping scheme, 6-withdrawal of P.D and 7- schedule of materials on application ref P17/S2208/FUL. Proposed two houses on land east of 170 Greys Road, forming a joint application between Mr and Mrs Clark at 172 Grey Road and Mr and Mrs Crockett at 170 Greys Road.

Plans: 166 and 168 Grey Road

HTC Observation: **15.01.19** – Recommend approval with a condition that any loss of trees could be compensated for with a replanting scheme.

P18/S3800/HH

6 Norman Avenue Henley on Thames RG9 1SG
(Householder)

For: Mr & Mrs Mark Sayers

Proposed single storey rear extension with domed rooflight over and six new Velux windows inserted into existing roof

Plans: 6 Norman Avenue

HTC Observation: **15.01.19** – Recommend refusal in line with the Conservation Officer's comments with reference to the rooflights.

P18/S3801/LB

6 Norman Avenue Henley on Thames RG9 1SG
(Advertisement Consent)

For: Mr & Mrs Mark Sayers

Proposed single storey rear extension with domed rooflight over and six new Velux windows inserted into existing roof

Plans: 6 Norman Avenue

HTC Observation: **15.01.19** - Recommend refusal in line with the Conservation Officer's comments with reference to the rooflights.

P18/S3816/HH

11 Western Avenue Henley on Thames RG9 1JP
(Householder)

For: Mrs S Carter

Single storey rear extension and demolition of existing conservatory and utility.

Plans: 11 Western Avenue

HTC Observation: **15.01.19** – Recommend approval.

P18/S3840/HH

40 St Andrews Road Henley on Thames RG9 1JB
(Householder)

For: Mr Neil Wilson

Alterations to existing kitchen with conservatory extension and conversion of existing roof space to habitable use.

Plans: 40 St Andrews Road

HTC Observation: **15.01.19** – Recommend approval and agree with Henley Society comments that the rooflights should be conservation rooflights.

P18/S3871/HH **78 Greys Road Henley on Thames RG9 1TF (Householder)**
For: Mrs Sarah Cook
To drop kerb onto a classified road
Plans: 78 Greys Road
HTC Observation: **15.01.19** – Recommend refusal on grounds of usability of any such dropped kerb due to a layby being in front of the site which when in use would block access. There is also a telegraph pole and mature tree beyond the proposed dropped kerb in front of the property which would prevent usage.

P18/S3944/HH **9 Gravel Hill Henley on Thames RG9 2EF (Householder)**
For: Mr Michael Sharp
Single storey rear extension, replacement of sanitary fittings internally and introduction of 2 new conservation roof lights to the rear of the main roof.
Plans: 9 Gravel Hill
HTC Observation: **15.01.19** – Recommend refusal. The proposal is unneighbourly, creates overlooking, is overbearing for the small size plot, and would create light pollution from the glazed roof area of the extension. There is high concern over the historic integrity of the medieval property with any amendments to its fabric. There would be damage to the fabric and archeology of the building if this application were to be granted.

P18/S3945/LB **9 Gravel Hill Henley on Thames RG9 2EF (Listed Building Consent)**
For: Mr Michael Sharp
Single storey rear extension, replacement of sanitary fittings internally and introduction of 2 new conservation roof lights to the rear of the main roof.
Plans: 9 Gravel Hill
HTC Observation: **15.01.19** - Recommend refusal. The proposal is unneighbourly, creates overlooking, is overbearing for the small size plot, and would create light pollution from the glazed roof area of the extension. There is high concern over the historic integrity of the medieval property with any amendments to its fabric. There would be damage to the fabric and archeology of the building if this application were to be granted.

P18/S3963/LB **Townlands Hospital York Road Henley on Thames RG9 2EB (Listed Building Consent)**
For: Laureate Gardens Ltd C/o Agent Mr Joseph Wilson
Application for amendments to the currently approved works to change the approved drawings listed under Condition 2 of the previous application (ref. P18/S2276/LB).
Plans: Townlands Hospital
HTC Observation: **15.01.19** – Recommend approval

- P18/S3978/FUL** **46 The Christchurch Centre Reading Road Henley on Thames RG9 1AG** (Full Application)
For: Ms Katrina Judge
 Installation of 36no all black solar panels on south facing aspect of main church roof and 16no all black solar panels on south facing aspect of church out-buildings.
 Plans: 46 Christchurch Centre
 HTC Observation: **15.01.19** – Recommend approval of the installation of solar panels but would prefer to see them at the back of the property rather than more visible front roofline.
- P18/S3995/HH** **Philomel Hop Gardens Henley on Thames RG9 2EH** (Householder)
For: Mr & Mrs Bennet
 Extension and alteration to 1990s extension and garage. Link corridor into existing house at first floor level
 Plans: Philomel
 HTC Observation: **15.01.19** – Recommend approval
- P18/S3996/LB** **Philomel Hop Gardens Henley on Thames RG9 2EH** (Listed Building Consent)
For: Mr & Mrs Bennet
 Extension and alteration to 1990s extension and garage. Link corridor into existing house at first floor level
 Plans: Philomel
 HTC Observation: **15.01.19** – Recommend approval
- P18/S4006/HH** **130 St Andrews Road Henley on Thames RG9 1PL** (Householder)
For: Mr & Mrs J Moon
 Part single storey and part two storey extension to existing dwelling. Addition of pitch roof to existing garage. Increase in size of existing porch canopy. Rendering of whole Dwelling
 Plans: 130 St Andrews Road
 HTC Observation: **15.01.19** – Recommend approval
- P18/S4034/O** **8 St Marys Close Henley-On-Thames RG9 1RD** (Outline Planning Permission)
For: Mr & Mrs Herrington
 The erection of a dwelling comprising 2 bedrooms, front and rear garden, off-street car parking for 2 cars and access.
 Plans: 8 St Marys Close
 HTC Observation: **15.01.19** – Recommend approval
- P18/S4094/HH** **56 Kings Road Henley on Thames RG9 2DG** (Householder)
For: A Brittain & C Harris
 Proposed single-storey ground floor extension, first floor bathroom extension and loft conversion, with flat-roof dormer window to rear and roof lights to front of existing roof.
 Plans: 56 Kings Road
 HTC Observation: **15.01.19** – Recommend approval – a pitched dormer would be preferred.

<u>P18/S4098/FUL</u>	<p>Friar Park Estate Badgemore Henley on Thames RG9 4NR (Full Application) <i>For:</i> Mrs Olivia Harrison Extensions to three bay storage building to include office and lodgings, pursuant of P16/S3773/FUL. Plans: <u>Friar Park</u></p> <p>HTC Observation: 15.01.19 – Recommend approval</p>
<u>P18/S4119/HH</u>	<p>62 Greys Road Henley on Thames RG9 1TF (Householder) <i>For:</i> Mrs R Tristem Single and second storey rear extension Plans: <u>62 Greys Road</u></p> <p>HTC Observation: 15.01.19 – Recommend approval</p>
<u>P18/S4120/HH</u>	<p>Riverside Lodge Wargrave Road Henley on Thames RG9 3JD (Householder) Single-storey extension to existing eco-house to provide an office/studio consisting of 3x7m internal dimensions with a small connection to the existing house. The materials and roof design of the extension will reflect the existing house and will allow for the incorporation of solar panels and a Tesla battery to achieve self-sufficiency. Plans: <u>Riverside Lodge</u></p> <p>HTC Observation: 15.01.19 – Recommend approval subject to a condition that the dwelling be ancillary to the main dwelling.</p>
<u>P18/S4134/FUL</u>	<p>Greenacres Elizabeth Road Henley on Thames RG9 1RJ (Full Application) <i>For:</i> Mrs Biggs Demolition of existing property and construction of new 4 bedroom house, with render and timber cladding and metal standing seam roof. Plans: <u>Greenacres</u></p> <p>HTC Observation: 15.01.19 – Recommend approval</p>
<u>P18/S4146/HH</u>	<p>55 St Marks Road Henley on Thames RG9 1LP (Householder) <i>For:</i> Miss Jemma Meehan Traditional style dormer windows with white painted timber (to match existing timber around the house) and hung tiles. 2 conservation velux to the rear and 2 to front elevation. Amended from original application to allow for adequate 'usable' space. Plans: <u>55 St Marks Road</u></p> <p>HTC Observation: 15.01.19 – Recommend approval</p>
<u>P18/S4179/HH</u>	<p>55 Albert Road Henley on Thames RG9 1SD (Householder) <i>For:</i> Mrs J Timlett First floor rear extension, rooflight in existing flat roof and replacement window Plans: <u>55 Albert Road</u></p> <p>HTC Observation: 15.01.19 – Recommend approval</p>

P18/S4191/PIP **Boat House Adj Syringa Town Rod Eyot near Henley on Thames RG9 3JD**
For: Mr & Mrs Crisp
Proposed demolition of existing Boat House and construction of a single storey dwelling.
Plans: Boat House
HTC Observation: **15.01.19** – Recommend refusal as the proposed would create a loss of open space and alter the character of the island.

P18/S4224/HH **Lenwade 3 Western Road Henley on Thames RG9 1JL**(Householder)
For: Mr & Mrs Painter
Two storey rear infill extension, Window adjustments (side and rear) and internal adjustments
Plans: Lenwade 3 Western Road
HTC Observation: **15.01.19** – Recommend approval

P18/S4238/HH **6 Elizabeth Road Henley on Thames RG9 1RG**
(Householder)
For: Mr & Mrs Kinch
Demolition of the existing porch and conservatory, erection of part single and part double rear extension, double storey side extension, alterations to front elevation, alterations to the internal layout and the proposed dropped kerb to be increased in width.
Plans: 6 Elizabeth Road
HTC Observation: **15.01.19** – Recommend approval

P18/S4255/FUL **Hurst Green Lane Henley on Thames RG9 1LS** (Full Application)
For: Palatine Homes
Variation of conditions 1 (approved drawings) & 5 (arboricultural method statement) of application P18/S2403/FUL Variation on condition 2 - internal and external alterations to application ref P17/S3570/FUL. Demolition of existing dwelling and erection of 4 new dwellings with integral garages and provision of new accesses.
Plans: Hurst Green Lane
HTC Observation: **15.01.19** – Recommend approval

184. OBJECTIONS / CALL IN APPLICATIONS

The Committee **DECIDED** to call in application **P18/S3944/HH** – 9 Gravel Hill, Henley on Thames, **P18/S2362/HH** – Hallmark House, Station Road, Henley on Thames and **P18/S3747/FUL** – 65 Valley Road, Henley on Thames.

185. DECISION NOTICES

The Committee **RECEIVED** and **NOTED** the report on the decision notices from SODC.

186. TRAFFIC MATTERS

The Committee **CONSIDERED** the following traffic matters that were raised during the meeting:

1. Hart Street was difficult to cross last week when the traffic lights were turned off but there didn't seem to be the usual static build up of cars waiting at the traffic lights.
2. Councillor Hamilton requested the issues raised during a HTC meeting with Oxfordshire County Council's Highways department which was held on 17.09.18 be revisited. The Chairman suggested that Councillor Gawrysiak had previously responded to these questions and agreed to provide a final update at the next Planning Meeting on Tuesday 5th February.

187. NOTIFICATION OF PLANNING APPEAL DECISION- P17/S0526/FUL

The Committee **NOTED** the appeal Decision for P17/S0526/FUL (Full Application) Former Youth Centre Site, Deanfield Avenue, Henley on Thames RG9 1UE The appeal is dismissed.

188. NOTIFICATION OF WITHDRAWN APPLICATION

The Committee **NOTED** the withdrawal of the following application:

P18/S2834/HH **9 Hop Gardens Henley on Thames RG9 2EH** (Householder)
For: Mr Joseph Oakley
Open sided carport (as amplified by additional plans and information received 17 October 2018).
Plans: 9 Hop Gardens

189. NOTICE OF LANDOWNER DEPOSIT UNDER SECTION 31(6) OF THE HIGHWAYS ACT 1980

The Committee **NOTED** an application to lodge a declaration under section 32 (6) Highways Act 1980. Lambridge Woods, Lambridge Lane, Henley on Thames RG9 4NR for Mr Richard Bellamy on behalf of Mr N Barklem and Mrs E Barklem.

190. WEBSITE DESIGNER FOR NEIGHBOURHOOD PLAN REVIEW

The Committee **RECEIVED** a report on the selection of a website designer for a new website for the review of the Joint Henley and Harpsden Neighbourhood Plan from HTC's Planning and Project Manager. Out of the initial quotes received, and having met with the web developers, it is proposed to appoint the most affordable designer. This will be funded by Locality and is currently being applied for. Re-branding was discussed and considered as expensive. It was agreed to keep branding changes minimal. It was **RESOLVED** to approve the appointment of the recommended web designer for the Neighbourhood Plan Review.

191. PROGRESS REPORT

The Committee **CONSIDERED** the attached progress report and made the following amendments:

To include updates on the points raised at the meeting held on 17 September 2018 with Oxfordshire County Council's Mr M Beasley from the Highways department.