

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

In attendance: Ms J Brazil – Committee Administrator/Minute Taker

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

151. APOLOGIES FOR ABSENCE

Apologies were received from the Mayor, Councillor Mrs E Hodgkin, Town Clerk, Mr M Kennedy and the Vice Chairman, Councillor Ms L Meachin

152. DECLARATIONS OF INTEREST

Councillor Miss L Hillier – P13/S0128/LB – Ground Floor Flat, 1 River Terrace – prejudicial.

153. PUBLIC PARTICIPATION

Mr K Green – 44 Berkshire Road – P12/S2946/HH – Spoke to his application and advised the plans had been revised to take into account comments made by the planning officers during the revisions of this application as follows:-

- the size of the proposal had now been reduced to 3.5 meters
- the Balcony windows were of a non opening type and could not be used for access to an outside area.
- loss of light to number 46 has been addressed by the reduction in the size and bulk of the application.
- a number of properties in Berkshire Road have already build very similar, modest extensions.
- the applicant is a local resident, has children at local schools and wishes to maintain his current home with in the community, by providing a home for his families needs without leaving the area.
- SODC Case Officer has visited the site and the applicant has taken on board the advice they have provided.

Mr J Lowe of Jeffrey Charles Emmett – Agent speaking on behalf of the applicant of P12/S2992/FUL and P12/S2993/LB – Northfield House, 11 Northfield End. Mr Lowe spoke in support of the amended plans and made the following points:-

- the applicant has taken on board the comments and recommendations to reduce the height further for the garage block.
- the previous issues regarding the study and hall have now been redesigned.
- with the new revisions it was hoped all the objections had now been addressed.

Mr I Macgregor – 98 Kings Road – P12/S2992/FUL and P12/S2993/LB

Mr Macgregor raised the following concerns regarding the application and make the following comments:-

- the changes that had been made to the garage were an improvement. However Mr Macgregor noted that there were still issues with loss of light to his property with the apex of the garage roof.
- he was happy with the ridge height but asked if the roof would be further reduced as not to block light to his property.

Mr N Angelou – 43b St Andrews Road – P12/S3044/HH

Mr Angelou spoke to his application and made the following points:-

- the application had the full support of the SODC Planning Officer.
- Mr Angelou had worked with the Planning Officer through out the application process.
- the application had been previously passed without objection. The new proposal was due to the time elapse of the original application.
- Mr Angelou had removed the dormer windows and reduced the ridge height in line with Planning Guidelines.
- similar neighbouring properties have extended to a similar design.
- loss of light at neighbouring properties is unlikely due to the size and nature of the design of the application.
- the planning officer for this development has suggested approval on this application.

154. MINUTES

The Minutes of the Meetings of the Planning Committee held on 12 February 2013 were approved and signed as a true record by the Chairman, Councillor D Hinke.

155. PLANS (amended)

P12/S2946/HH

44 Berkshire Road (Other – South Ward – JW, WH)
Single and two storey extensions to the rear elevation.
For: Mr & Mrs K W Green

HTC Observation:

08.01.13 - Recommend Refusal due to over-development of the site. The Committee believe that this would be over- looking and produce loss of light for number 46.

OBSERVATION:

The Committee reiterate their previous views to - Recommend Refusal due to over-development of the site. The Committee commented that this would be over-looking and produce loss of light for number 46 and 44. The Committee also request the Case Officer conducts a site visit to examine the issues of the potential loss of light .

P12/S2992/FUL

Northfield House, 11 Northfield End (Minor – North Ward – JB, EH)
Internal and external alterations to form single dwelling house. Erection of garages with home office, garden store and hobbies room. Alterations to boundary wall and vehicular access. (As amended by drawing 4C accompanying agent's email dated 8th February 2013 and drawing 3C accompanying agent's letter dated 21st February 2013)
For: Venner Capital SA

HTC Observation: 08.01.13 - The Committee commended the applicant with regard to the plans for Northfield House and have no objections to the change of use back to residential. However the Committee Recommend Refusal due to the size of the garage block and its impact on the neighbours at 98 Kings Road and the loss of residents' parking spaces on Kings Road. The Committee hopes that a solution is found to its concerns so that this excellent project can go ahead.

HTC Observation: 12.02.13 - Recommend Refusal. The Committee requests the applicant reduces the height of the garage block further so as not to impact on the neighbours.

OBSERVATION: **Recommend Approval. The Committee noted the new revision had taken into account the previous issues of height reduction to the Garage block roof and felt the applicant had worked closely with SODC Planning Case Officer to produce a more suitable plan.**

P12/S2993/LB

Northfield House, 11 Northfield End (Minor – North Ward – JB, EH)

Internal and external alterations to form single dwelling house. Erection of garages with home office, garden store and hobbies room. Alterations to boundary wall and vehicular access. (As amended by drg no 956 3B and 5C, accompanying letter received from the Agent dated 25th January 2013 and drawing 4D accompanying agent's email dated 8th February 2013).

For: Venner Capital SA

HTC Observation: 08.01.13 - The Committee commended the applicant with regard to the plans for Northfield House and have no objections to the change of use back to residential. However the Committee Recommend Refusal due to the size of the garage block and its impact on the neighbours at 98 Kings Road and the loss of residents' parking spaces on Kings Road. The Committee hopes that a solution is found to its concerns so that this excellent project can go ahead.

OBSERVATION: **Recommend Approval. The Committee noted the new revision had taken into account the previous issues of height reduction to the Garage block roof and felt the applicant had worked closely with SODC Planning Case Officer to produce a more suitable plan.**

P12/S2989/HH

28 Western Road (Other – South Ward – JW, WH)

Conversion of attic space to new bedroom, enlargement of existing basement to increase living space, single storey extension to form larger living and kitchen space along with gabled first floor extension creating new bedroom.

Associated internal alterations and landscaping works to form new terraces. (As amended by Drawing Nos: 12.454.PL.012 Revision B, 12.454PL.015 Revision A and 12.454.PL.016 Revision A accompanying agent's email of 4 February 2013)

For: Mr H Liddell

HTC Observation: 08.01.13 - Recommend Approval subject to a site visit by planning officers to check overlooking and loss of light and

consideration of the views of the neighbours at 30 Western Road.
OBSERVATION: Recommend Approval. Request the present height of the hedge with the neighbour be maintained at the present level.

P12/S3044/HH **43B St Andrews Road** (Other – South Ward – JW, WH)
Proposed front and rear two storey extensions, single storey front extension and garage extension (As amended by Drawing No: 12.NA.002 Revision B accompanying agent's email of 13 February 2013)
For: Mr & Mrs N Angelou

HTC Observation: 08.01.13 - Recommend Refusal. The Committee supports the comments of the Henley Society. The proposal is overdevelopment of the site and out of keeping with the original building. The differing roof lines were detrimental to the aesthetic of the original. This application could impact on number 43A and the lack of landscaping and softening effects on the overall plan were not fitting with the street scene.

OBSERVATION: Recommend Approval as the amended plans are now more suitable for the development

7.59pm 4 members of the Public left the meeting

156. PLANS (new)
P13/S0100/HH

10 Knappe Close (Other – North Ward – JB, EH)
Garage conversion to living accommodation.
For: Mrs J Ogden

OBSERVATION: Recommend Approval. Although this extension is loss of a garage there is still parking for 2 cars on the plot and no impact will be placed on the highway by the change of use.

8.03pm 2 members of the Public left the meeting

P13/S0120/HH **Westfield House, Pack and Prime Lane** (Other – North Ward – EH, JB)
Single storey rear extension, rear dormer window, single rear rooflight, front shallow bay window and alterations.
For: Mr & Mrs S Garrod

OBSERVATION: Recommend Approval.

8.10pm Councillor Miss L Hillier, having previously expressed a prejudicial interest in the following application left the meeting and not further part in the discussion.

P13/S0128/LB **Ground Floor Flat, 1 River Terrace** (Other – South Ward – JW, WH)
Remove one internal load bearing wall supported by a steel beam to create new bedroom/study and move entrance into hall area. Close stud wall opening to master bedroom and lounge. Create new hallway and entrance to master bedroom. Reposition door to the new bathroom. Repair flat roof. Change front door.
For: Mr A Faulkner

OBSERVATION: Recommend Approval subject to consent from Conservation Officer.

8.13pm Councillor Miss L Hillier rejoined the meeting.

P13/S0158/HH Frythberg, Green Lane (Other – South Ward – JW, WH)
First floor extension over existing double garage (previously approved under ref: P06/E0146) and single storey side extension to lounge.
For: Mr Terry Hartin

OBSERVATION: Recommend Approval. The Committee requests careful consideration be paid to the closeness of the boundaries of this proposal.

P13/S0179/HH 2 St Andrews Road (Other – South Ward – JW, WH)
Demolition of existing rear extension. Erection of a single storey rear extension and two storey side extension.
For: Mrs R Myers

OBSERVATION: Recommend Approval. This Committee noted the existing building situated on a large plot and requested the trees are maintained to aid screening for neighbours.

P13/S0180/LB Ashton House, 18 Church Street (Other – South Ward – JW, WH)
Replacement of two first floor windows on North elevation of Ashton House.
For: Mrs A Sandars

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

P13/S0212/HH 57 St Andrews Road (Other – South Ward – JW, WH)
(Demolition of existing conservatory. Erection of single and two storey extensions with loft conversion.
For: Mr R Luijten

OBSERVATION: Recommend Refusal. This application is un-neighbourly, Over development of the site and overlooking neighbours A site visit by the Case Officer was requested. It was noted that the application lacked fine detail and suggested greater description and more precision would improve this application.

P13/S0215/HH 194 Greys Road (Other – South Ward – JW, WH)
Front and rear extension, resiting of approved garage.
For: Mr & Mrs P Turnell

OBSERVATION: Recommend Approval.

P13/S0256/A 44 Hart Street (Other – North Ward – JB, EH)
(Retrospective)
1 no. projecting sign, 1 no. panel sign. (Retrospective)
For: Countrywide Estate Agents t/a Sotheby's International Reality

OBSERVATION: Recommend Refusal. Inappropriate signage for on one of Henley's oldest buildings. The committee raised strong objections to the Vertical signage on the building frontage. The Committee requested signage be more in

character with the street scene and of a less strident colour.

P13/S0258/LB
(Retrospective
Listed Building)

44 Hart Street (Other – North Ward – JB, EH)
1no. projecting sign, 1no. panel sign. (Retrospective)
For: Countrywide Estate Agents t/a Sotheby's
International Reality

OBSERVATION: **Recommend Refusal. Inappropriate signage for on one of Henley's oldest buildings. The committee raised strong objections to the Vertical signage on the building frontage. The Committee requested signage be more in character with the street scene and of a less strident colour.**

P13/S0263/HH

184 Greys Road (Other – North Ward – JB, EH)
Single storey and two storey extensions and alterations.
For: Mr & Mrs Penrose

OBSERVATION: **The Committee had no objections to this proposal but requested the objections raised by 182 Greys Road be taken into account.**

P13/S0265/HH

Myrtle, Badgemore Lane (Other – North Ward – JB, EH)
Proposed front porch and single storey rear extension.
For: Mr P Henderson

OBSERVATION: **Recommend Approval.**

P13/S0290/HH

32 Vicarage Road (Other – South Ward – JW, WH)
Single storey rear extension.
For: Mr & Mrs A Cooke

OBSERVATION: **Recommend Approval, subject to any subsequent issues raised by neighbours.**

P13/S0291/HH

3 Kings Road (Other – North Ward – JB, EH)
Single storey rear extension and loft conversion with
dormer window.
For: Mr & Mrs W Craven

OBSERVATION: **Recommend Approval.**

P13/S0305/HH

Longlands House, 39 Hart Street (Other – North Ward –
JB, EH)
Proposed single storey bathroom extension to single
storey range to rear.
For: Mr C Hemsley

OBSERVATION: **Recommend Approval subject to Conservation Officer approval.**

P13/S0306/LB

Longlands House, 39 Hart Street (Other – North Ward –
JB, EH)
Proposed single storey bathroom extension to single
storey range to rear.
For: Mr C Hemsley

OBSERVATION: **Recommend Approval subject to Conservation Officer approval.**

P13/S0354/HH **Flat 3, 74 St Marks Road** (Other – South Ward – JW, WH)
Proposed installation of two new windows.
For: Mr P Lacy & Ms S Taylor
OBSERVATION: **Recommend Refusal. This Committee requests a site visit to the property to examine to what extent neighbouring properties are over looked.**

P13/S0391/HH **22 Park Road** (Other – South Ward – JW, WH)
Demolition of existing single storey rear extension and erection of full width replacement extension in materials to match existing and associated internal alterations.
For: Miss P Wood
OBSERVATION: **Recommend Approval.**

P13/S0422/FUL **North Lea House, 66 Northfield End** (Minor – North Ward – JB, EH)
Change of use of North Lea House and associated coach house from B1 (offices) to residential, including the construction of new rear single storey conservatory and internal alterations. Erection of new garage and store.
OBSERVATION: **Recommend Refusal. The Committee admired the improvements to the house and applauded the return of a Grade II Listed building to residential use but questioned the inappropriate materials, location and general style of the garage as being out of keeping with the building and the surrounding street scene.**

P13/S0423/LB **North Lea House, 66 Northfield End** (Minor – North Ward – JB, EH)
Change of use of North Lea House and associated coach house from B1 (offices) to residential, including the construction of new rear single storey conservatory and internal alterations. Erection of new garage and store.
OBSERVATION: **Recommend Refusal. The Committee admired the improvements to the house and applauded the return of a Grade II Listed building to residential use but questioned the inappropriate materials, location and general style of the garage as being out of keeping with the building and the surrounding street scene.**

157. 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 Councillor M Akehurst attend the South Oxfordshire District Council Planning meeting for Planning **Application P13/S0256/A (Retrospective) and P13/S0258/LB (Retrospective) 44 Hart Street**, on behalf of Henley Town Council.

158. DECISION NOTICES

The Committee received and noted the decision notices received from SODC.

159. INFORMATION ONLY

The Committee received and noted the Information on the following application.

160. CHANGE OF BUSINESS ADDRESS

The Committee received and noted the Amendment of business address from: Ventrolla, Unit 10, Fairview Estate, Newtown Road, Henley on Thames, RG9 1HG to: Ventrolla, Unit 10, Newtown Road, Henley on Thames, RG9 1HG.

161. PROPERTY RENAMING

The Committee received and noted the merging of 2 properties known as: Garden Flat, 4 River Terrace and 4 River Terrace to resume the original single unit, now known as: River House (alias), 4 River Terrace, Henley on Thames RG9 1BG

162. PROGRESS REPORT

The Committee received and noted the Progress Report.

163. PLANNING APPEAL NOTIFICATION

The Committee received and noted the Planning Appeal notifications for **P11/S0128 95a St Marks Road, Henley RG9 1LP**
P12/S1916/FUL Garages rear of 16 & 18 New Street, Henley, RG9 2BT

164. PLANNING APPEAL

The Committee received and noted the dismissed appeal for Planning Application P11/E2496 21 Boston Road.

165. ARTICLE 4 PROTECTION FOR BELL STREET

The Committee received a verbal report from the Chairman on Article 4 (2) Conservation area Bell Street. After a lengthy discussion

it was **RESOLVED**

that the Chairman, Councillor D Hinke, progress his discussions with SODC and investigate further the proposal to extend the Article 4 (2) Conservation to Bell Street and any financial implications to Henley Town Council that may be required. That Councillor Hinke report back to this Committee with his findings.

The meeting closed at 8:40 pm

jb

Chairman