

Present: Chairman – Councillor Mr D Hinke
Vice Chairman – Councillor Ms L Meachin
The Mayor – Councillor Mrs E Hodgkin
The Deputy Mayor – Councillor S Gawrysiak
Councillor Mr M Akehurst
Councillor Mr D Clenshaw
Councillor Miss S Evans
Councillor Miss L Hillier
Councillor Mr W Hamilton – substituting for Councillor D Silvester

In attendance: Mrs B Walker – Minute Taker

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

97. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor D Silvester. Apologies for lateness were received from the Mayor, Councillor Mrs E Hodgkin.

98. DECLARATIONS OF INTEREST

None received.

99. PUBLIC PARTICIPATION

Mr K Beard – 12 Manor Road – P12/S1932/HH – spoke to his application and advised the plans had been revised to take into account comments made by the planning officers during the pre-application consultation as follows:-

- the neighbouring houses have been surveyed and the plans revised to show precise location
- the new dwellings have been reduced in width and now stand at least 3 metres away from the adjoining house.
- the plans have been revised to take into account comments that the properties were too large for the site and not in-keeping with the street scene and the proposed dwellings have been re-aligned.
- adequate parking with turning circle has been provided

Councillor Miss L M Hillier joined the meeting at 7.04 pm and the Mayor at 7.05 pm.

100. MINUTES

The Minutes of the Meetings of the Planning Committee held on 23 October 2012 were approved and signed as a true record by the Chairman Councillor D Hinke.

**101. PLANS (amended)
P12/S1932/HH**

12 Manor Road (Minor – South Ward – JW, WH)
Demolition of existing detached bungalow and erection of two detached two-storey dwellings (As amended by drawing KVB 520_100_01 Rev B, 02 Rev C, 03 Rev C, 04 Rev C, 05 Rev C, 06 Rev C 07 Rev C, 08 and 09 and the amended Design and Access Statement accompanying the applicants email dated 24/10/12)

HTC Observation: For: Mr K Beard
05.10.12 –The Committee unanimously recommends refusal as the proposal is an overdevelopment of the site, is un-neighbourly, is an unsympathetic design which is not in character with the street scene – an example of this is that the symmetry of the design is not in keeping, the front building line is unsympathetic to the curve in the road and there is inadequate parking spaces and turning circle.

OBSERVATION: **Recommend Refusal as the proposal is not in-keeping with the street scene due to their angular position, is an over-development of the site and is un-neighbourly due to the planned windows overlooking number 10.**

Two members of the public left the meeting. A member of the press arrived at 7.10 pm.

P12/S2279/HH **Phyllis Court Club, Phyllis Court Club** (Minor – North Ward – JB, EH)
Alterations to listed building including partial demolition of single storey part, removal of façade glazing, decking and canvas roof covering. New roof and extensions to single storey part. New glazed façade to upper deck and replacement of lower deck glazing, new curved roof, new decking and services. Two storey extensions to West elevation incorporating two lift towers. Alterations to access way (As amplified by additional Schedule of Existing & Proposed uses accompanying email from Agent dated 29 October 2012).

HTC Observation: For: Mr G Fielding
26.10.12 – Recommend Approval Subject to the views of English Heritage and that the building maintains its Grade II listed status.

OBSERVATION: **Recommend Approval. This Committee requests the SODC conservation officer please confirm that this building will retain its listed status.**

102. PLANS (new)
P12/S2236/A

57 – 59 Bell Street (Other – North Ward – JB, EH)
Remove swan necks, install downlighters and trough lights.

For: W H Brakspear & Sons Ltd
OBSERVATION: **Recommend Approval however would ask that the central sign be re-examined and suggest it be reduced in size to its historical dimensions**

P12/S2260/FUL **La Bodega Tapas, Eversley House, 38 Hart Street** (Minor – North Ward – JB, EH)
Retention of housing for a refrigeration plant unit in the rear garden of the La Bodega restaurant, positioned on an existing concrete base where the original shed was located.

For: Mr R Ormiston
OBSERVATION: **Recommend Approval.**

- P12/S2325/FUL** **15-17 Bell Street** (Minor – North Ward – JB, EH)
Internal and external alterations and extension to provide three flats (2 x two bedroom, 1 x one bedroom) with external amenity spaces at first and second floor level above existing ground floor shop (A1 use). Removal/demolition of existing external staircases and roof structures. Insertion of a new ground floor entrance door within existing shop front.
For: Mr J Mackie & Mrs S Baillieu
- OBSERVATION:** **Recommend Approval - the Committee welcomes the refurbishment of this town centre accommodation.**
- P12/S2340/HH** **43 Gainsborough Hill** (Other – North Ward – JB, EH)
Replacement Single Storey Rear Extension.
For: Mr C Kitchen
- OBSERVATION:** **Recommend Approval.**
- P12/S2422/HH** **8 Marmion Road** (Other – South Ward – JW, WH)
Single storey rear extension and two new bi-fold doors in existing elevations.
For: Ms G Birch
- OBSERVATION:** **Recommend Approval.**
- P12/S2426/LDP** **226 Greys Road** (Certificate of Lawful Development for: Construction of 8 x 4 metre uncovered swimming pool.
Mr & Mrs G White
- OBSERVATION:** **Recommend Approval.**
- P12/S2445/HH** **Beechwood Lodge, Badgemore** (Other – North Ward – JB, EH)
Remodelling and raising of the existing roof, two storey extensions to south eastern and north western side and south western rear elevation, reposition of the existing garage.
For: Mrs S Posgate
- OBSERVATION:** **Recommend Approval – the Committee agreed the proposal would be a vast improvement.**
- P12/S2456/HH** **35 Belle Vue Road** (Other – South Ward – JW, WH)
Demolition of existing attached garage and rear extension, and new two storey side and single rear extension.
For: Mr & Mrs C Forgie
- OBSERVATION:** **Recommend Approval providing due regard is given to the comments of neighbour and a site visit carried out. The Committee would prefer that the original planning consent P11/E1225/EX is adhered to.**
- P12/S2490/FUL** **Clinton Cards PLC, 15 Bell Street** (Minor – North Ward JB, EH)
Installation of a new shop front, fascia and pilasters to existing retail unit, including signage.
For: Paperchase
- OBSERVATION:** **Recommend Refusal as the proposal is totally inappropriate to the conservation area, the shop front should conform to the Traditional Shop Front Guide with appropriate higher brick stall risers and should be sympathetic to the historic character of the building. The**

fascia and the appropriate hanging sign (instead of the projection) should be in a traditionally style and colour with appropriate materials and lettering. Illuminated signs are not allowed in the conservation area for retail. The Committee would hope that a retailer of this stature would have a shop front package designated for conservation areas.

- P12/S2491/A** **Clinton Cards PLC, 15 Bell Street** (Other – North Ward JB, EH)
Proposed new shop front, including fascia, pilasters, fascia sign and projecting sign.
For: Paperchase
- OBSERVATION:** **Recommend Refusal as the proposal is totally inappropriate to the conservation area, the shop front should conform to the Traditional Shop Front Guide with appropriate higher brick stall risers and should be sympathetic to the historic character of the building. The fascia and the appropriate hanging sign (instead of the projection) should be in a traditionally style and colour with appropriate materials and lettering. Illuminated signs are not allowed in the conservation area for retail . The Committee would hope that a retailer of this stature would have a shop front package designated for conservation areas.**
- P12/S2498/HH** **76 Reading Road** (Other – South Ward – JW, WH)
Demolition of existing double garage. Erection of new double garage with studio/home office.
For: Mr J Knapp
- OBSERVATION:** **Recommend Refusal. The proposed development is over-intensive, un-neighbourly and could result in a loss of light for neighbours as per the letter from number 74**
- P12/S2525/HH** **Foxhills, 31 Lambridge Wood Road** (Other – North Ward – JB, EH)
Proposed single storey side and rear extensions and porch. Alterations to roof over existing front dormers.
For: Mr M Pindar
- OBSERVATION:** **Recommend Approval – the proposal is in-keeping and there is adequate space.**
- P12/S2527/HH** **37 Harpsden Road** (Other – South Ward – JW, WH)
One and two storey rear extensions, plus loft conversion with roof lights to rear. (re-submission of P12/S0814/HH)
For: Mr & Mrs L Bell
- OBSERVATION:** **Recommend Refusal. The proposed development is un-neighbourly and would result in a loss of light for neighbours.**
- P12/S2536/HH** **55 Valley Road** (Other – North Ward – JB, EH)
Conversion of internal double garage to habitable accommodation with pitched roof and skylight over.
For: Mr & Mrs D Barr
- OBSERVATION:** **Recommend Approval.**

P12/S2539/RET **24 St Andrews Road** (Other – South Ward – JW, WH)
Demolition of garden wall to front of property.
For: Mrs D Hunter

OBSERVATION: **Recommend Refusal. The demolition of the garden wall is out of character in a conservation area (article 4) where the character of the area is of prime importance and the wall should be re-instated in its original materials and enforcement action taken if not done. The appeals inspector has supported this action in recent appeals in this Article 4 conservation area**

P12/S2540/HH **2 Harcourt Close** (Other – North Ward – JB, EH)
Garage conversion. New store and playroom, changing garage door to a window.
For: Mr P Smith

OBSERVATION: **Recommend Approval.**

103. FOR INFORMATION ONLY

The Committee received and noted the following plans for information only.

- P12/S1916/FUL** - **Garages at New Street.**
- P21/S1917/CA** - **Garages at New Street.**

104. NOTIFICATION OF PLANNING APPEAL

THE COMMITTEE RECEIVED AND NOTED notification from South Oxfordshire District Council that an appeal has been logged with the Secretary of State against the Council's decision to refuse planning permission at Land at Windyridge, Elizabeth Road, Henley, RG9 1GA

105. CORE STRATEGY

THE COMMITTEE RECEIVED AND NOTED the notification from South Oxfordshire District Council on the Inspectors report into its Core Strategy.

106. OBJECTIONS / CALL IN APPLICATIONS

The Committee considered which applications they would ask District Councillors to consider calling in as follows:-

- P12/S2490/FUL Clinton Cards PLC, 15 Bell Street
- P12/S2539/RET 24 St Andrews Road
- P12/S2498/HH 76 Reading Road

The Committee considered which Councillor should speak to South Oxfordshire District Council's Planning Committee in the event of an objection and it was **RESOLVED**

that Councillor M Akehurst and Councillor Miss L Hillier (if able) attend the South Oxfordshire District Council Planning meeting on behalf of Henley Town Council to represent the Henley Town Council on the above applications and any additional applications should any of the above applications go before the Committee.

The meeting closed at 7.40 pm

bw

Chairman