

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 Rob Romans

In Attendance: Cath Adams – Planning and Project Manager / Proper Officer
Kirsty Waterman – Planning Administrator

Also Present: 4 Members of the Public
1 Member of the Press

70. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Laurence Plant

71. DECLARATIONS OF INTEREST

The Chairman, Mayor Councillor Ken Arlett declared a non-pecuniary interest in application P19/S2153/HH 10 Kings Road, Henley on Thames. He will not take part in any discussion relating to the application.

72. PUBLIC PARTICIPATION

Mr Simon Loring spoke on application P19/S1569/FUL Syringa Rod Eyot Wargrave Road. He talked about the amended plans and pointed out the removal of the studio on the first floor. He said the replacement dwelling is smaller than the existing one, site lines have been retained, the design is sustainable and replaces an old building which needs raising due to the flood relief. The existing property does not have proper foundations, has been flooded 3 times in the last 20 years during the current owners' occupation and requires future proofing.

73. MINUTES

The Minutes of the Meeting of the Planning Committee held on 16 July 2019 were **RECEIVED, NOTED** and **SIGNED** by the Chair Councillor Arlett.

74. PLANS (Amended)

P19/S1236/HH

36 Nicholas Road Henley-On-Thames RG9 1RB

(Householder)

For: Mr & Mrs Haigh

Proposal:

Alterations and additions to provide improved family area and utility room - increased ground & first floor area - amendment to Appl. Ref; P18/S1358/HH. (Amended plans submitted on 16 July 2019 showing the first floor rear extension set back in length by 1.2 metres).

Plans: 36 Nicholas Road

HTC Observations:

14.05.19 – Recommend approval

06.08.19 – Recommend approval

P19/S1557/LB

7-15 Catherine Wheel Hart Street Henley-On-Thames RG9

2AR (Listed Building Consent)

For: Wetherspoon JD Wetherspoon

Proposal:

Interior alterations to the existing entrance way into the bar area from the side alley, inner door to be removed and relocated in lobby south wall and infill of existing entrance.

Minor alterations to fabric to occur due to removal of secondary bar.

Plans: 7-15 Catherine Wheel

HTC Observations:

25.06.19 – Recommend refusal, and support the Conservation Officer's comments. The proposal creates concern over loss of character to the building. Further information from the applicant would be advisable to enable a fully informed recommendation.

06.08.19 – No comment as the application had been granted at the time of the Planning Committee meeting.

P19/S1569/FUL

Syringa Rod Eyot Wargrave Road near Henley-On-Thames

RG9 3JD (Minor, Full Application)

For: Mr Aurora

Proposal:

Replacement dwelling (amended plans received 11 July 2019, removing upper storey accommodation and incorporating other changes set out in the agent's covering email)

Plans: Syringa, Rod Eyot

HTC Observations:

25.06.19 – Recommend refusal due to the overbearing design and bulk of the proposal. The proposed would be an overdevelopment of the site.

06.08.19 – Recommend refusal on same grounds as before. The proposed dwelling is too large, overbearing and out of character with the island. The committee recommended a more sympathetic design.

75. **PLANS** (New)
P19/S2095/FUL **25 Thameside Henley-On-Thames RG9 2LJ** (Full Application)
For: Mr B Islam
Change of Use from C4 to Sui Generis utilising existing living accommodation without alteration and amalgamation of the existing bathroom and store room to form two shower rooms.
Plans: 25 Thameside
HTC Observations: **06.08.19** – Recommend approval
- P19/S2097/LB** **25 Thameside Henley-On-Thames RG9 2LJ** (Listed Building Consent)
For: Mr B Islam
Change of Use from C4 to Sui Generis utilising existing living accommodation without alteration and amalgamation of the existing bathroom and store room to form two shower rooms.
Plans: 25 Thameside
HTC Observations: **06.08.19** – Recommend approval
- P19/S2108/HH** **Burbank House Peppard Lane Henley-On-Thames RG9 1NG** (Householder)
For: Dr Graeme McGuinness
Replace perimeter fencing and hedging with new fencing to a height of 1.8m. New gateposts, but retain same gates.
Plans: Burbank House
HTC Observations: **06.08.19** – Recommend refusal. Peppard Lane is suited to green screens and hedges rather than fences. It is a rural lane and as such boundaries should be in the form of hedges which promote habitats for wildlife and suit the character of the area.
- P19/S2111/LB** **37-39 Reading Road HENLEY-ON-THAMES Oxon RG9 1AB** (Listed Building Consent)
For: Ms Joanne Morgan
Painting of existing sign in white, sign writing "Gladstone Terrace" in black to reinstate current degraded sign.
Plans: 37-39 Reading Road
HTC Observations: **06.08.19** – Recommend approval
- P19/S2116/A** **15 Bell Street Henley-On-Thames RG9 2BA** (Advertisement Consent)
For: Mountain Warehouse
Illuminated fascia sign.
Plans: 15 Bell Street
HTC Observations: **06.08.19** – Recommend refusal due to it being illuminated and made of acrylic. Planning Committee recommend the Design Guide be read before a resubmission to address these points. Henley Town Council would like to express their support in the shop being filled.

- P19/S2119/LB** **The Dolls House 65 Friday Street Henley-On-Thames RG9 1AN** (Listed Building Consent)
For: Mr Luke Breen
Installation of two conservation roof lights to the rear elevation main roof, the addition of natural wool insulation within the rafters and to make good failed lime plaster on the side elevations.
Plans: The Dolls House
HTC Observations: **06.08.19** – Recommend approval
- P19/S2146/HH** **3 Gainsborough Crescent Henley-On-Thames RG9 1TB** (Householder)
For: Mrs Corrie Walton
Single Storey rear extension.
Plans: 3 Gainsborough Crescent
HTC Observations: **06.08.19** – Recommend approval
- P19/S2153/HH** **10 Kings Road Henley-on-Thames RG9 2DG** (Householder)
For: Mrs Charlotte Mecklenburgh
Erection of a single storey side return rear extension with continuous skylight windows in the roof; proposed dormer to rear elevation roof; insertion of a skylight to the south elevation roof, and skylight and Velux windows on front elevation roof.
Plans: 10 Kings Road
HTC Observations: **06.08.19** – Recommend approval
- P19/S2166/HH** **1 Grange Road Henley-On-Thames RG9 1DE** (Householder)
For: Mr Richard Ogden
To build a dormer window on the east-facing roof.
Plans: 1 Grange Road
HTC Observations: **06.08.19** – Recommend refusal due to the size and bulk of the proposal and the over development of the property.
- P19/S2181/HH** **4 Wharfe Lane Henley-On-Thames RG9 2LL** (Householder)
For: Mr Adam Toop
Installation of a new flagpole.
Plans: 4 Wharfe Lane
HTC Observations: **06.08.19** – Recommend approval
- P19/S2182/LB** **4 Wharfe Lane Henley-On-Thames RG9 2LL** (Listed Building Consent)
For: Mr Adam Toop
Installation of a new flagpole.
Plans: 4 Wharfe Lane
HTC Observations: **06.08.19** – Recommend approval

- P19/S2183/HH** **77 Harpsden Road Henley-On-Thames RG9 1ED**
 (Householder)
For: Mr & Mrs Bart & Kirsten Schouwenaars-Harms
 Single storey rear/side infill extension to enlarge kitchen, with a parapet wall, patent glazing, and new window to the rear elevation. Single storey rear extension to enlarge bathroom, with a new window to the rear elevation. Internal alterations.
 Plans: 77 Harpsden Road
 HTC Observations: **06.08.19** – Recommend approval
- P19/S2214/HH** **Magdalen House Wharfe Lane Henley-On-Thames RG9 2LL** (Householder)
For: Mr & Mrs Morrison
 Removal of existing garden room. Erection of timber and double glazed garden room.
 Plans: Magdalen House
 HTC Observations: **06.08.19** – Recommend approval
- P19/S2236/HH** **34 Manor Road Henley-On-Thames RG9 1LU** (Householder)
For: Ms J Clark
 Part garage conversion and change flat roof to pitch roof.
 Plans: 34 Manor Road
 HTC Observations: **06.08.19** – Recommend approval
- P19/S2256/FUL** **Brook House 24A Duke Street Henley-On-Thames RG9 1UP** (Minor)
For: Henley Brook Ltd
 New dormers to rear and new rooflights.
 Plans: Brook House
 HTC Observations: **06.08.19** – Recommend approval

76. OBJECTIONS / CALL IN APPLICATIONS

The Committee **DECIDED** to call in applications **P19/S2108/HH** Burbank House, Peppard Lane and **P19/S1569/FUL** Syringa Rod Eyot Wargrave Road. Councillor Gawrysiak to call in and Councillor Arlett to speak at SODC Planning Committee.

77. DECISION NOTICES

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

78. VARIATION TO ORDER OF BUSINESS

In accordance with Standing Orders 5(a) (vi), it was **RESOLVED**

that the order of business on the agenda was altered deferring Agenda item 9 until after Agenda item 10.

79. CLIMATE EMERGENCY WORKING GROUP

i) The Committee **CONSIDERED** and **APPROVED** the Notes of the Climate Emergency Working Group (CEWG) meeting which was held on 23 July 2019.
ii) The Committee **RECEIVED** a report from the Climate Emergency Working Group. A verbal update was **GIVEN** by the Climate Emergency Working Group with the following points:

- A meeting was held on 23 July 2019 with Reading University. Reading University would be happy to carry out research with their Masters in Renewable Energy: Technology and Sustainability students.
- Links with other Parishes were recommended to ensure actions which stretch beyond Henley boundaries can continue. Wokingham District Council have been approached and have also declared a Climate Emergency showing shared objectives with HTC.
- Solar panels on 357 Reading Road have been recommended to be reused to continue to generate income for Henley Town Council. The existing meter must be retained.
- It has been assumed that this working group will fund projects through its own fundraising initiatives and Henley Town Council would not like to manage or fund such external projects. The Chair of CEWG stated that funding is a critical element of the success of these projects and many elements are hinged on funding issues.

The introduction of a carbon offsetting pricing scheme and inclusion of statements on mitigation of climate change to be included in the JHHNP are to be considered at Planning Committee on 20 August 2019.

80. PERMITTED DEVELOPMENT RIGHTS

The Committee **NOTED** a Permitted Development Rights application P19/S2222/N1A for the Conversion of B1 office space at 1F, 2F and 3F to form 10 flats (C3) comprising 6 x 2-bed, 3 x 1-bed and 1 x studio flats at Brook House, Duke Street, Henley-on-Thames, Oxon RG9 1UP. Plans: Brook House

81. CONSULTATION – PROPOSED DISABLED PERSON PARKING BAYS

The Committee **CONSIDERED** the consultation documentation provided. The Committee is in support of the proposed disabled parking bay in Greys Road. The committee does not support the proposed disabled parking bay in Duke Street which is in a loading bay and considered essential for deliveries to businesses in town. A representation will be made by Friday 16 August as requested by Oxfordshire County Council.

82. CONSULTATION – OXFORDSHIRE COUNCIL PERMIT SCHEME

The committee **CONSIDERED** the consultation documentation provided and **AGREED** a response to the Oxfordshire Council Permit Scheme consultation with the following points:

- Objection to the proposed level of suggested fees as they seem too low. Higher fees would encourage faster closure of projects.
- The length of time it takes for projects to be finished should be shortened and encouraged through higher fee structures.
- A deposit scheme should be instigated and utilised for fines should delays occur or works inadequately made good, again encouraging timelines being met and projects delivered swiftly.
- Signage should be put up further in advance to inform people sooner of potential works. The current notice periods do not seem long enough.
- Phone numbers of utility companies need to be visible and accessible during works ensuring contact with appropriate personnel should a problem occur. The Council should be notified of works and provided with contact details.

The full documentation can be found by following this link:-
<https://consultations.oxfordshire.gov.uk/consult.ti/managingroadworks/consultationHome>)

83. REPORT ON STATION CAR PARK

The Committee **CONSIDERED** a report on car parking provision at the Station Car Park in Henley.

- It would like to see a historical analysis and projection of car park usage to ensure the validity of such research. It is thought that the station car park usage has increased and will do in the future so more spaces are required not less.
- Henley Town Council would like to see 100 spaces for the proposed hotel on the hotel site.
- Short term drop off spaces are required for safe passenger arrival and pick up.
- Electric vehicle charging points are highly desirable and would be a welcome addition to the car park.

84. TEMPORARY TRAFFIC REGULATION NOTICE – S14 ROAD TRAFFIC REGULATION ACT 1984

The Committee **NOTED** the following Temporary Road Closures:

- TTRO (T6916), on Luker Avenue, Henley on Thames.
- TTRO (T6856), on Berkshire Avenue, Henley on Thames.

85. TRAFFIC MATTERS

Three items were **CONSIDERED** at Full Council and are to be added to the Progress Report:

- Bollards on River Terrace.
- Footpath on River Terrace
- Yellow lines on Henley Bridge

86. TREE PRESERVATION ORDER AND WORKS

The Committee **NOTED** the following:-

- Tree Preservation Order No 19S01 – Gillotts Lane (Harpsden Area)
- Consent for tree works – rear boundary of 39 Blandy Road.

Meeting closed at 8.45pm

KW/CA

7 August 2019