

**Present:** The Chairman Councillor Ken Arlett  
The Vice Chairman Councillor Michelle Thomas  
Councillor Ian Clark  
Councillor Donna Crook  
Councillor Dave Eggleton  
Councillor Stefan Gawrysiak  
Councillor Will Hamilton – Substituting for Councillor Laurence Plant  
Councillor Rob Romans

**In Attendance:** Sheridan Jacklin-Edward - Town Clerk  
Cath Adams – Planning and Project Manager / Deputy Town Clerk  
Kirsty Waterman – Planning Administrator

**Also Present:** 28 Members of the Public  
1 Member of the Press

### **103. APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Laurence Plant

### **104. DECLARATIONS OF INTEREST**

All Councillors declared an interest in application **P19/S2350/FUL** Land west of Fairmile Henley-on-Thames RG9 2JU as Henley Town Council owns a piece of land within the application site. This is a non pecuniary interest and as such all Councillors will take part in any debate on the application.

### **105. PUBLIC PARTICIPATION**

- i. Pauline Sarkissian a Henley resident spoke on application **P19/S2486/FUL** Former Henley Youth Centre site, as spokesperson for a row of terraces that backs onto a boundary of the proposed site, as an objector. They object to the block of flats which will overlook their amenity space and therefore is insensitive and overbearing. The car park spaces and bin storage back directly onto their gardens which will create unwanted pollution and noise. The landscaping scheme seems inadequate.
- ii. Jamie Smith of Shiplake spoke on application **P19/S1171/FUL** Henley Joinery Farm Road, as the developer. He believes the application offers a higher quality design and build than anything that would be developed under Permitted Development which the property is eligible for. Continued commercial usage is not financially viable and residential dwellings are more neighbourly than a noisy commercial operation which will also reduce traffic.
- iii. Daniel Freeman a Henley resident spoke on application **P19/S2527/HH 4** Parkside, as an objector. The proposed wall is unneighbourly and will detrimentally affect the character of the area. He stated the application is misleading due to assumptions concerning the position and purpose of existing walls as boundary treatments. A restrictive covenant exists preventing excessive wall heights.

- iv. Julian Brookes a Henley resident spoke on application **P19/S2527/HH 4** Parkside, as an objector. He agreed with points made by Daniel Freeman and reiterated the proposal is unneighbourly and out of character with the area.
- vii. Richard Herbert a Henley resident spoke on application **P19/S2350/FUL** Land west of Fairmile, as an objector stating part of the site is not in the JHHNP and the site is sensitive to many as its in a conservation area. The flats do not enhance the area and are too high. The access road goes between oak trees which are to be removed but have been noted as A1 grade trees and he feels they should be kept. He also raised concerns over highways issues and access concerns with too many vehicles coming to and from the Fairmile.
- viii. Mr. B Le Blanc a Henley resident spoke on application **P19/S2350/FUL** Land west of Fairmile, as an objector agreeing with the previous comments with concern over highways, environmental, size and character issues.
- ix. Will Spriggs a Henley resident spoke on application **P19/S2350/FUL** Land west of Fairmile, as an objector. The site is an AONB, the development is not sympathetic to the skyline and character of the area and doesn't have good urban design and is too dense for the area. The 3 storey flats do not blend in as they are supposed to in the design.
- x. David Parker, Architect for application **P19/S2350/FUL** Land west of Fairmile, spoke in support of the application. The site is in the JHHNP and an additional piece of land has been bought and added to the site enabling the planners to add additional houses above the JHHNP agreed numbers, meaning the percentage of houses to land mass has decreased slightly. He feels residents' concerns have been listened and responded to in several consultation sessions. Many professionals have consulted thoroughly on landscape, environmental and heritage issues.
- xi. Jo Bolt a Henley Resident spoke on application **P19/S2350/FUL** Land west of Fairmile, as an objector with highways concerns.

## 106. **MINUTES**

The Minutes of the Meeting of the Planning Committee held on 20 August 2019 were **RECEIVED, NOTED** and **SIGNED** by the Chair Councillor Arlett.

## 107. **PLANS** (Amended)

### **P19/S1171/FUL**

**Henley Joinery Farm Road Henley-On-Thames RG9 1EJ**  
(Full Application)

**For:** Jamie Smith Estates Ltd c/o JPPC - Chartered Town Planners

Redevelopment of joinery workshop, storage buildings and yard to provide 2 x two- bedroom semi-detached dwellings and 1 x one-bedroom detached dwelling (height and footprint of Plot 3 reduced and garden and parking areas altered and rear garden depths of Plots 1 & 2 increased as shown on amended plans received 9th August 2019).

Plans: Henley Joinery Farm Road

HTC Observations:

**23.04.19** - Recommend approval

**16.07.19** - Recommend refusal due to the change of use and loss of commercial buildings within Henley on Thames which is a real concern of Henley Town Council. Recommend refusal also on safety concerns over access on to the road with the visibility splay being insufficient. Highways officers concerns highlight this. HTC also have concerns over the development being unneighbourly.

**03.09.19** – Recommend approval

**108. PLANS (New)**

**P19/S2242/FUL**

**Garages behind 16-18 New Street Henley on Thames RG9 2BT** (Full Application)

**For:** Ms Joyce Lockyer

Demolition of four existing garages. Construction of two new garages in place of one large corner garage. Refurbishment of and new doors to retained, gabled garage.

Plans: Garages behind 16-18 New Street

HTC Observations: **03.09.19** – Recommend approval

**P19/S2333/HH**

**10 Highlands Lane Rotherfield Greys RG9 4PR**

(Householder)

**For:** Mr O'Neill

Demolition of existing conservatory and downstairs bathroom; erection of a two-storey side extension; roof conversion including rear facing dormer windows; alterations to existing driveway.

Plans: 10 Highlands Lane

HTC Observations: **03.09.19** – Recommend approval subject to Highways concerns being resolved.

**P19/S2350/FUL**

**Land west of Fairmile Henley on Thames RG9 2JU** (Full Application)

**For:** C/o Agent RPS

Demolition of existing buildings and development of 72 residential units comprising 52 houses and 20 flats with associated access, servicing, parking, amenity space and landscaping.

Plans: Land west of Fairmile

HTC Observations: **03.09.19** – Recommend approval subject to there being further research and analysis into wildlife corridors and habitats on the site paying particular attention to the front of the site. And that the visual impact be looked into further to mitigate concerns over the bulk and positioning of the flats on the high ground detrimentally altering the visible skyline.

**P19/S2404/HH**

**5 Putman Place Henley on Thames RG9 1BZ** (Householder)

**For:** Ms L Sherriff

Upgrade of existing conservatory, together with new roof.

Plans: 5 Putman Place

HTC Observations: **03.09.19** – Recommend approval

**P19/S2466/FUL**

**Barngarth Gravel Hill Henley on Thames RG9 1TP** (Full Application)

**For:** Mrs C Jones

Variation of condition 2 - Approved plans on application P19/S0243/FUL for changes including reduction in window widths, internal layout changes, overall height reduced, building length and width to suit brick dimensions.

(Construction of a new 3 bedroom Chalet/Bungalow)

Plans: Barngarth Gravel Hill

HTC Observations: **03.09.19** – Recommend approval

- P19/S2486/FUL**      **Former Henley Youth Centre site 1 Deanfield Avenue Henley on Thames RG9 1UE (Full Application)**  
*For:* Mr Ian Sloan C/O Agent PPML Consulting Ltd  
 Erection of care home for the elderly and a detached affordable apartment block (10 x 1 bed), including parking, amenity, landscaping and tree protection.  
 Plans: Former Henley Youth Centre  
 HTC Observations: **03.09.19** – Recommend unanimous refusal on grounds of the development being unneighbourly in its size and bulk and intrusion into residents amenity space. The street scene the development is proposing is not acceptable on this prominent corner in Henley on Thames and is out of keeping with the Joint Henley and Harpsden Neighbourhood Plan which approved 23 houses for the site not the proposed 66 flats and care home dwellings.
- P19/S2487/HH**      **9 Norman Avenue Henley on Thames Oxfordshire RG9 1SG (Householder)**  
*For:* Mrs J Saunders  
 Proposed single-storey rear extension and alterations.  
 Plans: 9 Norman Avenue  
 HTC Observations: **03.09.19** – Recommend approval
- P19/S2488/LB**      **9 Norman Avenue Henley on Thames Oxfordshire RG9 1SG (Listed Building Consent)**  
*For:* Mrs J Saunders  
 Proposed single-storey rear extension and alterations.  
 Plans: 9 Norman Avenue  
 HTC Observations: **03.09.19** – Recommend approval
- P19/S2496/HH**      **Broome Marlow Road Henley-on-Thames RG9 2JB (Householder)**  
*For:* Ms V Piasecki  
 Demolition of existing conservatory; erection of two first floor side extensions; alterations to roof; new front porch; internal alterations.  
 Plans: Broome Marlow Road  
 HTC Observations: **03.09.19** – Recommend approval
- P19/S2527/HH**      **4 Parkside Henley on Thames RG9 1TX (Householder)**  
*For:* Mr & Mrs Reynolds  
 Proposed Alterations to driveway, and construction of new boundary treatment to frontage  
 Plans: 4 Parkside  
 HTC Observations: **03.09.19** – Recommend refusal on grounds of the rendered and painted walls being out of character of the open plan nature of the area and therefore unneighbourly.

## **109. OBJECTIONS / CALL IN APPLICATIONS**

The Committee **DECIDED** not to call in any applications.

**110. DECISION NOTICES**

The Committee **RECEIVED** and **NOTED** the report on the decision notices received from SODC.

**111. CERTIFICATE OF LAWFUL DEVELOPMENT**

The Committee **NOTED** a Certificate of Lawful Development:

**P19/S2493/LDP**

Victoria House 35 Queen Street Henley-On-Thames RG9 1AR

*For:* Mrs Charlotte Stride Bagge C/O Agent JPPC – Chartered Town Planners

Certificate of Lawfulness for whole building (Victoria House/No.35 Queen Street) used as B1a offices.

Plans: Victoria House 35 Queen Street

**112. DEMOLITION OF PROPERTY AND TEMPORARY ADDRESS**

The Committee **NOTED** the demolition of property known as Yaffles, 1 Two Tree Hill and erection of 1 new residential dwelling to be named: (Document attached)  
Hazel Lodge, Two Tree Hill, Henley on Thames RG9 1RQ

And the creation of a temporary address:

Caravan at Hazel Lodge, Two Tree Hill, Henley on Thames RG9 1RQ

**113. TRAFFIC REGULATION NOTICES**

The Committee **NOTED** the Traffic Regulation Notices, Road Traffic Regulation ACT 1984:

Notice of Temporary traffic Order for:

- i. Lower Assendon – unnamed road between B480 and Pond Cottage.  
(Document attached)
- ii. Nettlebed A4130 between Old Camp Road and unnamed road to Catslip  
(Document attached)

**114. GWR COMMUNITY FUND**

The Committee **RECEIVED** an update on the preparations for applying for GWRs Customer and Communities Improvement funding which is open for bids as per Planning Minute 99. (SG & RR). Two applications have been prepared and will be submitted, bidding for funds to buy and install public information screens at Henley on Thames train station and for Electric Charging points to be installed at Henley on Thames train station.

**115. STATION CAR PARK**

The Committee **NOTED** the most recent reply from GWR on the Station Car Park usage research which suggests that they do not believe non-rail users' (general public) use of the car park to be material in their analysis of the car park usage.

SODC who part funded resurfacing of the Station car park state that from the agreement, the station car park facility is to be made available to rail users and 'other members of the public' which includes everyone and anyone not taking the train, if you are shopping or staying all day or even overnight. And therefore non-rail users' usage of Henley on Thames station car park is material and should be included in the analysis. A response from GWR is awaited.

**116. THAMESIDE BOLLARD QUOTATION**

The Committee **CONSIDERED** a quotation for 27 Thameside bollards (quotation as attached to the Planning Committee agenda 3 September 2019, pages 13 -14) A discussion on the colour of the bollards was not resolved as to whether they would be green or black. The Chair requested that a sample bollard be obtained for review before they were commissioned. It was **RESOLVED TO RECOMMEND**

**that Henley Town Council fund the cost of 27 bollards. This to go to Finance Strategy and Management Committee for consideration on 17 September 2019 requesting approval to fund the 27 bollards at a cost of £19,535.07.**

**117. TRAFFIC REGULATION ORDER**

The Committee **DISCUSSED** raising a request to Oxfordshire County Council regarding a Traffic Regulation Order and parking permits. Oxfordshire County Council will be requested to process a Traffic Regulation Order reversing the right for residents to apply for permits where they have adequate allocated parking as deemed in approved planning permissions associated with their apartment block or dwelling. This item is to be discussed further at the next Planning Committee to be held on 24 September 2019 and a recommendation sought on this date.

Meeting closed at 7.45pm

KW/CA

4 September 2019