

**Present:** Chairman, Councillor C W Gibson  
Vice Chairman, Councillor A J Follett  
Councillor Miss L M Hillier  
Councillor D Nimmo-Smith  
Councillor I Reissmann (Substitute for Councillor Mrs Wood)  
Councillor S Smith  
Deputy Mayor, Councillor C I Pye (ex-officio)

**In attendance:** Ms N Taylor – Minute Taker

**Also Present:** 34 Members of the Public  
Jonathan Dixon - RPS  
Roy Colado  
Karen Hawes

**56. PRESENTATION FROM LONDON AND HENLEY PROPERTIES LTD  
REGARDING PLANING APPLICATIONS P10/E1127/EX AND  
P10/E1128/LEX – MARKET PLACE MEWS (Extension of time on plans  
previously passed by SODC).**

A presentation from Jonathan Dixon, Roy Colado and Karen Hawes was received to remind the Committee of the application that was approved in 2007, and advised that no material changes had been made.

Following the presentation an extra public participation session was held.

**Q** James Lambert – Friday Street

With the changes to National Planning Policy by the amendment introduced by Paul Clark to PPS3, removing gardens from ‘brown field sites’, have material changes been considered with regard to HEN2?

**A** PPS3 has been amended – residential gardens are now no longer considered Brown Field sites but can still be developed. HEN2/PPS3 – 2001/2002 Town Centre Development has virtually no relationship to this development as that Policy is for Burgage plots on residential land. Virtually no relationship to PPS3. HEN2 adopted as Local Plan Policy.

There has been no ‘Land Grabbing’ around the back of the development as the development is considered as ‘dual frontage’ as people will arrive at it from both sides.

- Q Ken Arlett – Elizabeth Road  
How much of the land in the development is owned by South Oxfordshire District Council?
- A Only approx 5000 square feet – the area where the recycling and the parking attendants hut are situated.
- Q Is the land a ransom strip?
- A No, London and Henley are currently in the process of acquiring the land and South Oxfordshire District Council would be silly to treat it as such.
- Q Are there any restricted Covenants on either the land owned by South Oxfordshire District Council or London and Henley?
- A Yes.
- Q Valerie Alasia – Makins Road  
In 1977 the Boots car park was reported as being an ‘eye sore’ what is being done in this new development to make this area more appealing especially with regard to the unattractive rear elevations of Bell Street buildings?
- A Carefully placed buildings are going to be built that will screen the area, and the walkway next to Boots will be closed as a condition of the application. No trees within the boundary of the application that have Preservation Orders on them will be removed.
- Q Ruth Gibson – Vicarage Road  
On 23 March 2010, statement PPS5 ‘Planning for the Environment’ superseded previous planning advice on LBs, CA and archaeology. It states that all historic buildings, Conservation Areas and archaeological sites are ‘heritage assets’ and development of such sites should be looked at in a more holistic way, so the burgage plot must now be looked at together with the historic building it has served for 800 years, which may include well by the back door and cess pits at the end of the garden and everything in between such as stables, workshops, brew houses, barns etc. Should the application be looked at afresh in the light of these relevant material considerations brought about by PPS5?
- A It is true that PPS 5 has superseded PPG 15 and 16, but there are no material changes to the application, a historic environmental professional has looked at the site (notes available on the South Oxfordshire District Council website) and he states that he is happy for the application to go ahead as even though there have been significant policy changes, which are material considerations, the scheme is still relevant. The heritage / burgage plots have been recorded meticulously and there are no single burgage patterns. English Heritage / Conservation have worked closely on this application.
- Q Susan Crawford – Rotherfield Road  
Preserving our green spaces is important, as even a few trees benefit us all so how many trees and shrubs will be lost in this development?

- A Not exactly sure how many trees and shrubs will be removed, but what ever is removed will be replaced by one large tree in the middle of the development and 4/5 on the frontage and landscaping. This will mean a loss of the number of trees but they will be being replaced with better ones. There have been no changes to policy on this matter so far just a statement of intent, so this does not have to be taken into account.
- Q Charles Langler – Queen Street  
We understand that the new Government is giving the community more power to determine what happens where they live.
- A At the moment we don't know now what will happen to policy over the next 12 months, some policies have been removed but not yet renewed and some are exactly the same.
- Q Viv Greenwood – West Street  
In the light of a very poor desk based archaeological assessment by AOS Archaeology for the previous application should this site a the rear of five listed buildings not be better investigated? The County Archaeologist recommends that a full field survey should take place prior to determination and before work starts. Is this being done?
- A All works have to be agreed by the County Archaeologist before they can start.
- Q Roy Atkin – Elizabeth Road  
When the original planning permission was granted in 2007, there was expectation that the air pollution in the centre of Henley would meet the European Union target by 2010.  
On the contrary, continuing measurements by the District Council's Air Quality Specialist (Simon Hill) show that air pollution has markedly worsened since 2007.  
This is important to our Government because they have only 12 months to convince the European Union that the target will be achieved, otherwise our Government is committed to paying a fine every day as penalty.  
  
The Nitrogen Dioxide level, mainly caused by motor vehicles, has now to be reduced by one third.  
  
This is to protect the health expectations of our residents who live in properties fronting the central streets.  
  
This is a serious matter, possibly with legal implications, and certainly a moral duty of those responsible, including our local Councillors.  
  
Can we have an assurance that, before any new planning permission is granted, an Environmental Impact Assessment will be published, accounting for the air pollution caused by the additional vehicle movements resulting from this development?
- A The environmental impact is nowhere near the threshold where an assessment would be required, and not sure how air quality relates to this development.

Q Councillor B Gibson – Henley Town Council  
Previous objections showed that the central cafe area would not receive enough sun light to make it attractive. Have any changes been made?

A No. Analysis carried out and the area is in sunshine for a good % of the day.

The Chairman, Councillor B Gibson gave thanks from the Chair to Jonathan Dixon, Roy Colado and Karen Hawes.

**57. TO RECEIVE APOLOGIES FOR ABSENCE**

Apologies were received from the Mayor, Councillor Mrs J Wood.

**58. DECLARATIONS OF INTEREST**

Councillor Miss L M Hillier – Item 6 – Plans (new) - P10/E1124/LB, 4 River Terrace – Personal interest, near neighbour. Item 14 – Planning appeal enforcement – P09/E0912, Prejudicial interest – similar business. Item 10 – Planning Update - P10/E0793, Hot Gossip, 7 Friday Street – Prejudicial interest – Proprietor.

Councillor I Reissmann – Item 6 – Plans (new) – P10/E1124, 4 River Terrace – Personal interest, near neighbour.

Councillor Miss L M Hillier having previously declared a prejudicial interest in the following item left the Council Chamber and took no further part in the proceedings.

**59. PUBLIC PARTICIPATION**

Ken Arlett – Elizabeth Road – Item 10 Hot Gossip and 50 Bell Street  
Mr Arlett asked if Councillor Simon Smith recommended that all similar application be refused, and advised that it seemed that the Council objected to all small shops and coffee shops having a few seats outside but allowed pubs to have 15/20 tables in their gardens and use them 24/7, and wanted to know what the difference was?

Councillor Gibson reminded Mr Arlett that to suggest that there was a private vendetta against Hot Gossip was ridiculous, and advised that this Council had to take into consideration any business activity that would effect residents.

Councillor Gibson also reminded Mr Arlett that a similar application was refused by this Council for La Bodega in 1991 when Mr Arlett was Mayor of this town and the appeal refused in 2006 when Mr Arlett was still a Councillor and if any applications for pubs come before this committee then the same consideration would be given to their applications.

Councillor Miss L M Hillier rejoined the meeting

**60. MINUTES**

The Minutes of the Meeting held on 3 August 2010 were approved and signed by the Chairman C W Gibson as a true record.

61. **PLANS (new)**

**P10/E1127/EX**

**Market Place Mews** (Major - North Ward –JB, LMH)  
(Registered 26/07/10 – 28 Days 22/08/10)  
Extension of time to P07/E1029 (Erection of 14 residential units, new & refurbished retail, widening of mews entrance, car parking and associated landscaping).  
For: London & Henley Properties Ltd

**OBSERVATION:**

**Recommended Refusal of extension of time due to waste disposal becoming more of an issue in the Town and the need to introduce sites for both recycling and normal waste.**

**The effects of pollution directly from the car park upon the significant changes to retail/non retail mix in the town and we should be looking towards what will be happening from 2011 onwards and not the past.**

**Planning circumstances have changed with regard to Heritage Assets, which include archaeology, listed buildings and conservation areas with the issuing of PPS5 in March this year. The amendment to PPS 3, made by Minister Paul Clark with regard to gardens, has removed these from brown field sites. Both PPS 5 and PPS 3 are material considerations in planning terms. More time is required to judge the overall effects of changes to Government policy that has yet to take effect.**

**P10/E1128/LEX**

**Market Place Mews** (Major - North Ward –JB, LMH)  
(Registered 26/07/10 – 28 Days 22/08/10)  
Erection of 14 residential units, new & refurbished retail, widening of mews entrance, car parking and associated landscaping (as amended by drawings and Design and Access Statement accompanying letter from Agent dated 26 October 2007).  
For: London & Henley Properties Ltd

**OBSERVATION:**

**Recommended Refusal of extension of time due to waste disposal becoming more of an issue in the Town and the need to introduce sites for both recycling and normal waste.**

**The effects of pollution directly from the car park upon the significant changes to retail/non retail mix in the town and we should be looking towards what will be happening from 2011 onwards and not the past.**

**Planning circumstances have changed with regard to Heritage Assets, which include archaeology, listed buildings and conservation areas with the issuing of PPS5 in March this year. The amendment to PPS 3, made by Minister Paul Clark with regard to gardens, has removed these from brown field sites. Both PPS 5 and PPS 3 are material considerations in planning**

**terms. More time is required to judge the overall effects of changes to Government policy that has yet to take effect.**

**P09/E1261/RET**

**The Hub, 14 Station Road** (Minor - South Ward – EH, RM)  
Retention of 3 air conditioning units mounted to rear wall.  
(Registered 29/07/10 – 28 Days 25/08/10)  
For: Mr A D Thomson and Mr C B Morrison

**OBSERVATION:**

**Recommend Refusal as the application is un-neighbourly and unsatisfactory levels of noise pollution.**

**P10/E1014**

**The Lawns, Mill Lane** (Minor - South Ward – EH, RM)  
(Registered 26/07/10 – 28 Days 22/08/10)  
Demolition of the existing dwelling and replacement with a new dwelling.  
For: Mrs C Brown

**OBSERVATION:**

**No strong views.**

**P10/E1026**

**41 – 43 Bell Street** (Minor – North Ward – JB, LMH)  
(Registered 09/08/10 – 28 Days 05/09/10)  
Converting redundant ancillary accommodation to the upper floors of 41 – 43 Bell Street into 2 self contained residential units, including conversion of roof space and construction of a dormer window to the rear.  
For: Rodewell Properties LLP

**OBSERVATION**

**Recommend Approval, welcome the creation of low cost flats in the town.**

**P10/E1076/RET**

**Land at Lambridge Lane** (North Ward – JB, LMH)  
(Registered 27/07/10 – 28 Days 23/08/10)  
Widening turning area at Lambridge Lane by 4 metres.  
For: HRH Mehrangiz B N Charnell

**OBSERVATION:**

**No strong views.**

**P10/E1078**

**Phyllis Court Club, Phyllis Court Drive** (Minor – North Ward – JB, LMH)  
(Registered 26/07/10 – 28 Days 22/08/10)  
Removal of existing Ballroom frontage to be replaced with new hardwood framing and a zinc roof.  
For: Mr G Owen

**OBSERVATION:**

**No strong views.**

**P10/E0184/A**

**4 Hart Street** (Other – North Ward – JB, LMH)  
(Registered 04/08/10 – 28 Days 31/08/10)  
Painted sign to front elevation and relocation of hanging sign.  
For: Mrs C Borneo

**OBSERVATION:**

**Recommend Approval, painted sign welcomed.**

- P10/E1114/LB**      **4 Hart Street** (Other – North Ward – JB, LMH)  
*(Registered 04/08/10 – 28 Days 31/08/10)*  
 Removal of existing modern door and reinstatement of historic shop window to the front (north) elevation. Removal of modern internal ground floor partition and door. Removal of 18<sup>th</sup> century ground floor partition. Reinstatement of a painted sign/advertisement to the front elevation. Relocation of existing hanging sign to the front elevation.  
 For: Mrs C Borneo
- OBSERVATION:**      **Recommend Refusal, the installation of a long plate glass window inappropriate within CA.**
- P10/E1117/LB**      **Old Granary, 10 Thameside** (Other - North Ward – JB, LMH)  
*(Registered 05/08/10 – 28 Days 01/09/10)*  
 Demolish partitions, doors, WC & basin and build new partition. Replace existing staircase.  
 For: Mr & Mrs F J Cassidy
- OBSERVATION:**      **No strong views.**
- P10/E1124/LB**      **4 River Terrace** (Other - South Ward – EH, RM)  
*(Registered 23/07/10 – 28 Days 19/08/10)*  
 Lower Ground floor – Create an opening between existing kitchen and proposed living area.  
 For: Mr S Kendall
- OBSERVATION:**      **No strong views but with a cautionary note that special care should be taken with the works and that the site should be inspected by a Conservation Officer.**
- P10/E1131/RET**      **25b Duke Street** (Other - North Ward – JB, LMH)  
*(Registered 26/07/10 – 28 Days 22/08/10)*  
 2 replacement UPVC windows to the front elevation.  
 For: Mr K Ingram.
- OBSERVATION**      **Recommend Refusal as the materials and design are inappropriate in a Conservation Area**
- P10/E1151**      **27 Hamilton Avenue** (Other – South Ward – EH, RM)  
*(Registered 29/07/10 – 28 Days 25/08/10)*  
 Proposed two storey side and single storey rear extensions and replacement first floor windows.  
 For: Mr & Mrs T Golledge.
- OBSERVATION:**      **Recommend Refusal as the application is unsightly, out of place, out of character, over-intensive and out of context in a Conservation Area.**
- P10/E1152**      **27 Hamilton Avenue** (Other – South Ward – EH, RM)  
*(Registered 29/07/10 – 28 Days 25/08/10)*  
 Proposed replacement single storey garage and new entrance gates and wall adjustment.  
 For: Mr & Mrs T Golledge.
- OBSERVATION:**      **No strong views.**

- P10/E1153**                    **25 Market Place** (Minor – North Ward – JB, LMH)  
*(Registered 11/08/10 – 28 days 07/09/10)*  
 Repair and alterations to existing first and second floors and creation of storage area to rear. Insertion of roof light.  
 For: Mrs J Pickett
- OBSERVATION:**        **No strong views.**
- P10/E1154/LB**                **25 Market Place** (Minor – North Ward – JB, LMH)  
*(Registered 11/08/10 – 28 days 07/09/10)*  
 Repair and alterations to existing first and second floors and creation of storage area to rear. Insertion of roof light.  
 For: Mrs J Pickett
- OBSERVATION:**        **No strong views.**
- P10/E1170**                    **Old White Horse, 100 Northfield End** (Minor – North Ward – JB, LMH)  
*(Registered 11/08/10 – 28 days 07/09/10)*  
 Demolition of the Old White Horse and outbuilding and the erection of a terrace of five dwellings.  
 For: Brakspear Pub Company
- OBSERVATION:**        **Recommend Refusal by reference to ‘The Fox at Bix’ granted Grade II Listing 22 April 1999. Designed and constructed for W.H. Brakespear by A.E. Hobbs in 1936. Further recommended that a Building Preservation Notice be put on until Listing of Building decision is made by English Heritage.**
- P10/E1171/CA**                **Old White Horse, 100 Northfield End** (Minor – North Ward – JB, LMH)  
*(Registered 11/08/10 – 28 days 07/09/10)*  
 Demolition of the Old White Horse and outbuilding and the erection of a terrace of five dwellings.  
 For: Brakspear Pub Company
- OBSERVATION:**        **Recommend Refusal as the application design is too bulky; loss of amenity, the area is a significant landmark entrance to Henley and the design is out of keeping in a Conservation Area.**
- P10/E1204/A**                **23 Duke Street** (Other – North Ward – JB, LMH)  
*(Registered 05/08/10 – 28 Days 01/09/10)*  
 1 x non illuminated folded aluminium fascia with internally illuminated Boots Lozenge 1 x internally illuminated by white LEDS projection sign.  
 For: The Boots Company
- OBSERVATION:**        **Recommend Refusal un-necessary lighting, and use of inappropriate materials contrary to Planning Guide No6 paragraphs C10 and C6.1.**
- P10/E1211**                    **71 Kings Road** (Other – North Ward – JB, LMH)  
*(Registered 06/08/10 – 28 Days 02/09/10)*  
 Erection of two-storey side extension, single-storey rear extension and replacement conservatory,  
 For: Mrs C Hult

**OBSERVATION:** **Recommend Refusal as the application is over intensive, bulk and un-neighbourly in a conservation area.**

**62. PLANS (amended)**

**P09/E1292/RET  
AMENDED** **The Hub, Station Road** (Minor – South Ward – EH, RM)  
Installation of one wall mounted air-conditioning unit to the rear elevation. (As amplified by noise assessment accompanying email from applicant dated 28 January 2010 and clarified by Acoustic Report dated July 2010)

HTC Observation: 19/01/10

**OBSERVATION:** Recommend refusal due to the application being un-neighbourly and noise pollution, this committee regrets the retrospective nature of this application and requests that a SODC planning officer carries out a site visit.

HTC Observation: 23/02/10

**OBSERVATION:** Reiterate – recommendation for refusal due to the application being un-neighbourly and noise pollution. This committee regrets the retrospective nature of this application, requests that a SODC planning officer carries out a site visit and would advise that the information provided was not easily and clearly understandable to anyone other than an Acoustic Engineer.

**OBSERVATION:** **Recommend Approval on the understanding that the recommendation from the Environmental Health Officer are followed and the air conditioning unit in the interest of residential amenities enjoyed by neighbouring properties shall not be operated before 8.00am or after 6.00pm on weekdays, nor at any time on Saturdays, Sundays Bank Holidays or Public Holidays.**

**P10/E0729  
AMENDED** **Merivale, Paradise Road**(Other-North Ward-JB, LMH)  
(Registered 20/05/10 - 28 Days 16/06/10)

Loft conversion with rear facing dormer and terrace (as amended by drawing 0046-595 B accompanying letter from Agent dated 26 July 2010)

For: Mrs M Massey

HTC Observation 24/06/10

**OBSERVATION** No strong views

HTC Observation 03/07/10

**OBSERVATION** At the time the Committee considered the application members were unaware of the strength of neighbour's complaints. Having regard to these, the Committee now Recommend Refusal on the grounds that the application is un-neighbourly, overlooking and would be detrimental to the amenities of neighbouring properties.

**OBSERVATION:** **In the opinion of this Committee there have been no material changes to the last application so reiterate that the application should be refused on the grounds that the application is un-neighbourly, overlooking and would be detrimental to the amenities of neighbouring properties.**

**P10/E0988**                      **Friar Park End, Badgemore** (Other– South Ward-EH, RM)  
**AMENDED**                      (*Registered 05/07/10 – 28 Days 01/08/10*)  
Restoration of Temperate House within the grounds of Friar Park. Some minor alterations. (As amended by Drawings Nos: 4124/P/05A, 06A, 10A, 12A and 13A and Proposed Repairs and Method Statement accompanying agent's e-mail dated 12 August 2010).  
For: Mrs O Harrison  
HTC Observation                      03/08/10  
OBSERVATION                      Recommend approval. The restoration of the Temperate House is a much welcomed improvement.  
**OBSERVATION**                      **Reiterate - Recommend approval. The restoration of the Temperate House is a much welcomed improvement.**

**P10/E989/LB**                      **Friar Park End, Badgemore** (Other-North Ward-JB, LMH)  
   (*Registered 05/07/10-28 Days 01/08/10*)  
Restoration of Temperate House within the grounds of Friar Park. Some minor alterations.  
For: Mrs O Harrison  
HTC Observation                      03/08/10  
OBSERVATION:                      Recommend approval. The restoration of the Temperate House is a much welcomed improvement.  
**OBSERVATION:**                      **Reiterate - Recommend approval. The restoration of the Temperate House is a much welcomed improvement.**

**63.    PLANS (Revised Description)**

**P10/E0971**                      **17 Hamilton Avenue** (Other-South Ward-EH, RM)  
**REVISED**                      (*Registered 21/07/10-28 Days 17/08/10*)  
Rear extension and replacement dormer window, plus basement extension.  
For: Mr P Coleman  
HTC Observation:                      03/08/10  
OBSERVATION:                      No strong views. However the committee requests the reinstatement of the front garden wall.  
**OBSERVATION:**                      **Reiterate - No strong views. However the committee requests the reinstatement of the front garden wall.**

**64.    FOR INFORMATION ONLY**

*Plans for information only relate to minor alterations to planning applications that have already been considered by this Committee and which in the opinion of the Planning Officer will make no significant difference to the outcome of the decision.*

**P10/E0853/T56                      Pavement outside 46 Northfield End**  
The Committee noted the information.

**65. PLANNING UPDATE**

The Committee considered the Planning update and noted the information.

Councillor S Smith advised that he was disappointed to note that consent had been given by South Oxfordshire District Council Planning Department for 1 Reading Road to install 2 window display units in a Conservation Area.

**It was RESOLVED to RECOMMEND**

that a letter should be sent to the Head of Planning asking why the application had been granted and advising the address on the plan is misleading as the address falls partly in Reading Road and partly in Friday Street.

Councillor S Smith left the meeting

**66. OBJECTIONS**

Members discussed which Councillor is to speak at District Council in the event of an objection and it was decided that the Chairman, Councillor B Gibson would attend District on behalf of Henley Town Council in relation to P10/E1127/EX and P10/E1128/LEX – Market Place Mews.

**It was RESOLVED to RECOMMEND**

that a letter should be sent to the Head of Planning, Adrian Duffield, Leader of South Oxfordshire District Council, Councillor Mrs Ann Ducker copied to Henley Town Council's District Councillors, Councillors Bland, Hillier, Hodgkin and Myer, requesting that they make sure the Market Place Mews application goes before the Planning Committee for consideration. The strength of public opposition at the Committee Meeting was noted and the website has already received 20 written objections to the application within the first week of the neighbours having been informed.

There is obviously a great strength of feeling against this application and important points / reasons based on material planning considerations against the applications have been raised. These applications need to go back to public consultation / debate as planning regulations are rapidly changing and Henley Town Council remains unconvinced that this major development will fulfil the needs of Henley for the years from 2011 onwards.

**67. TREE PRESERVATION ORDER**

The committee considered the revocation of Tree Preservation Order 28/1966 (Situated adjacent to a drainage ditch and between properties located at Upton Close and the land that constitutes a builders yard, currently owned by Jewsons, Henley on Thames) by SODC who considered it had ceased to be effective and should be re-served with Tree Preservation Order 185/2009 to update it and improve its accuracy, and noted the information.

**68. STREET NAMING**

The Committee considered a request to name part of the new development of the old Police Station, Market Place, Henley-on-Thames 'Peel's Yard' for Mr Paul Springett of HCS (Henley) Investments Ltd, and rejected the request.

**It was RESOLVED to RECOMMEND**

that a reply be sent advising that this Council did not think that Peels Yard was a suitable name and would like to see a name that has some reference to the area of Kings Road.

**69. PLANNING APPEAL ENFORCEMENT**

P09/E0912 50 Bell Street – the Committee noted the Appeal and was surprised by the decision. It was resolved that guidance be sought as to how future applications should be considered.

**70. DISABLED PARKING BAY**

The Committee considered the new Disabled Parking Bay West side; from the common property boundary between No's 6 & 8, southwards for a distance of 6.6 metres. Outside No 8 Harpsden Road and noted the information.

Councillor Miss L M Hillier reminded Councillors that if they were aware of any unused disabled parking spaces, they should report them to District Council and they will have them reverted back to general parking spaces.

**71. ROAD CLOSURE**

The Committee considered a request for a temporary road closure on 19 September 2010 for the Battle of Britain Parade – Thameside, Friday Street and Station Road between the hours of 15.00 and 16.00 and noted and approved the information.

The meeting closed at 9.35pm

nt

Chairman