

**Present:** The Chairman, Councillor D Hinke  
Vice Chairman Councillor Ms L Meachin  
Councillor M S Akehurst  
Councillor D Clenshaw  
Councillor Miss S Evans  
Councillor Miss L M Hillier  
Councillor D Silvester

**In attendance:** Mr M Kennedy – Town Clerk  
Ms J Brazil – Minute Taker

**Also Present:** One member of the Press  
7 members of the public

**78. APOLOGIES FOR ABSENCE**

Apologies were received from The Mayor, Councillor Mrs P A Phillips and Deputy Mayor, Councillor Mrs E Hodgkin

**79. DECLARATIONS OF INTEREST**

Councillor's M Akehurst – P11/E1365– 30 Elizabeth Road – Personal – known to Architects, Miss S Evans – P11/E1412 – 74 St Marks Road – Personal – friend of Applicant, Ms L Meachin – P11/E1412 – 74 St Marks Road – Personal – friend of Applicant

**80. PUBLIC PARTICIPATION**

The Chairman, Councillor D Hinke reminded the public that comments on planning applications should be confined to planning aspects only.

Ms Viv Greenwood, 102 West Street – Agenda Item 10 Progress Report – West street Bollards – As a resident of West Street Ms Greenwood asked for an update on the ongoing issue of the erection of Bollards on the listed pavement outside West Hill House, 39 West Street.

The Chairman advised there would be a verbal update when this item was raised later in the meeting.

Ms Jacqueline Mitchel, Flat 2, 74 St Marks Road – P11/E1376 – 74 St Marks Road  
Ms Mitchel raised the following points regarding this application:

- the change of use from a garage to a dwelling would open the way for future development on this site.
- the garage proposed to be used, does not have building regulations.
- in June 2010 the walls and roof were considered to be of such a poor standard that they would need to be rebuilt.

- there are a number of discrepancies in size shown on the plans and the actual size of the present building.
- the reference on the plans to a similar change of use at 10 St Andrews Road are irrelevant as it is a different style of building and the location cannot be used as a suitable example.
- There are already issues concerning parking at this location and this development will lead to additional parking on an already congested area on the highway
- the extra parking issues would also lead to difficulties for other residents in neighbouring properties.

Mr Thomas Du Plessis, Flat 1, 74 St Marks Road – P11/E1376 – 74 St Marks Road

Mr Du Plessis, as the applicant responded there was no rebuild on the site. Adequate parking has been provided for in the plan. There was no plans to extend the building and this was purely a request to change the use of the present garage into a private dwelling.

Mr Alan Staines, 89 St Marks Road – P11/E1376 – 74 St Marks Road

Mr Staines expressed his objections to the proposed development as a close resident. Parking outside 74 St Marks Road would lead to a greater risk of access problems to his own driveway and lead to concern over further congestion on the highway. Additionally he raised the issue that the present building was not fit for purpose and would lead to a rebuild. This was overdevelopment of the site.

**81. MINUTES**

The minutes of the meeting held on 23 August 2011 were approved and signed by the Chairman, Councillor D Hinke as a true record.

**82. VARIATION TO THE ORDER OF BUSINESS**

In accordance of the Standing Order 5(a)(vi), it was

**RESOLVED** that in view of the number of public present at the meeting the order of business on the agenda be altered to allow the Committee to consider planning application P11/E1412, 74 St Marks Road.

**83. P11/E1412, 74 St Marks Road**

**P11/E1412**

**74 St Marks Road** (Minor – South Ward – JW, WH)

*(Registered 23.08.11 – 28 Days 08.09.11)*

Change of use from a residential lock up garage to a residential dwelling.

For: Mrs A Du Plessis

**OBSERVATION:**

**Recommend Refusal. The application is out of character with the street scene, over development of the site and would lead to issues of parking on the highway.**

**84. PLANS (amended)**

**P11/E1175**

**Malt House, 39 New Street** (Other – North Ward – JB, EH)

*(Registered 18.07.11 – 28 Days 15.08.11)*

- AMENDMENT:** First floor rear extension and insertion of new window (As amended by Drawing No: H159/P01B accompanying agent's letter dated 18 August 2011)  
For: Mr & Mrs D Binney
- OBSERVATION:** 26.08.11 – Recommend Approval, subject to the views of the Conservation Officer and request that a letter from a neighbour to remove the building in the garden be taken into account.
- OBSERVATION:** **The Committee noted that permission for this application has already been granted.**
- P11/E1176/LB** **Malt House, 39 New Street** (Other – North Ward – JB, EH)  
*(Registered 18.07.11 – 28 Days 15.08.11)*
- AMENDMENT:** First floor rear extension and insertion of new window (As amended by Drawing No: H159/P01B accompanying agent's letter dated 18 August 2011)  
For: Mr & Mrs D Binney
- OBSERVATION:** 26.08.11 – Recommend Approval, subject to the views of the Conservation Officer and request that a letter from a neighbour to remove the building in the garden be taken into account.
- OBSERVATION:** **The Committee noted that permission for this application has already been granted.**
- P11/E1255** **41 Market Place** (Minor – North Ward – JB, EH)  
*(Registered 29.07.11 – 28 Days 04.08.11)*  
Conversion part of first floor office to flat.  
For: Exchange Estates (Liverpool) Ltd
- OBSERVATION:** 26.08.11 - Recommend Approval subject to the views of the Conservation Officer
- OBSERVATION:** **Reiterate previous observation - Recommend Approval subject to the views of the Conservation Officer**
- P11/E1256/LB** **41 Market Place** (Other – North Ward – JB, EH)  
*(Registered 29.07.11 – 28 Days 04.08.11)*  
Conversion part of first floor office to flat.  
For: Exchange Estates (Liverpool) Ltd
- OBSERVATION:** 26.08.11 - Recommend Approval subject to the views of the Conservation Officer
- OBSERVATION:** **Reiterate previous observation - Recommend Approval subject to the views of the Conservation Officer**
85. **PLANS (new)**  
**P11/E0934/LB** **19 Northfield End** (Other – North Ward – JB, EH)  
*(Registered 09.08.11 – 28 Days 05.09.11)*  
Install ELTI electrical central heating system.  
For: Mr W Bowder
- OBSERVATION:** **Recommend Approval subject to Conservation Officer Approval.**

- P11/E1264**                    **68 Makins Road** (Other – South Ward – JW, WH)  
*(Registered 16.08.11 – 28 Days 12.09.11)*  
 Single storey front and rear extension.  
 For: Mr T Pearce
- OBSERVATION:**        **Recommend Refusal. Application is un-neighbourly and the rendering is out of keeping with the street scene.**
- P11/E1278**                    **17 St Marks Road** (Other – South Ward – JW, WH)  
*(Registered 22.08.11 – 28 Days 18.09.11)*  
 Demolish existing garage to the rear and construct a new garage.  
 For: Mr R Wyatt
- OBSERVATION:**        **Recommend Approval the committee has no objections.**
- P11/E1308**                    **47 Elizabeth Road** (Other – North Ward – JB, EH)  
*(Registered 25.08.11 – 28 Days 21.09.11)*  
 Single storey rear extensions to provide new living room and larger utility/workroom.  
 For: Mr & Mrs A Duncan
- OBSERVATION:**        **Recommend Approval the proposal is an improvement on the present building.**
- P11/E1333**                    **61 Friday Street** (Other – North Ward – JB, EH)  
*(Registered 17.08.11 – 28 Days 13.09.11)*  
 Demolition of existing single storey rear extension to enable rebuild of a new single storey rear extension and erection of single storey garden office building  
 For: Mr J Parker
- OBSERVATION:**        **Recommend Refusal. Inappropriate use of materials for a listed building, refer to the Conservation Officer.**
- P11/E1334/LB**                **61 Friday Street** (Other – North Ward – JB, EH)  
*(Registered 17.08.11 – 28 Days 13.09.11)*  
 Demolition of existing single storey rear extension to enable rebuild of a new single storey rear extension and erection of single storey garden office building  
 For: Mr J Parker
- OBSERVATION:**        **Recommend Refusal. Inappropriate use of materials for a listed building, refer to the Conservation Officer.**
- P11/E1355**                    **261 Greys Road** (Other – South Ward – JW, WH)  
*(Registered 17.08.11 – 28 Days 13.09.11)*  
 Alterations and extensions to existing dwelling consisting of single storey rear extension, two storey side extension and double garage with accommodation above.  
 For: Mr & Mrs S Barron
- OBSERVATION:**        **No Strong Views.**

**P11/E1356/LB**      **7 Norman Avenue** (Other – South Ward – JW, WH)  
(Registered 23.08.11 – 28 Days 19.09.11)  
Replace existing roof tiles with rosemary dark antique.  
For: Mr S Lewis

**OBSERVATION:**      **Recommend Approval**

**P11/E1365**      **30 Elizabeth Road** (Other – North Ward – JB, EH)  
(Registered 15.08.11 – 28 Days 11.09.11)  
Ground floor extensions as part of previous lapsed  
approval; P04/E1402.  
For: Mr & Mrs K Beggin

**OBSERVATION:**      **Recommend Approval. The Committee noted this proposal  
and did not approve the retrospective nature of the  
application.**

**P11/E1376**      **Elizabeth House, Elizabeth Road** (Other – North Ward – JB, EH)  
(Registered 17.08.11 – 28 Days 13.09.11)  
Erection of garage to south western elevation.  
For: Mr P Perry

**OBSERVATION:**      **Recommend Approval.**

**86.      FOR INFORMATION ONLY**

None received.

**87.      DECISION NOTICES**

The Committee noted the Decision Notices from South Oxfordshire District Council and made the following comments:-

- P11/E0992 – 116 & 118 West Street – Henley Town Council noted that replacement windows in UPVC had been used instead of wood and records its disappointment at this decision.
- P11/E1084 – Bridgeside Moorings, Thameside - Henley Town Council noted the applicant had worked with both this Planning Committee and South Oxfordshire District Council.
- P11/E1085/CA – Bridgeside Moorings, Thameside – Henley Town Council noted the applicant had worked with both this Planning Committee and South Oxfordshire District Council.
- P11/E1055/LB Kubu Spa, 16 Bell Street – Henley Town Council noted the applicant had worked in conjunction with the Conservation Officer.
- P11/E1131 – Longlands, Hart Street - Henley Town Council noted the withdrawal of this application.

**88.      OBJECTIONS**

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

that Councillor Miss L Hillier attends the South Oxfordshire District Council Planning Meeting on behalf of Henley Town Council on Application P11/E0495 - 59 Reading Road and Councillor M Akehurst attends the South Oxfordshire

District Council Planning Meeting on behalf of Henley Town Council on application P11/E1412 - 74 St Marks Road

**89. PROGRESS REPORT**

The Committee received the Progress Report and noted the following comments:

The bollards on West Street were an on going issue between South Oxfordshire District Council (SODC) Oxfordshire County Council (OCC) and Mr Bastian. The Enforcement Officer had spoken to all concerned and SODC had rejected the proposal. The Enforcement Officer is to put forward a new proposal.

**90. PROPOSED NEW MOBILE PHONE SITE AT HENLEY RFC -**

The Committee received and discussed the pre consultation report from Telefonica Ref: 475877, 183281, Proposed New mobile phone site at Henley RFC and it was **RESOLVED**

the representative from Vodaphone be invited to the next meeting of the Planning Committee to answer the extensive questions raised.

Post meeting note. Committee Administrator contacted the representative of Vodaphone who unfortunately cannot attend the meeting but has requested members raise their questions to him via email instead. Committee Administrator to co-ordinate.

**91. PLANNING APPEAL NOTIFICATIONS**

The committee noted the Planning Appeal Notifications for the following applications:

- A. 10 St Marks Road, Henley on Thames.
- B. Beechwood Lodge, Lambridge Lane, Henley on Thames.

**92. CHANGE OF PROPERTY NAME**

The committee received and noted the change of property name from Hambeldon House to Fridays, 4 Rotherfield Road, Henley on Thames, RG9 1NN.

The meeting closed at 8.40pm.

Jb

Chairman