

HENLEY-ON-THAMES TOWN COUNCIL

MIKE KENNEDY
Town Clerk



COUNCIL OFFICES
TOWN HALL
MARKET PLACE
HENLEY-ON-THAMES
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**COUNCILLORS ARE HEREBY SUMMONED TO ATTEND A MEETING OF
THE PLANNING COMMITTEE**

to be held on

TUESDAY 8 OCTOBER 2013

AT 7.30 PM

in

**THE COUNCIL CHAMBER, TOWN HALL
HENLEY ON THAMES**

A handwritten signature in black ink that reads "Mike Kennedy".

Mr M W Kennedy
Town Clerk
2 October 2013

MEMBERSHIP: Chairman, Councillor D Hinke
Vice Chairman, Deputy Mayor Councillor M Akehurst (ex-officio)
Councillor D Clenshaw
Councillor Miss S Evans
Councillor Miss L Hillier
Councillor Mrs E Hodgkin
Councillor Ms L Meachin
Councillor D Silvester
Mayor, Councillor S Gawrysiak (ex-officio)

Members are reminded to sign the attendance book

AGENDA

1. APOLOGIES FOR ABSENCE

TO RECEIVE Apologies for absence.

2. DECLARATIONS OF INTEREST

Members are hereby reminded that, under the provisions of sections 26-34 and Schedule 4 of the Localism Act 2011, a member with a disclosable pecuniary interest of which they are aware in a matter who attends a meeting of the authority at which the matter is considered must disclose to that meeting the existence and nature of that interest at the commencement of that consideration, or when the interest becomes apparent. A member with a disclosable pecuniary interest in any matter must withdraw from the room or chamber where a meeting is being held whenever it becomes apparent that the matter is being considered at that meeting, unless he/she has obtained a dispensation from the council; and not seek improperly to influence a decision about that matter

3. PUBLIC PARTICIPATION

TO RECEIVE questions or statements from members of the Public. The following rules shall apply:

- You may ask questions or make a statement on any item included on the agenda. The session, which is also open to Councillors who may have a personal and prejudicial interest on any item included on the agenda, will last for a period of up to 10 minutes (but capable of being extended at the Chairman's discretion).
- Questions from the town's residents will take priority, followed by property owners, businesses and then non-residents.
- All speeches shall last for no more than 2 to 3 minutes.
- If there are no statements or questions, or if all statements have been made or questions asked before the period of time allotted, the meeting will start to consider the remainder of its business. No further public questions or statements will be entertained at that meeting.
- If an answer to a question cannot be given at the meeting the Chairman may, at his/her discretion, arrange for a written answer to be given.
- The Chairman of the meeting will have complete discretion as to the order in which questions are taken and statements made. Supplementary questions may be asked at the Chairman's discretion.
- The Chairman of the meeting may rule that any public remarks are not appropriate and will not be accepted; for example if they are defamatory, frivolous or offensive. In such an instance the Chairman may disallow a question or statement or cut short a statement or discussion, or disqualify any member of the public from continuing to speak.
- Questions which require the disclosure of exempt or confidential information will not be answered.
- The Chairman of the meeting's interpretation of this procedure shall not be questioned and his/her ruling on any questions relating to this procedure shall be final.

4. **MINUTES** (Previously circulated)
TO APPROVE the Minutes of the Meeting of the Planning Committee held on 17 September 2013.
5. **PLANS (amended)**
P13/S1911/A **Waitrose Ltd, 33 Bell Street** (Other – North Ward – JB, EH)
 Display of four non-illuminated sets of green 'Waitrose' lettering on the building and other signs (as clarified by email from Agent dated 18.09.13).
 For: Mr J Lewis, John Lewis Group
HTC Observation: 02.07.13 - Recommend Approval.
6. **PLANS (new)**
P13/S2181/FUL **74 St Marks Road** (Minor – South Ward – JW, WH)
 Replacement of 1 side facing ground floor window.
 For: Mr J Bowater
- P13/S2406/HH** **35 Harpsden** (Other – South Ward – JW, WH)
 Proposed refurbishment of existing windows.
 For: Miss H Cahill
- P13/S2657/FUL** **Rotherfield House, 7 Fairmile** (Minor – North Ward – JB, EH)
 Variation of condition 3 of planning permission P13/S0108/FUL, to amend the garage doors from dark brown paint to white.
 For: Mr G Pattie
- P13/S2690/HH** **7 Albert Road** (Other – South Ward – JW, WH)
 Part demolition of existing rear extension and erection of new single storey rear extension.
 For: Mr H Bailhace-Webb
- P13/S2735/FUL** **Adam House, 71 Bell Street** (Other – North Ward – JB, EH)
 Change of use for the ground and first floor from B1 Business to C3 Dwelling house, to return the building back into a dwelling.
 For: Miss C Hault
- P13/S2740/HH** **22 Haywards Close** (Other – North Ward – JB, EH)
 Convert the double garage into a play/utility room with shower and W/C. Replace the double garage door with 3 windows and brickwork (similar to 17 Haywards Close).
 For: Mr J Drummond

- P13/S2809/FUL** **Unit 1, Centenary Business Park, Station Road**
 (Other – South Ward – JW, WH)
 Change of use from storage to kitchen / shower room/
 store / distribution and new sign to front.
 For: Mr McGinty
- P13/S2846/HH** **3 Newtown Gardens** (Other – South Ward – JW, WH)
 Proposed pitched roof over existing garage to form
 first floor storage area.
 For: Mr R Smith
- P13/S2869/A** **38 Market Place** (Other – North Ward – JB, EH)
 Retention of fixed hanging sign.
 For: Mr N Murrey
- P13/S2887/HH** **Weir Croft, Mill Lane** (Other – South Ward – JW, WH)
 Erection of a glazed link between the existing dwelling
 and annex.
 For: Mr B Slay
- P13/S2888/FUL** **Costa Coffee, 25 Duke Street** (Minor – North Ward –
 JB, EH)
 Proposed external table and chair area for use by
 coffee shop owners.
 For: Coffee Snobs Ltd
- P13/S2901/A** **1 Market Place** (Other – North Ward – JB, EH)
 Proposed 3 x non-illuminated timber hand painted
 fascia signs and a hand painted timber hanging sign.
 For: Miss A Foster / Joules Ltd
- P13/S2923/LB** **1 Market Place** (Other – North Ward – JB, EH)
 Proposed 3 x non-illuminated timber hand painted
 fascia signs and a hand painted timber hanging sign.
 For: Miss A Foster / Joules Ltd
- P13/S2902/HH** **16 Park Road** (Other – South Ward – JW, WH)
 Erection of single storey rear extension.
 For: Ms D Yarrow
- P13/S2968/HH** **Pegasus cottage, Goodall Close** (Other – South
 Ward – JW, WH)
 Extensions and alterations to house including raising
 two side roofs.
 For: Mrs J Newman

P13/S2973/HH **Hope Chapel, Gravel Hill** (Other – North Ward – JB, EH)
Proposed first floor side extension, ground floor rear extension, proposed dormers and velux windows for loft conversion, erection of garden store and reconstruction of front courtyard wall.
For: Mr & Mrs A Anderson

P13/S2827/LDP **22 Manor Road** (LDP -South Ward – JW, WH)
Application for Certificate of lawfulness for a proposed garage conversion.
For: Mr Les Milne

7. **OBJECTIONS / CALL IN APPLICATIONS**
TO DECIDE which Councillor is to speak at District Council in the event of an objection.

8. **NOTIFICATION OF ENVIRONMENTAL IMPACT ASSESSMENT SCREENING OPINION** (Paper attached)
TO NOTE the request for an Environmental Impact Assessment Screening Opinion for Phyllis Court, Henley on Thames. Application reference: **P13/S2936/SCR**

9. **LL.0135/13 REPLACEMENT OF LOCAL LIST OF INFORMATION REQUIREMENTS** (Paper attached)
TO RECEIVE AND CONSIDER the attached email regarding the Replacement of the Local List of Information request by Oxfordshire District Council.

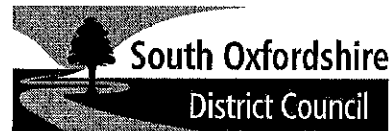
10. **DECISION NOTICES** (Papers attached)
TO RECEIVE AND DISCUSS the Progress Report.

jb

2 October 2013

Planning

HEAD OF SERVICE: Adrian Duffield



Listening Learning Leading

CONTACT OFFICER: Mr P Lucas

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Benson Lane Crowmarsh Gifford
Wallingford OX10 8NJ

26 September 2013

HENLEY-ON-THAMES TOWN COUNCIL
c/o Mr Mike Kennedy
Council Offices
Town Hall
Market Place
RG9 2AQ

Dear Sir/Madam

Re: Environmental Impact Assessment Screening Opinion

Location: Phyllis Court Henley-on-Thames

Application Reference: P13/S2936/SCR

I am writing to make you aware that I am currently processing the above request for a screening opinion.

The request has been made under the provisions of Part 2 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2011, and is asking whether the proposed development is EIA development. If it is considered to be EIA development, the intended planning application will need to be accompanied by an environmental statement.

The request only seeks confirmation from the local planning authority as to whether the proposed development is EIA development. This letter is simply notifying you that I have received this request and I am not inviting any comments on the submission. You will, of course, be notified and invited to comment when the planning application is submitted.

In the meantime, the councils screening opinion will be posted on our website in due course.

I hope this letter helps to explain the situation, but if you have any questions please do not hesitate to contact me.

Yours sincerely

Mr P Lucas
Senior Planning Officer



Date: 26/09/13
OCC ref: LL.0135/13

Mr Kennedy
Clerk To Henley-on-Thames Town Council
Town Hall
Market Place
Henley-on-Thames
RG9 2AQ

Environment & Economy
Speedwell House
Speedwell Street,
Oxford OX1 1NE

Huw Jones
Director for Environment &
Economy

Dear Mr Kennedy

At the meeting of the County Council's Planning and Regulation Committee on 9th September 2013, it was resolved that a consultation be carried out on a proposed replacement Local List of Information Requirements for validation of planning and related applications.

The draft Local List can be viewed on the County Council's planning applications website <http://myeplanning.oxfordshire.gov.uk> using reference no: **LL.0135/13** The consultation period formally commences on 1st October 2013 and will run until 31st October 2013.

Your comments on the draft Local List are invited and can be made via the on-line facility on the planning applications website, by e-mail to planning@oxfordshire.gov.uk or in writing to:

David Periam
Development Management Team Leader
Oxfordshire County Council
Environment and Economy
Speedwell House
Speedwell Street
Oxfordshire OX1 1NE.

Yours faithfully

David Periam

David Periam
Development Management Team Leader
01865 895151
E-mail: david.periam@oxfordshire.gov.uk
www.oxfordshire.gov.uk

DECISION NOTICES – 8th October 2013

(Papers available in Information Centre)

PLANNING PERMISSION IS GRANTED

- P13/S1414/FUL Sacred Heart Primary School, Greys Hill**
Proposal: Erection of a single storey timber outbuilding.
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.
HTC observation: 23.07.13 - **Recommend Approval as the building has been repositioned.**
- P13/S1465/HH Windrush, Elizabeth Road**
Proposal: Erection of two storey side extensions and front and rear dormer windows.
HTC Observation: 11.06.13 - **Recommend Refusal due to over-development of the site.**
- P13/S1494/HH 7 Nicholas Road**
Proposal: Proposed single storey front extension and internal alterations.
HTC Observation: 11.06.13 - **Recommend Approval.**
- P13/S1565/HH 39a Leaver Road**
Proposal: Erection of raised patio.
HTC Observation: 23.07.13 - **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/S1587/FUL 79 Kings Road**
Proposal: 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).
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.
HTC Observation: 27.07.13 - **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.

P13/S1596/HH

8 Clarence Road

Proposal:

Demolish single storey rear extension. Erection of new single storey extension. Replace all existing windows to double glazed sash windows in keeping with traditional style.

HTC Observation:

02.07.13 - **Recommend Approval.**

P13/S1675/HH

1 & 2 Church Avenue

Proposal:

Convert 2 no. single bedroomed units into 1 no. two bedroomed unit including internal alterations changing single door to double door opening in existing rear extension and changing existing flat roofs to 2 no. existing single storey rear additions to pitched roofs.

HTC Observation:

02.07.13 - **Recommend Approval. The Committee recognised the changing needs of the community and needs of the community for more 2-bedroom properties over.**

P13/S1695/HH

North Lea House, 66 Northfield End

Proposal:

Erection of new two bay single storey garages.

HTC Observation:

23.07.13 - **Recommend Approval.**

P13/S1734/HH

37 Church Street

Proposal:

Single storey rear extension, extend height of chimney and gable to the rear elevation.

HTC Observation:

02.07.13 - **Recommend Approval. This is a large plot and the proposal is appropriate in design and location.**

P13/S1810/FUL

73a Bell Street

Proposal:

Change of use of first floor from office use to residential use.

HTC Observation:

23.07.13 - **Recommend Approval.**

P13/S1818/HH

11 Luker Avenue

Proposal:

Single storey front extension.

HTC Observation:

02.07.13 - **Recommend Approval.**

P13/S1821/FUL

3 Newtown Gardens

Proposal:

Erection of dwelling with parking.

HTC Observation:

02.07.13 - **Recommend Refusal. The Committee noted the change in the submission of this proposal from that of the original Planning Permission and reiterated the views of the Henley Society. "As the site is small and access is restricted, we consider the house proposed to be too large. A 3-bedroom house with two floors, rather than three, would be more appropriate for this location**

and would reduce the impact on neighbouring properties.”

- P13/S1822/FUL**
Proposal: **Land R/O 2 Farm Road,**
Erection of 2 x 2 bed semi detached houses with parking (as amended by drawing 2487 B received on 18th July 2013)
- HTC Observation 23.07.13 - Recommend Refusal. Suggest a holding objection until the concerns raised by the Officers, e.g. contaminated land and Highways issues have been resolved.
- HTC Observation 13.08.13 - **Recommend Approval. However, the Committee requests that a review of the report from Highways concerning the vision splay with access and egress on the junction with the Reading Road. It is still dangerous. Also the issue of large industrial and emergency service vehicles requiring access and space for turning in this restricted site location should be looked at. The Committee again requested a Contamination Land Report be submitted on the site before any works are carried out.**
- P13/S1846/HH**
Proposal: **18 Valley Road**
Single storey extension to front porch.
- HTC Observation 23.07.13 - **Recommend Approval.**
- P13/S1853/FUL**
Proposal: **25 Duke Street**
Installation of new shop front (amended plans received 29th July 2013)
- HTC Observation 26.07.13 – Recommend Refusal. Applicant should be asked to look at the shop front design guidance.
- HTC Observation 18.08.13 - **Recommend Refusal. Whilst members were pleased to note the amendments to the application, the Committee strongly request the Stall Raiser be increased to the standard regulation height for reasons of safety. The Committee will also not approve an internally lit sign in the conservation area.**
- P13/S1874/FUL**
Proposal: **72A St Marks Road**
Replacement dwelling.
- HTC Observation: 02.07.13 - **Recommend Approval.**
- P13/S1905/HH**
Proposal: **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.
- HTC Observation: 23.07.13 - **Recommend Approval**

- P13/S1939/HH 289 Greys Road**
 Proposal: Erection of replacement green oak garage and store with games room above.
HTC Observation: 23.07.13 - **Recommend Approval.**
- P13/S1944/HH 6 Empstead Court**
 Proposal: Single storey front extension and loft conversion.
HTC Observation: 23.07.13 - **Recommend Approval.**
- P13/S1980/HH 13 St Marys Close**
 Proposal: Erection of a single storey side extension.
HTC Observation: 23.07.13 - **Recommend Approval.**
- P13/S2000/HH 32 Cromwell Road**
 Proposal: Two Storey rear extension and internal alterations.
HTC Observation: 23.07.13 - **Recommend Approval.**
- P13/ S2002/HH Grovelands, St Andrews Road**
 Proposal: 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.
HTC Observation: 23.07.13 - **Recommend Refusal due to over development and resulting bulk of the property.**
- P13/S2011/HH Rose Cottage, 23 Fairmile**
 Proposal: Erection of a greenhouse.
HTC Observation: 23.07.13 - **Recommend Approval.**
- P13/S2075/HH 8 Lauds Close**
 Proposal: Proposed external timber cladding and sand/cement render.
HTC Observation: 13.08.13 - **Recommend Approval. This proposal is in keeping with a number of neighbouring properties and will enhance the street scene.**
- P13/S2097/HH 56 Berkshire Road**
 Proposal: Formation of habitable room in roof space with front dormer.
HTC Observation: 23.07.13 - **Recommend Approval.**
- P13/S2169/HH 34 Kings Road**
 Proposal: Loft conversion with two pitched roof dormers to rear and elevation rooflights to front.
HTC Observation: 13.08.13 - **Recommend Approval. However, the Committee requests if the applicant could reduce the number of roof lights to the front of the property to one.**
- P13/S2173/HH 14 Albert Road**

Proposal: Convert the loft space into a bedroom with rear roof light windows.

HTC Observation: 03.09.13 - **Recommend Approval.**

P13/S2196/HH 3 Chilterns End Close

Proposal: Proposed single storey side extension.

HTC Observation: 13.08.13 - **Recommend Approval. The design is sympathetic to the original building.**

P13/S2241/HH 15 Nicholas Road

Proposal: Proposed single storey front and rear extensions.

HTC Observation: 13.08.13 - **Recommend Approval. The proposal is sympathetic in design.**

P13/S2277/HH 92 Vicarage Road

Proposal: New front porch and bay window, single and two storey rear extension.

HTC Observation: 13.08.13 - **Recommend Approval.**

P13/S2297/FUL Waitrose Ltd, 33 Bell Street

Proposal: Installation of external horticulture units to front of the store and associated works.

HTC Observation: 13.08.13 - **Recommend Approval.**

P12/S2351/HH 17 Wilson Avenue

Proposal: Removal of existing flat roof to single storey rear extension and build replacement pitched roof. Erection of single storey side extension.

HTC Observation: 13.08.13 - **Recommend Approval.**

P13/S2418/FUL 1A Duke Street (Other – North Ward – JB, EH)

Proposal: Change of use from A1 (retail) use to A1/A3 for serving of light refreshments.

HTC Observation: 03.09.13 - **Recommend Approval. This will be a productive use of the building and any new business to the town should be welcomed.**

PLANNING REQUEST REFUSED

P13/S1226/HH 1 Bell Court, 66a Bell Street

Proposal: To replace windows at front of property with UPVC sash windows.

HTC Observation: 02.07.13 - **Recommend Refusal due to the use of inappropriate UPVC materials in a Conservation Area.**

P13/S2315/HH 44 Gravel Hill (Other – North Ward – JB, EH)

Proposal: Erection of two storey rear extension and single storey rear extension to link outbuilding with main house.

HTC Observation: 13.08.13 - **Recommend Approval.**

PLANNING REQUEST WITHDRAWN

P13/S1708/LB 12 Norman Avenue

Proposal: Proposed renovations to the first floor bathroom include moving the toilet location within the room. This will require a change to the location of the soil stack on the exterior of the building.

HTC Observation: 02.07.13 - **Recommend Approval subject to the views of the Conservation Officer.**

P13/S1986/LB **18 Hart Street**

Proposal: Modification to make safe the beam support in the cellar.

HTC Observation: 23.07.13 - **Recommend Approval subject to the views of a Conservation Officer.**

P13/S2501/HH **2 Gainsborough Road**

Proposal: Provision of a dropped kerb and a short access crossover driveway.

HTC Observation: 03.09.13 - **Recommend Refusal as the proposed driveway is too close to a Greys Road junction– request that the Highways Officer gives the application careful consideration.**

LISTED BUILDING CONSENT

P13/S1650/LB **Halifax Plc, 48 Bell Street**

Proposal: New brandmark to replace individual letters – fascia retained. New hanging sign and ATM tablets to replace existing like for like (as amended by drawing number 50961587 AR01-00 A accompanying e-mail from agent dated 17 July 2013).

HTC Observation: 05.07.13 – Recommend Refusal. The Committee reiterate the view of the Conservation Officer on the South Oxfordshire District website. The proposed use of materials and size of sign are inappropriate for the location.

HTC Observation: 13.08.13 - **Recommend Approval. The Committee thanked the applicant for the amendment to the original plan which now shows the use of natural materials and timber mouldings to the hanging sign.**

P13/S1676/LB **1 & 2 Church Avenue**

Proposal: Convert 2 no. single bedrooomed units onto 1 no. two bedrooomed unit including internal alterations changing single door to double door opening in existing rear extension and changing existing flat roofs to 2 no. existing single storey rear additions to pitched roofs.

HTC Observation: 13.08.13 - **Recommend Approval. The Committee recognised the changing needs of the community and needs of the community for more 2-bedroom properties over.**

P13/S1707/LB **12 Norman Avenue**

Proposal: Install two 125mm vents to externally vent two range hood extractors.
HTC Observation: 02.07.13 - **Recommend Approval subject to the views of the Conservation Officer.**

P13/S1870/LB **Mercers, 50A New Street**
Proposal: Installation of hanging sign and replacement of existing plaque with new plaque to front elevation.
HTC Observation: 13.08.13 - **Recommend Approval of hanging sign, but ask the plaque be replaced with a traditional brass one in keeping with a Georgian Grade II listed building.**

P13/S1875/LB **Mercers, 50A New Street**
Proposal: New hanging sign and replacement of existing plaque with new plaque, both on the frontage.
HTC Observation: 13.08.13 - **Recommend Approval of hanging sign, but ask the plaque be replaced with a traditional brass one in keeping with a Georgian Grade II listed building.**

P13/S1906/LB **6 Church Avenue**
Proposal: 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.
HTC Observation: 23.07.13 - **Recommend Approval**

P13/S1925/LB **73a Bell Street**
Proposal: Change of use of first floor from office use to residential use.
HTC Observation: 23.07.13 - **Recommend Approval.**

CONSENT TO DISPLAY ADVERTISEMENTS

P13/S1649/A **Halifax Plc, 48 Bell Street**
Proposal: New brandmark to replace individual letters – fascia retained. New hanging sign and ATM tablets to replace existing like for like (as amended by drawing number 50961587 AR01-00 A accompanying e-mail from agent dated 17 July 2013).
HTC Observation: 05.07.13 – **Recommend Refusal.** The Committee reiterate the view of the Conservation Officer on the South Oxfordshire District website. The proposed use of materials and size of sign are inappropriate for the location.
HTC Observation: 13.08.13 - **Recommend Approval. The Committee thanked the applicant for the amendment to the original plan which now shows the use of natural materials and timber mouldings to the hanging sign.**

P13/S1804/A **Gillotts School, Gillotts Lane**

Proposal: One non illuminated monolith style free standing sign, installed adjacent to roadside. (as amended by plan received 12 August 2013).

HTC Observation: 05.07.13 – Recommend Refusal. The design and proposed materials are unsympathetic with the location, being on the edge of an Area of Outstanding Natural Beauty.

HTC Observation: 03.09.13 - **Recommend Approval as the size has been reduced.**

P13/S1922/A Sainsbury's Supermarkets Ltd, 9 Bell Street
Proposal: Erection of a non-illuminated projecting sign.
HTC Observation: 23.07.13 - **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/S2041/A Kaliko, 3 Market Place
Proposal: 1 No. Facia sign to replace existing and 1 no. projecting sign to replace existing.
HTC Observation: 23.07.13 - **Recommend Approval**

REFUSAL OF CONSENT TO DISPLAY ADVERTISEMENTS

P13/S1984/A 25 Duke Street
Proposal: Display of one internally illuminated facia sign and one non-illuminated projecting sign.
HTC Observation: 27.07.13 - **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.**