

Present: Chairman – Councillor Mr D Hinke
Vice Chairman – Councillor Ms L Meachin
Councillor Mr D Clenshaw
Councillor M Akehurst
Councillor Miss L Hillier
Councillor Mr D Silvester
Deputy Mayor, Councillor Mr S Gawrysiak (ex-officio)

In attendance: Ms J Brazil – Minute Taker

Also present: 1 member of the Press

107. APOLOGIES FOR ABSENCE

Apologies were received from the Mayor, Councillor Mrs E Hodgkin, Councillor Miss S Evans and apologies for late arrival from the Deputy Mayor Councillor S Gawrysiak.

108. DECLARATIONS OF INTEREST

None received.

109. PUBLIC PARTICIPATION

None received.

110. MINUTES

The Minutes of the Meetings of the Planning Committee held on 13 November 2012 were approved and signed as a true record by the Chairman Councillor D Hinke.

111. PLANS (amended)

P12/S1916/FUL

Garages at New Street (Minor – North Ward – JB, EH)
Demolition of garages and workshops and construction of dwelling house with integral garage and a terrace of double garages for use with No.43 New Street (as amended by plans received 22nd October 2012 & as amended by drawing numbers 2412/100F, 101F & 102C accompanying letter from agent dated 6 November 2012)

For: Mrs J Lockyer

HTC Observation:

02.10.12 - The Committee recommends approval subject to there being an archaeological survey due to the sensitivity of the site and is referred to the Conservation Officer.

OBSERVATION:

The Committee reiterate their previous views to Recommend Approval subject to there being an archaeological survey due to the sensitivity of the site and is referred to the Conservation Officer. As the Committee now have comments from neighbours to consider, which were missing on the original application. This Committee would like the views of these neighbours be taken into account regarding parking and the narrow space which will impinge on the turning circle. Oxfordshire County

Council Highways Department also raise concerns regarding this application.

P12/S2015/HH

8 Ruperts Lane (Other – North Ward – JB, EH)
Demolition of existing rear single storey kitchen and bathroom. Erection of rear 2 storey and single storey extensions (As amended by Drawing Nos: 09-748-P02-Revision B and 09-748-P05-Revision B accompanying agent's email of 6 November 2012)
For: Mr & Mrs A Gaynor

HTC Observation:

02.10.11 - The Committee recommends approval as this extension is in-keeping with the area.

OBSERVATION:

The Committee reiterate their previous comments to recommend approval as this extension is in-keeping with the area, but request the views of neighbours be taken into account. The neighbours comments were not available on the original application

P12/S2260/FUL

La Bodega Tapas, Eversley House, 38 Hart Street (Minor – North Ward – JB, EH)

No. 1 – dated 9th November 2012

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. (As amended by drawing no 0/5386/12-02 rev A – chillier elevations and acoustic report ref 121008-002A received 8 November 2012)

No. 2 – dated 16th November 2012

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. (As amended by drawing no 0/5386/12-02 rev A – chillier elevations and acoustic report ref 121008-002A received 8 November 2012). Also amended by location plan 0/5386/12-01 rev A received 14th November 2012.

For: Mr R Ormiston

HTC Observation:

13.11.12 - Recommend Approval.

OBSERVATION:

The Committee Recommend Approval subject to the recommendations and advice of SODC concerning noise and acoustic levels and the views of neighbours being observed in the amendment. Again the views of the neighbours was not available on the original application

P12/S2175/FUL

Land between 18 & 20 Cromwell Road (Minor – South Ward - JW, WH)

Demolition of double garage and erection of two storey three-bedroom dwelling with accommodation in the roof space and frontage parking (As amended by drawing numbers 2953_03B, 04B, 05B, 06B & 07B accompanying email from agent dated 12 November 2012)

For: Mr M Stroud

HTC Observation:

23.11.12 - Recommend Refusal. This application is out of keeping with the street scene, un-neighbourly due to loss of light to neighbours and overdevelopment of a small narrow plot. Also, insufficient space has been allowed for parking.

OBSERVATION: The Committee reiterate their previous observations to Recommend Refusal. This application is out of keeping with the street scene, un-neighbourly due to loss of light to neighbours and overdevelopment of a small narrow plot. Also, insufficient space has been allowed for parking.

7.45pm Councillor Miss L Hillier joined the meeting.

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. (As amended by Drawing Nos: 516.02 Revision B and 516.08 Revision A accompanying agent's email dated 16 November 2012)
For: Paperchase

HTC Observation: 16.11.12 - 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.

OBSERVATION: **The Committee Recommend Refusal and made the following observations:**

- **A Brick stallriser be added to the bottom of the shop front instead of wood.**
- **The large plate glass window to be divided into two to match the original Department Store window on the first floor.**
- **The projecting sign to be a hanging sign.**
- **Sign to be made of painted wood in line with the street scene.**
- **The facia to be plain to fit in with other shops.**
- **The facia to be painted wood with a compatible sign to blend with the surrounding buildings.**
- **The Committee request Clinton Cards liaise with the SODC Conservation Officer to fulfil the conservation requirements.**
- **A representative of Clinton Cards is openly invited to visit and observe the street scene with the Chair of Planning.**

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 (As amended by Drawing Nos: 516.08 Revision B and 516.08 Revision a accompanying agent's email dated 16 November 2012)
For: Paperchase

HTC Observation: 16.11.12 - 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.

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- **The Committee request Clinton Cards liaise with the SODC Conservation Officer to fulfil the conservation requirements.**
- **A representative of Clinton Cards is openly invited to visit and observe the street scene with the Chair of Planning.**

7.50pm The Deputy Mayor, Councillor Gawrysiak joined the meeting.

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 and drawings received on 15 November 2012)).
For: Mr G Fielding

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

HTC Observation: 13.11.12 - Recommend Approval. This Committee requests the SODC conservation officer please confirm that this building will retain its listed status.

OBSERVATION: **Recommend Approval.**

P12/S2280/LB	<p>Phyllis Court Club, Phyllis Court Drive (Minor – North Ward – EH, JB) 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 extension to West elevation incorporating two lift towers. Alterations to access way (As amended by drawings received 15 November 2012) For: Phyllis Court Members Club</p> <p><u>HTC Observation:</u> 23.10.11 - Recommend Approval subject to the views of English Heritage and that the building maintains its Grade II listed status.</p> <p>OBSERVATION: Recommend Approval.</p>
112. PLANS (new) P12/S2518/LPD	<p>40 Gainsborough Road (North Ward – JB, EH) Certificate of Lawfulness for proposed rear dormer and front rooflights in association with a loft conversion. For: Mr & Mrs I Priestly</p> <p>OBSERVATION: Recommend Refusal, the application is un-neighbourly as it invades the privacy of neighbours and overlooks their gardens. It does not enhance the house in any way. This application was refused in 2006.</p>
P12/S2519/HH	<p>40 Gainsborough Road (North Ward – JB, EH) Erection of a single storey front extension. For: Mr & Mrs I Priestly</p> <p>OBSERVATION: Recommend Refusal. Over intensive in design and proximity to the road. This proposal is detrimental to the street scene.</p>
P12/S2521/HH	<p>80 Makins Road (Other – South Ward – JW, WH) Single-storey rear extension. For: Mr & Mrs J Powell</p> <p>OBSERVATION: Recommend Approval.</p>
P12/S2579/HH	<p>65 Harpsden Road (Other – South Road – JW, WH) Single storey rear extension (revised application to previous denied application P11/E1764 For: Mr J Breen</p> <p>OBSERVATION: Recommend Approval, but requests SODC undertake a site visit to ensure the style and design do not cause loss of light and outlook to the neighbour.</p>
P12/S2630/LB	<p>61 Friday Street (Other – North Ward – JB, EH) Replacement of existing windows and front entrance door with 2no. horizontal sliding windows on front elevation, 1no. sliding sash window on rear elevation and 1no. front entrance door. For: Mr J Parker</p> <p>OBSERVATION: Recommend Approval.</p>

- P12/S2631/LB** **57 - 61 Friday Street** (Other – North Ward – JB, EH)
Replace existing with Natural Slate (57, 59 & 61 Friday Street)
For: Mr J Parker
- OBSERVATION:** **Recommend Approval.**
- P12/S2673/HH** **28 Coldharbour Close** (Other – South Ward – JW, WH)
Two storey side/rear extensions and single storey rear extension.
For: Mr & Mrs P Rompani
- OBSERVATION:** **Recommend Approval.**
- P12/S2674/HH** **Manor Garden, Finley Drive** (Other - South Ward – JW, WH)
The Construction of new two bay oak frame carport with secure cycle store.
For: Mr J Gleave
- OBSERVATION:** **Recommend Approval. The Committee requests the comments of the Archaeological Society be noted.**
- P12/S2705/LDP** **26 Belle Vue Road** (South Ward – JW, WH)
Consturction of pitched roof dormers to side and rear elevations,
For: Mr & Mrs Adshed
- OBSERVATION:** **Recommend Refusal. This proposal is over intensive and overlooks the neighbour's property. Neighbours have not been consulted on this application**
- P12/S2738/HH** **Blandy Cottage 29a Hart Street** (Other – North Ward – JB, EH)
Refurbishment of existing attached outbuilding to en-suite bathroom to existing ground floor bedroom.
For: Mrs E Hargey
- OBSERVATION:** **Recommend Approval subject to views from neighbours and it was noted number 27 Hart Street has requested the metal pipe work be removed in the renovation works.**
- P12/S2797/LB** **Blandy Cottage 29a Hart Street** (Other – North Ward – JB, EH)
Refurbishment of existing attached outbuilding to en-suite bathroom to existing ground floor bedroom.
For: Mrs E Hargey
- OBSERVATION:** **Recommend Approval subject to views from neighbours .and it was noted number 27 Hart Street has requested the metal pipe work be removed in the renovation works.**
- P12/S2755/HH** **183 Reading Road** (Other - South Ward – JW. WH)
Single storey rear extension.
For: Mr T Hearn
- OBSERVATION:** **Recommend Approval. The Committee had no objections to this application.**
- P12/S2772/HH** **46 St Andrews Road** (Other – South Ward – JW, WH)
Demolition of existing rear conservatory and erection of a single storey rear extension.
For: Mr W Judge

OBSERVATION: Recommend Refusal. The materials should be natural in a conservation article 4 area and the design sympathetic to the neighbourhood to protect the character of the area.

113. NOTIFICATION APPLICATION FOR PUBLIC PATH DIVERSION AT LAND ADJACENT TO 23 HAYWARDS CLOSE, HENLEY ON THAMES, RG9 1UY

THE COMMITTEE DISCUSSED the notification from South Oxfordshire District Council of an Application to divert the Public Path at land adjacent to 23 Haywards Close, Henley on Thames, RG9 1UY. After much debate it was **RESOLVED** that this Committee accepts the proposal to reroute the Foot Path to the new proposed location.

114. OBJECTIONS / CALL IN APPLICATIONS

The Committee considered which Councillors should speak at South Oxfordshire District Council's Planning Committee in the event of the Planning Officer recommending approval and it was **RESOLVED**

that Councillors Miss L Hillier and M. Akehurst attend the South Oxfordshire District Council Planning meeting on behalf of Henley Town Council for **P12/S2518/LPD 40, Gainsborough Rd. if this is not lawful development.**

115. DECISION NOTICES

THE COMMITTEE NOTED the decision notices received from SODC.

116. CHANGE OF PROPERTY NAME

THE COMMITTEE NOTED the property name change for Tobermory to: Glasshouse, Peppard Lane, Henley on Thames, RG9 1NQ.

The meeting closed at 8:40 pm

jb

Chairman