

Present: The Chairman, Councillor D Hinke
The Mayor, Councillor Mrs P A Phillips (ex-officio)
Deputy Mayor, Councillor Mrs E Hodgkin
Councillor M S Akehurst
Councillor D Clenshaw
Councillor Miss S Evans
Councillor Miss L M Hillier
Councillor D Silvester
Councillor S Gawrysiak (substituting for Vice Chairman Councillor Ms L Meachin)

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

Also Present: One member of the Press
Nine members of the public

41. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Ms L Meachin.

42. DECLARATIONS OF INTEREST

Councillors Mrs E Hodgkin and D Hinke – P11/E1028 – 42b Bell Street – Personal as the applicant is known to both Councillors.

Councillor D Silvester – P11/E1026 and P111027/LB – Phyllis Court Club, Marlow Road – Personal as a member of the Phyllis Court Club.

43. PUBLIC PARTICIPATION

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

Mr T Espley – Henley College – re P11/ P1049 – made the following comments relating to the planning aspects of the application:-

- This was a much smaller application for the College Sports centre than previous applications. He hoped that this was now a much more acceptable to the Council and to neighbours.
- The Sports Centre would stay the same size.
- There would be new, much needed changing facilities.
- The entire building would be much more environmentally friendly.
- This would be a better facility for both the College and the Town of Henley.

Mr M Taylor – Rosemary, Badgemore Lane – re P11/E1068 – as the owner of Rosemary, Badgemore Lane, Mr Taylor explained he had been advised by South Oxfordshire District Planning Department that they would be more favourable to the development if it was kept to 2 properties and only the frontage of the property be redeveloped. The application is only 1.3 metres higher than the existing building and has been designed to be in keeping with the existing street scene. Of the residents' comments shown on the South Oxfordshire District Council web site two had expressed a positive view of the development and only one objection relating to a boundary wall that they believed to be at the side of the property but which was in fact to the front and of no further issue to them.

44. MINUTES

The minutes of the meeting held on 28 June 2011 were approved and signed by the Chairman, Councillor D Hinke as a true record.

7.08 Councillor L Hillier joined the meeting.

Councillor Mrs E Hodgkin abstained from voting on all applications at this meeting.

45. PLANS (amended)

P11/E0653

4 Norman Avenue (Other – South Ward – JW, WH)
(Registered 26.04.11 – 28 Days 25.05.11)

Use of living room in connection with nursery use permitted by planning permission P06/E1139.

For: Mrs L Drage

HTC Observation

20.05.11 – Recommend Refusal as the proposal is considered to be inappropriate for a residential area, by virtue of creeping development for business use within a private residential road; would be un-neighbourly on grounds of noise pollution and the increase in traffic at an already dangerous turning point..

OBSERVATION

Recommend Approval on the understanding that the original application was granted with the express condition that the nursery has a limit of 12 children.

P11/E0826

63 St Mark's Road (Other – South Ward – JW, WH)
(Registered 31.05.11 – 28 Days 27.06.11)

Re-modelling of existing lean-to side extension and the erection of a single storey rear extension (As amended by drawing numbers 0925-01B, 04B, 05A & 06A accompanying e-mail from Agent dated 5 July 2011)

For: Mr C Elliot

HTC Observation

28.06.11 – Recommend Approval. This Committee request the use of appropriate material for a Conservation Area and the replacement of Aluminium with wooden windows and the Slot window will stay as obscured glass.

OBSERVATION

Reiterate previous comments. Recommend Approval. This Committee request the use of appropriate material for a Conservation Area and the replacement of Aluminium with wooden windows and the Slot window will stay as obscured glass.

- P11/E0888** **42 Kings Road** (Other – North Ward – JB, EH)
(Registered 02.06.11 – Days 29.06.11)
 Partial demolition of existing single storey rear extension to allow erection of new single storey rear extension (As amended by drawing numbers 103a & 104a accompanying email from agent dated 6 July 2011).
HTC Observation 28.06.11 – No Strong Views.
OBSERVATION **Reiterate No Strong Views.**
- P11/E0889/CA** **42 Kings Road** (Other – North Ward – JB, EH)
(Registered 02.06.11 – Days 29.06.11)
 Partial demolition of existing single storey rear extension to allow erection of new single storey rear extension (As amended by drawing numbers 103a & 104a accompanying email from agent dated 6 July 2011).
HTC Observation 28.06.11 – No Strong Views.
OBSERVATION **Reiterate No Strong Views.**
- P11/E0913** **359 Reading Road** (Other – South Ward – WH, JW)
(Registered 27.05.11 – 28 Days 23.06.11)
 Proposed customer collection pod and canopy (As amended by Drawing No: 2011-2653-P-14 Revision A accompanying agent's e-mail dated 16 June 2011).
 For: Tesco Stores Ltd
HTC Observation 28.06.11 – Recommend Approval. This area is at the far end of the car park; this application would remove a security concern where youths congregate.
OBSERVATION **Reiterate previous comments. Recommend Approval. This area is at the far end of the car park; this application would remove a security concern where youths congregate.**
46. **PLANS (new)**
- P11/E0715/LB** **Oast Cottage, 74 Bell Street** (Other – South Ward – JB, EH)
(Registered 20.06.11 – 28 Days 17.07.11)
 Application of 2 coats of buff coloured masonry paint to exterior facing Bell Street and matching 76 & 78 Bell Street.
 For: Mr D Prest
OBSERVATION **Recommend Approval subject to Conservation Officer Approval.**
- P11/E0846** **8 Norman Avenue** (Other – South Ward – JB, WH)
(Registered 20.06.11 – 28 Days 17.07.11)
 Part demolition and construction of single storey rear extension.
 For: Mr A Popham
OBSERVATION **Recommend Approval subject to the use of more natural materials and the views of the Conservation Officer.**

- P11/E00902/LB** **8 Norman Avenue** (Other – South Ward – JB, WH)
(Registered 20.06.11 – 28 Days 17.07.11)
 Part demolition and construction of single storey rear extension.
 For: Mr A Popham
- OBSERVATION** **Recommend Approval subject to the use of more natural materials and the views of the Conservation Officer.**
- P11/E0926** **Coleridge House, 27 New Street** (Other – North Ward – JB, EH)
(Registered 22.06.11 – 28 Days 19.07.11)
 Single storey conservatory/garden room extension in the rear yard.
 For: Mr & Mrs Briggs
- OBSERVATION** **No Strong Views subject to Conservation Officer’s opinion.**
- P11/E0927/LB** **Coleridge House, 27 New Street** (Other – North Ward – JB, EH)
(Registered 22.06.11 – 28 Days 19.07.11)
 Single storey conservatory/garden room extension in the rear yard.
 For: Mr & Mrs Briggs
- OBSERVATION** **No Strong Views subject to Conservation Officer’s opinion.**
- P11/E0992** **116 & 118 West Street** (Other – North Ward – JB, EH)
(Registered 06.07.11 – 28 Days 02.08.11)
 Replacement of windows and doors.
 For: Mr M Hughes
- OBSERVATION** **Recommend Refusal. This Committee recommends the use of Wooden not UPVC materials.**
- P11/E0999** **63 Park Road** (Minor – South Ward – JW, WH)
(Registered 13.06.11 – 28 Days 10.07.11)
 Construction of a 3 bedroom house on land adjacent to 63 Park Road.
 For: Mrs C Bishop
- OBSERVATION** **Recommend Approval subject to the appropriate use of materials.**
- P11/E1002** **25 Market Place** (Minor – North Ward – JB, EH)
(Registered 21.06.11 – 28 Days 18.07.11)
 To demolish an internal partition wall. To form new doorway to rear of property. To adapt and enlarge existing external WC to form new toilet and kitchen area for staff.
 For: Mr A Black
- OBSERVATION** **Recommend Approval subject to the appropriate use of materials and the views of the Conservation Officer.**

- P11/E1003/LB** **25 Market Place** (Other – North Ward – JB, EH)
(Registered 21.06.11 – 28 Days 18.07.11)
 To demolish an internal partition wall. To form new doorway to rear of property. To adapt and enlarge existing external WC to form new toilet and kitchen area for staff.
 For: Mr A Black
- OBSERVATION** **Recommend Approval subject to the appropriate use of materials and the views of the Conservation Officer.**
- P11/E1012** **Woodside, Fairmile** (Other – North Ward – JB, EH)
(Registered 21.06.11 – 28 Days 18.07.11)
 Erection of single storey rear extension and first floor side and rear extensions.
 For: Mr & Mrs N Aitchinson
- OBSERVATION** **Recommend Approval subject the views of the Conservation Officer and the results of the Bat Survey.**
- P11/E1018** **The Boat Store, Horse & Groom, 40 New Street** (Minor – North Ward – JB, EH)
(Registered 24.06.11 – 28 Days 21.07.11)
 Demolition of existing B1 Office and erection of one and half two bed dwelling.
 For: Courtcroft Properties Ltd
- OBSERVATION** **No Strong Views. This Committee regrets the retrospective nature of this application.**
- P11/E1019/CA** **The Boat Store, Horse & Groom, 40 New Street** (Other – North Ward – JB, EH)
(Registered 24.06.11 – 28 Days 21.07.11)
 Demolition of existing B1 Office and erection of one and half two bed dwelling.
 For: Courtcroft Properties Ltd
- OBSERVATION** **No Strong Views. This Committee regrets the retrospective nature of this application.**
- P11/E1023** **8 Park Road** (Other – South Ward – JW, WH)
(Registered 15.06.11 – 28 Days 12.07.11)
 Single storey rear extension, loft conversion, internal alterations and creation of new access from alleyway.
 For: Mrs P Edwards
- OBSERVATION** **Recommend Approval subject to the retention of the front door.**
- P11/E1026** **Phyllis Court Club, Marlow Road** (Minor – North Ward – JB, EH)
(Registered 16.06.11 – 28 Days 13.07.11)
 Demolition/removal of existing external access steps to the grandstand Pavilion and replacement with new timber access stairs to match adjacent balustrading.
 For: Phyllis Court Club
- OBSERVATION** **Recommend Approval subject to the views of Conservation Officer.**

P11/E1027/LB **Phyllis Court Club, Marlow Road** (Other – North Ward – JB, EH)
(Registered 16.06.11 – 28 Days 13.07.11)
Demolition/removal of existing external access steps to the grandstand Pavilion and replacement with new timber access stairs to match adjacent balustrading.
For: Phyllis Court Club

OBSERVATION **Recommend Approval subject to the views of Conservation Officer.**

Councillors Silvester and Hodgkin abstained from voting on this application.

P11/E1028 **42b Bell Street** (Other – North Ward – JB, EH)
(Registered 21.06.11 – 28 Days 18.07.11)
Change of use of office to single dwelling.
For: Mr C Messenger

OBSERVATION **Recommend Approval subject to the comments of the Police report on outside lighting being taken into account.**

Councillors Hinke and Hodgkin took no part in the debate and abstained from voting on this application.

P11/E1046/LD **3 Makins Road** (Other – South Ward – JW, WH)
(Registered 20.06.11 – 28 Days 17.07.11)
Loft conversion with rear dormer window and velux roof windows to the front.
For: Mr & Mrs Petter

OBSERVATION **Recommend Refusal. This application is out of character with the surrounding properties, un-neighbourly, overlooking and detracts from the original design of the property.**

P11/E1047/A **Tesco Stores, 359 Reading Road** (Other – South Ward – JW, WH)
(Registered 22.06.11 – 28 Days 19.07.11)
Proposed non illuminated signage to Click & Collect facility.
For: Tesco Stores Ltd

OBSERVATION **Recommend Approval.**

P11/E1049 **The Henley College, Pack and Prime Lane** (Minor – North Ward – JB, EH)
(Registered 01.07.11 – 28 Days 29.07.11)
Part demolition and new build extension to existing sports hall to create new changing rooms, fitness suites and storage.
For: Ms N Hounsell

OBSERVATION **Recommend Approval. The Committee feels this application would be a benefit to both the College and the Town.**

- P11/E1051** **The Cottage, Greys Hill** (Other – South Ward – JW, WH)
(Registered 21.06.11 – 28 Days 18.07.11)
Erection of first floor front extension.
For: Mr & Mrs G Lloyd
- OBSERVATION** **Recommend Approval. The Property is almost completed and this addition would be totally in keeping with the existing dwelling.**
- P11/E1055/LB** **KuBu Spa, 16 Bell Street** (Other – North Ward – JB, EH)
(Registered 30.06.11 – 28 Days 27.07.11)
Internal alterations to include the removal, reconfiguration and erection of partitions. Decoration of façade and replacement of existing signage. Repairs to existing floor.
For: Mrs L Cargill
- OBSERVATION** **Recommend Refusal. The proposed colour is out of keeping and not suitable for the building. The signage is inappropriate in a Conservation Area. Concern is also expressed on the proposed internal alterations and the impact this will have on the listed building.**
- P11/E1059** **Greys Road** (Minor – South Ward – JW, WH)
(Registered 07.07.11 – 28 Days 03.08.11)
15m high Hutchinson engineering Saturn 451T replica telegraph pole and associated works.
For: 02 UK Ltd and Vodafone Ltd C/O WHP
- OBSERVATION** **Recommend Refusal. This Committee would like to see mast sharing with the equipment already in situ and remain under the tree line.**
- P11/E1060/LD** **209 Greys Road** (Other – South Ward – JW, WH)
(Registered 23.06.11 – 28 Days 20.07.11)
Proposed extension.
For: Mr & Mrs Morgan
- OBSERVATION** **No Strong Views.**
- P11/E1068** **Rosemary, Badgemore Lane** (Minor – North Ward – JB, EH)
(Registered 04.07.11 – 28 Days 01.08.11)
Demolition of existing dwelling and erection of 2 x 5 bed dwellings with associated garaging and carports. Plus alterations to existing boundary wall.
For: Mr M Taylor
- OBSERVATION** **Recommend Refusal. This application is over development of the site, out of keeping, over looking, un-neighbourly and the loss of trees would be regrettable.**
- P11/E1083/T** **Portrait Software Ltd, The Smith Centre, Fairmile** (Minor – North Ward – JB, EH)
(Registered 28.06.11 – 28 Days 25.07.11)
Installation of 1 Jaybeam multiband antenna together with ancillary internal equipment housing (within existing building).
For: Telefonica 02 Ltd

- OBSERVATION** **Recommend Approval. The proposed installation would be unobtrusive.**
- P11/E1084** **Bridgeside Moorings, Thameside** (Minor – North Ward JB, EH)
(Registered 06.07.11 – 28 Days 02.08.11)
 Replacement floating pontoons and sixteen straight finger jetties following the removal of existing moorings.
 For: Miss S Waggett
- OBSERVATION** **Recommend Refusal. This application is out of character with the surrounding waterfront and the proposal would use unsuitable materials in a Conservation Area.**
- P11/E1085/CA** **Bridgeside Moorings, Thameside** (Other – North Ward JB, EH)
(Registered 06.07.11 – 28 Days 02.08.11)
 Replacement floating pontoons and sixteen straight finger jetties following the removal of existing moorings.
 For: Miss S Waggett
- OBSERVATION** **Recommend Refusal. This application is out of character with the surrounding waterfront and the proposal would use unsuitable materials in a Conservation Area.**
- P11/E1097** **The Pines, 15A Rotherfield Road** (Other – South Ward – JW, WH)
(Registered 01.07.11 – 28 Days 28.07.11)
 Erection of a standard wooden 2m high fence on the northern boundary between The Pines and the neighbour’s property – The Rise. This fence will replicate fencing already in place around all other remaining sides of the boundary of The Pines.
 For: Mr O Eyyubov
- OBSERVATION** **Recommend Approval. This property has large grounds and this fencing would replicate fencing already in place, and would have no adverse impact on the amenities of neighbours.**
- P11/E1104** **5 Hart Street** (Minor – North Ward – JB, EH)
(Registered 06.07.11 – 28 Days 28.07.11)
 Proposed new front access.
 For: Mr S Giamattei
- OBSERVATION** **Recommend Approval. This application improves the look of the property.**
- P11/E1130/LB** **5 Hart Street** (Other – North Ward – JB, EH)
(Registered 06.07.11 – 28 Days 28.07.11)
 Proposed new front access.
 For: Mr S Giamattei
- OBSERVATION** **Recommend Approval. This application improves the look of the property.**

47. FOR INFORMATION ONLY

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

P11/E0777 2 Gainsborough Road

48. **DECISION NOTICES**

The Committee noted the report on decision notices.

49. **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 E Hodgkin be asked to call-in the following applications and attends the South Oxfordshire District Council Planning Meeting on behalf of Henley Town Council: P11/E1068 – Rosemary, Badgemore Lane, P11/E1084 and P11/E1085/CA - Bridgeside Moorings, Thameside.

Councillor Mrs E Hodgkin reported on the South Oxfordshire Planning Committee Meeting held on 18th July 2011:

The Committee noted with disappointment that - Permission was granted on the following applications:

P11/E0167 – P11/E0167 Bell Street
P11/E0181 - 22 Reading Road
P11/E0877 - Grovelands, St Andrews Road

The meeting closed at 7.40pm.

jb

Chairman