

# HENLEY-ON-THAMES TOWN COUNCIL

MIKE KENNEDY

*Town Clerk*

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COUNCIL OFFICES  
TOWN HALL  
MARKET PLACE  
HENLEY-ON-THAMES  
OXFORDSHIRE RG9 2AQ

COUNCILLORS ARE HEREBY SUMMONED TO ATTEND A MEETING OF  
THE PLANNING COMMITTEE

to be held on

TUESDAY 3 September 2013

AT 6.45 PM

in

THE COUNCIL CHAMBER, TOWN HALL  
HENLEY ON THAMES

A handwritten signature in black ink that reads "Mike Kennedy".

Mr M W Kennedy

Town Clerk

28 August 2013

MEMBERSHIP:

Chairman, Councillor D Hinke  
Vice Chairman, Deputy Mayor Councillor M Akehurst (ex-officio)  
Councillor D Clenshaw  
Councillor Miss S Evans  
Councillor Miss L Hillier  
Councillor Mrs E Hodgkin  
Councillor Ms L Meachin  
Councillor Mr D Silvester  
Mayor, Councillor Mr S Gawrysiak (ex-officio)

Members are reminded to sign the attendance book

## AGENDA

1. **TO RECEIVE APOLOGIES FOR ABSENCE**

Apologies received from Councillor Mrs E Hodgkin

2. **TO RECEIVE DECLARATIONS OF INTEREST**

*Members are hereby reminded that, under the provisions of sections 26-34 and Schedule 4 of the Localism Act 2011, a member with a disclosable pecuniary interest of which they are aware in a matter who attends a meeting of the authority at which the matter is considered must disclose to that meeting the existence and nature of that interest at the commencement of that consideration, or when the interest becomes apparent. A member with a disclosable pecuniary interest in any matter must withdraw from the room or chamber where a meeting is being held whenever it becomes apparent that the matter is being considered at that meeting, unless he/she has obtained a dispensation from the council; and not seek improperly to influence a decision about that matter*

3. **PUBLIC PARTICIPATION**

**TO RECEIVE** questions or statements from members of the Public. The following rules shall apply:

- You may ask questions or make a statement on any item included on the agenda. The session, which is also open to Councillors who may have a personal and prejudicial interest on any item included on the agenda, will last for a period of up to 10 minutes (but capable of being extended at the Chairman's discretion).
- Questions from the town's residents will take priority, followed by property owners, businesses and then non-residents.
- All speeches shall last for no more than 2 to 3 minutes.
- If there are no statements or questions, or if all statements have been made or questions asked before the period of time allotted, the meeting will start to consider the remainder of its business. No further public questions or statements will be entertained at that meeting.
- If an answer to a question cannot be given at the meeting the Chairman may, at his/her discretion, arrange for a written answer to be given.
- The Chairman of the meeting will have complete discretion as to the order in which questions are taken and statements made. Supplementary questions may be asked at the Chairman's discretion.
- The Chairman of the meeting may rule that any public remarks are not appropriate and will not be accepted; for example if they are defamatory, frivolous or offensive. In such an instance the Chairman may disallow a question or statement or cut short a statement or discussion, or disqualify any member of the public from continuing to speak.
- Questions which require the disclosure of exempt or confidential information will not be answered.
- The Chairman of the meeting's interpretation of this procedure shall not be questioned and his/her ruling on any questions relating to this procedure shall be final.

4. **MINUTES**  
**TO APPROVE** the Minutes of the Meeting of the Planning Committee held on 13 August 2013.
5. **PLANS (amended)**
- P13/S1804/A** **Gillotts School, Gillotts Lane** (Other – South Ward – JW, WH)  
 One non illuminated monolith style free standing sign, installed adjacent to roadside. (as amended by plan received 12 August 2013).  
 For: Mrs F Damp, Gillotts School
- HTC Observation:** 05.07.13 – **Recommend Refusal.** The design and proposed materials are unsympathetic with the location, being on the edge of an Area of Outstanding Natural Beauty.
- P13/S2193/FUL** **Café Nero, 44 Bell Street** (Minor – North Ward –JB, EH)  
 Retrospective application for new rear decking area: and use of the decking for outside customer seating (in accordance with the agents e-mail dated 8 August 2013).  
 For: Mr A Jonika, Cafe Nero
- HTC Observation** 16.08.13 – **Recommend Approval.** However the Committee deplores the retrospective nature of the application but note the restriction in time to 6pm.
6. **PLANS (new)**
- P13/S2173/HH** **14 Albert Road** (Other – South Ward –JW, WH)  
 Convert the loft space into a bedroom with rear roof light windows.  
 For: Mrs B Tutty
- P13/S2184/O** **Thames Farm, Reading Road, Shiplake** (Major – Parish of Shiplake)  
 Outline application for up to 110 dwellings (access not reserved).  
 For: Mrs C Engbers
- P13/S2186/HH** **12 Hamilton Avenue** (Other – South Ward –JW, WH)  
 Removal of existing wall and replacement with new wall and gate to front of property. Max height of 1.91m  
 For: Mr R Goodliffe
- P13/S2243/HH** **145 Reading Road** (Other – South Ward –JW, WH)  
 Replacement windows to front of property.  
 For: Mr C R Shurrock

- P13/S2389/HH**      **15 Vicarage Road** (Other – South Ward –JW, WH)  
Ground floor side extension, first floor extension and new dormer window.  
For: Mrs N Welch
- P13/S2423/A**      **Johnson Cleaners, 24 Bell Street** (Other – North Ward –JB, EH)  
Renew existing fascia and projecting signs to match existing material and dimensions. Redecorate shopfront frame and entrance door to new corporate green BS14C39.  
For: Mr I Battle
- P13/S2424/LB**      **Johnson Cleaners, 24 Bell Street** (Other – North Ward –JB, EH)  
Renew existing fascia and projecting signs to match existing material and dimensions. Redecorate shopfront frame and entrance door to new corporate green BS14C39.  
For: Mr I Battle
- P13/S2437/HH**      **31 Gainsborough Road** (Other – North Ward –JB, EH)  
Erection of a single storey extension to the rear and side of existing property. To enable relocation of existing kitchen combined with new lounge area, alongside with facility of off street parking.  
For: Mr J Rogers
- P13/S2464/HH**      **40 Makins Road** (Other – South Ward – JW, WH)  
Extensions and roof alterations to existing detached garage.  
For: Mr J Cushing
- P13/S2501/HH**      **2 Gainsborough Road** (Other – North Ward – JB, EH)  
Provision of a dropped kerb and a short access crossover driveway.  
For: Mr E Fallon
- P13/S2547/FUL**      **Beare House, 81 Bell Street** (Other– North Ward – JB, EH)  
Proposed change of use of existing ground floor office from (B1 use) to letting agency (A2 use).  
For: Mr A Jarvis

- P13/S2601/FUL**     **Calleva, Harpsden Way** (Minor –South Ward –JW, WH)  
Demolition of a dwelling house and erection of three detached dwelling houses.  
For: Mr A Wrigley
- P13/S2478/LDE**     **73b Bell Street** (Certificate of lawful Development- North Ward –JB, EH)  
Certificate of lawfulness for existing use as a hot food takeaway (A5 use)  
For: Mr P Kaur
- P13/S2572/LDP**     **Lucknow, Elizabeth Road** (Certificate of lawful Development- North Ward –JB, EH)  
Construction of rear single storey extension.  
For: Mr G Michael
- P13/S2607/HH**     **147 Reading Road** (Other – South Ward –JW, WH)  
Single storey rear extension and loft conversion with rear facing dormer windows.  
For: Mr K Matoski
- P13/S2653/HH**     **11 Leicester Close** (Other – North Ward – JB, EH)  
Construction of an Orangery to the rear of the property and a new wall to the bottom of the garden.  
For: Mr T May

7.     **OBJECTIONS / CALL IN APPLICATIONS**  
**TO DECIDE** which Councillor is to speak at District Council in the event of an objection.
8.     **PROPERTY NAMING** (Papers Attached)  
**TO RECEIVE AND SUGGEST** Two names for 2 new houses in Farm Road Henley on Thames. The Properties are to be numbered 2A and 2B in line with the existing numbering for residential properties in the street and would like names too. The Criteria for names are: Names to do with the site or the immediate vicinity that haven't already been used.
9.     **PLANNING APPEAL DECISION** (Papers attached)  
**TO RECEIVE AND NOTE** the following Planning Appeal Decision for the following applications:  
**94a St Marks Road, Henley on Thames, RG9 1LP**

From: Carole Robb on behalf of enquiries  
Sent: 21 August 2013 11:35  
To: Jacqui Brazil  
Subject: FW: Two names for 2 new houses in Farm Road, HENLEY-ON-THAMES

From: Sally-Anne Worsley [mailto:Sally-Anne.Worsley@southandvale.gov.uk]  
Sent: 21 August 2013 11:26  
To: enquiries  
Subject: Two names for 2 new houses in Farm Road, HENLEY-ON-THAMES

Hi,

The developers Build Right who are building 2 semi detached town houses next to No. 2 Farm Road would like suggestions for alias names for the properties.

The new properties are to be numbered 2A and 2B in line with the existing numbering for residential properties in the street and would like names too. The criteria for names are: Names to do with the site or the immediate vicinity that haven't already been used.

Many thanks  
Sally

Sally-anne Worsley  
Data Monitoring Manager

HR, IT and Customer Services  
South Oxfordshire District Council  
Council Offices  
Benson Lane  
Crowmarsh Gifford  
WALLINGFORD  
OX10 8AZ

Vale of White Horse District Council  
Abbey House  
Abbey Close  
ABINGDON  
OX14 3JE  
Direct phone: 01491 823023  
Mobile: 07928252175  
Fax: 01491 823924  
Email: [sally-anne.worsley@southoxon.gov.uk](mailto:sally-anne.worsley@southoxon.gov.uk)

\*\*\*\*\*  
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## Appeal Decision

Site visit made on 14 June 2013

by **H Butcher BSc (Hons) MSc MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 1 August 2013

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**Appeal Ref: APP/Q3115/A/12/2189595**

**95A St Marks Road, Henley on Thames, Oxon RG9 1LP**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr and Mrs A. C. Sweeney against the decision of South Oxfordshire District Council.
  - The application Ref P/11/S0128, dated 16 March 2012, was refused by notice dated 25 July 2012.
  - The development proposed is changes to the detail of one new dwelling approved in application P09/E1267 on land at 95A St Marks Road.
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### Decision

1. The appeal is allowed and planning permission is granted for changes to the detail of one new dwelling approved in application P09/E1267 at land at 95A St Marks Road, Henley on Thames, Oxon, in accordance with the terms of the application, Ref P11/S0128, dated 16 March 2012, subject to the conditions set out in the attached schedule.

### Main issue

2. The main issue is the effect of the proposal on the living conditions of the occupiers of 97 St Marks Road, with particular reference to potential overbearing impact.

### Reasons

3. The appeal site is located on the upper part of St Marks Road. This part of the road is tree lined and made up of predominantly detached properties of varying, ages, styles and proportions, set in mature, landscaped gardens. Properties are generally located relatively closely to each other and in similar positions addressing the road in a uniform line. The appeal site, is an exception to this consisting of a tall, semi-detached property set well back from the general building line, with a generous side garden separating it from no. 97.
  4. In consideration of this appeal I have noted the planning history of the site. Of particular note is permission P09/E1267 (renewed under ref P12/S1581/FUL). This permission is for a house of broadly similar scale and siting to that which forms the basis of this appeal.
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5. The proposal before me does alter the above extant permission in a number of material ways including: increase in overall depth of approximately 1m; the addition of a single storey rear infill extension adjacent to the shared boundary with no 97; and an overall increase in width of the building of approximately 0.6m due to the removal of a single storey side extension on the west side.
6. Notwithstanding these factors, the new dwelling would have a ground floor level some 1.5m below that of no. 97. The well established Laurel hedge along the shared boundary with that property, along with trees in no. 97's rear garden, would also provide year round screening of much of the side elevation.
7. I accept there may be some views of the development above the hedge and through the screening provided by other foliage. However, the proposal also includes some alterations to the approved scheme to mitigate overbearing impact including a reduction in eaves height of the main roof of the dwelling adjacent to the shared boundary with no. 97, a reduction in pitch of the main roof; which is fully hipped in design, and a reduction in eaves height and ridge height of the two storey rear projection on the west side.
8. I have taken into account the effect of the proposed house on the living conditions of other neighbouring properties to the appeal site and have found no reason to go against the Council's findings on this. My assessment also takes into consideration the current form of no. 97 as well as the extant planning permission on this property for a two storey side extension adjacent to the boundary with no. 95A. This extension would project beyond the existing rear elevations of no. 97 and has also been renewed (ref P09/E1328).
9. Taking the above matters together, I conclude that the proposal would not materially harm the living conditions of no. 97's occupiers and therefore complies with policies G2, D1, D4 and H4 of the South Oxfordshire Local Plan, and policies CSQ3 and CSHEN1 of the South Oxfordshire Core Strategy 2027 Development Plan Document, which, amongst other things, seek to protect the amenities of neighbouring properties.

*Other matters*

10. The provision of two parking spaces for no. 95A and two for the proposed dwelling would be adequate given the size of the existing and proposed houses and is unlikely to cause highway safety problems.
11. A staggered building line is an appropriate response to the two very different positions of nos. 95A and 97 and would not appear incoherent in the street scene.

*Conclusion and conditions*

12. The Council has suggested a number of conditions in addition to the standard time limit condition. It is necessary to require that the development is carried out in accordance with approved plans. This is for the avoidance of doubt and in the interests of proper planning. The Council have also suggested a condition for samples of materials to ensure a satisfactory appearance but I have not been provided with justification for submission of additional details relating to doors and windows.



13. A condition requiring submission of ground levels is necessary to protect neighbouring amenity with respect to overbearing impact. Similarly it is necessary to remove permitted development rights with respect to the insertion of additional windows or openings in the side elevations in order to protect neighbouring properties from overlooking. However I have not been made aware of any exceptional circumstances which would justify further removal of permitted development rights.
14. A condition to ensure protection of the Copper Beech tree on site which is the subject of a Tree Preservation Order is necessary. Details such as the nature of the appointment of an arboricultural consultant can be addressed during consideration of the submitted details and consequently these have been omitted. A landscaping condition including the retention of existing planting will ensure a satisfactory appearance of development.
15. A condition to agree the vehicular access and visibility splays, and that these along with parking for both properties is implemented as approved is required to ensure highway safety. A separate condition requiring visibility splays to be maintained free of obstruction in perpetuity is also necessary.
16. It is necessary to impose a condition to ensure surface water and foul drainage works are adequately dealt with to prevent pollution. However, I find no reason to support a condition with respect to potential land contamination.
17. A condition requiring details of bin and recycling storage is not necessary as the proposed house would have sufficient space on site to carry out these activities in a satisfactory manner. It is also not necessary to require that the existing kitchen extension to 95A and its detached garage shall be demolished as by necessity this would occur in order to carry out construction of the proposed dwelling.
18. I have not been made aware of any relevant Development Plan Policy regarding the imposition of a condition to require the proposed house to achieve Level Three of the Code for Sustainable Homes. Neither am I aware of the appellant having designed the proposed house to meet this standard.
19. For the reasons given above I conclude that the appeal should be allowed.

*Hayley Butcher*

INSPECTOR

## Conditions

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the details shown on submitted plans: "Site Plan - Proposed"; "Elevations Front and Rear and Basement Plan"; "Elevations - West & East"; "Floor Plans and Roof Plan"; and "Sections AA and BB".
- 3) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the house hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
- 4) Prior to the commencement of development, plans showing the existing and proposed ground levels, and proposed floor levels of the house hereby permitted, relative to the ridge height of 95A St Marks Road and a fixed datum point on land outside the application site, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- 5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no windows or openings other than those expressly authorised by this permission shall be constructed in the side elevations of the house hereby approved.
- 6) Prior to the commencement of development, details of the position of the new access and visibility splays shall be submitted to and approved in writing by the local planning authority. The building shall not be occupied until the vehicular access, visibility splays, and parking and manoeuvring areas have been constructed in accordance with approved details and those shown on submitted plan: "Site Plan - Proposed", and shall be permanently retained thereafter.
- 7) The visibility splays approved in accordance with condition 6 shall be maintained free of all obstruction over 0.6m high at all times.
- 8) No development shall take place until a landscaping scheme has been submitted to and approved in writing by the local planning authority. This scheme shall indicate new trees and shrubs, as well as existing planting to be retained. The works shall be carried out as approved within 12 months of occupation of the house. In the event of loss by death or other means of such landscaping within a period of 3 years, it shall be replaced as many times as necessary by the same variety.
- 9) Prior to the commencement of development an arboricultural method statement to ensure the satisfactory protection of the Copper Beech tree during the construction period shall be submitted to the local planning authority and approved in writing. The matters to be encompassed within the arboricultural method statement shall include the following:
  - i. A specification for the pruning of, or tree surgery to, the Copper Beech tree in order to prevent accidental damage by construction activities;

- ii. The specification for the location, materials and means of construction of temporary protective fencing and/or ground protection in the vicinity of the Copper Beech tree.
  - iii. The definition of areas for the storage or stockpiling of materials, any temporary on-site parking, mixing of cement or concrete, and fuel storage.
  - iv. The means of demolition for the existing garage, and of the re-instatement of the area currently occupied thereby.
  - v. The specification of the routing and means of installation of drainage or any underground services.
  - vi. The details and method of construction of any other structures such as boundary walls within the root protection area of the Copper Beech tree, and how these relate to existing ground levels.
  - vii. The details of the materials and method of construction of any roadway, parking, pathway or other hard surfacing within the root protection area of the Copper Beech tree.
  - viii. Provision for the supervision of any works within the root protection area of the Copper Beech tree, monitoring of continuing compliance with the protective measures specified, and reporting of continued compliance or any departure there from to the Local Planning Authority by an appropriately qualified arboricultural consultant.
- 10) The house hereby permitted shall not be occupied until surface water and foul drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority.