

Present: Chairman – Councillor Mr D Hinke
Vice Chairman – Councillor Ms L Meachin
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: Mrs B Walker – Minute Taker

Also present: 1 member of the Press
3 members of the public
Councillor Miss K Gehrman (part)
Councillor D Nimmo Smith (part)
Councillor I Reissmann (part)

125. APOLOGIES FOR ABSENCE

Apologies were received from the Mayor, Councillor Mrs E Hodgkin.

126. DECLARATIONS OF INTEREST

None received.

127. PUBLIC PARTICIPATION

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:-

- this grade II* listed building is being returned to its original use as a residential property and is being restored
- concerns were raised by the planning authority and the Town Council when permission was originally given to convert the property into offices in the early 1990s
- the conversion to residential makes economic and viable use of the property and the loss of any potential employment is not unacceptable
- in the amended plans the proposed garage block building has been reduced in size to address concerns of the neighbouring property at 98 Kings Road.
- the size of the garage block is commensurate with the property
- additional information with the amended plans includes a sun study showing where shadows are cast
- the moving of the access will result in a loss of pay and display/residents' parking spaces on Kings Road

A member queried whether the parking space to the front of the property is included in the plans.

Councillor Miss L Hillier joined the meeting at 7.08 pm.

128. **MINUTES**

The Minutes of the Meetings of the Planning Committee held on 18 December 2012 were approved and signed as a true record by the Chairman Councillor D Hinke.

129. **VARIATION TO THE ORDER OF BUSINESS**

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

that in view of the comments from a member of the public present at the meeting the order of business on the agenda be altered to allow the Committee to consider planning applications P12/S2992FUL and P12/S2993/LB – Northfield House, 11 Northfield End next.

130. **P12/S2992/FUL and P12/S2993/LB – Northfield House, 11 Northfield End**

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.

For: Venner Capital SA

OBSERVATION:

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.

P12/S2993/LB

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

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One member of the public left the meeting at 7.18 pm.

131. **PLANS (amended)**

P12/S2260/HH

La Bodega Tapas, Eversley House, 38 Hart Street (Minor – North Ward – JB, EH)

Retention of housing for a refrigeration plant unit in the rear garden of the La Bodega restaurant, positioned on an existing concrete base where the original shed was located. (As amended by drawing no 0/5386/12-02 rev A – chiller elevations

and acoustic report ref 121008-002A received 8 November 2012 & also amended by location plan 0/5386/12=01 rev A received 14th November 2012 & as amended by acoustic report 121008-003 and as amended by amended plan ref. 5326/12-02 Rev B received 30 November 2012). 05/386/12-04; and chiller floor and roof plan 0/5386/12-05). As clarified by elevation drawings 0/5386/12-02; 0/5386/12-03; 0/5386/12-04; and chiller floor and roof plan 0/5386/12-05).

For: Mr R Ormiston

HTC Observation:

13.11.12 - Recommend Approval.

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04.12.12 - The Committee Recommend Approval subject to the recommendations and advice of SODC concerning noise and acoustic levels and the views of neighbours being observed in the amendment. Again the views of the neighbours were not available on the original application

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18.12.12 - The Committee reiterated their previous observation that Recommend Approval subject to the recommendations and advice of SODC concerning noise and acoustic levels and the views of neighbours being observed in the amendment. Again the views of the neighbours were not available on the original application.

OBSERVATION:

The Committee reiterated their previous observation that Recommend Approval subject to the recommendations and advice of SODC concerning noise and acoustic levels and the views of neighbours being observed in the amendment. The Committee ask that SODC please note the comments of the neighbour, Michael Shemilt

**132. PLANS (new)
P12/S2624/HH**

1 Parkside (Other – North Ward – JB, EH)
Construction of a new link detached triple garage and single storey rear extension. Internal alterations
For: Mr D Freedman

OBSERVATION:

Recommend Refusal due to over-development of the site, un-neighbourly and loss of trees. In particular the Committee object to the size of the garage block comprising of both garage and accommodation in one unit.

P12/S2846/FUL

Land at Jubilee Park (Minor – South Ward – JW, WH)
Creation of an unmetalled non-domestic access with appropriate vision splay to existing compost area used for re-cycling of horticultural arisings and associated parks services activities.
For: Mr Mike Kennedy, Henley Town Council

OBSERVATION:

The Committee noted the application and requested the Planning Authority looks favourably upon the application.

P12/S2917/HH

70 West Street (Other – North Ward – JB, EH)
Proposed single storey rear extension, first floor rear infill and alterations.
For: Mrs S J Reeder

OBSERVATION:

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 68

- 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
- OBSERVATION:** **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**
- P12/S2965/HH** **28 Greys Road** (Other – North Ward – JB, EH)
Replacement front porch, two storey rear extension and internal alterations to existing dwelling house.
For: Mr & Mrs D Stobee
- OBSERVATION:** **Recommend Approval.**
- P12/S2977/HH** **27 Nicholas Road** (Other - North Ward – JB, EH)
Front and rear single storey extensions with internal alterations, re roof flat roofed areas with pitched roofs and upgrade external elevations.
For: Mr & Mrs D Green
- OBSERVATION:** **Recommend Approval – the proposal represents a significant improvement to the original 1970s property; the use of timber window frames is to be applauded.**
- 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.
For: Mr H Liddell
- OBSERVATION:** **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.**
- P12/S3000/HH** **43 New Street** (Other – North Ward – JB, EH)
Removal of existing double glazed UPVC roof from existing kitchen. Removal of existing plinth wall and window. Extension of existing kitchen to form breakfast room/dining area and new double duo-pitched clay tiled roof, conservation roof lights and glazing.
For: Mr & Mrs P & K Tooley
- OBSERVATION:** **Recommend Approval – the proposal is a great improvement to the property.**
- P12/S3001/LB** **43 New Street** (Other – North Ward – JB, EH)
Removal of existing double glazed UPVC roof from existing kitchen. Removal of existing plinth wall and window. Extension of existing kitchen to form breakfast room/dining area and new double duo-pitched clay tiled roof, conservation roof lights and glazing.
For: Mr & Mrs P & K Tooley
- OBSERVATION:** **Recommend Approval – the proposal is an improvement to the property.**

P12/S3006/HH	<p>23 Belle Vue Road (Other – South Ward – JW, WH) Remove existing living room and lobby extension. New first floor and single storey ground floor extensions. For: Ms E Smith</p>
OBSERVATION:	<p>Recommend Approval – the proposal is in-keeping with other properties in the road.</p>
P12/S3010/A	<p>Kenton Theatre, 19 New Street (Other – North Ward- JB, EH) Internal illuminated double sided aluminium projecting sign. For: Kenton Theatre C/O Concept Sign and Display</p>
OBSERVATION:	<p>Recommend Refusal as the proposed signage contravenes the Conservation Area policies:- CON 3, CON 8, and EP3. Specifically the effect of this oversized sign on the character of the building, the sign is internally illuminated and is not made of natural materials and would have an adverse effect on neighbours by lighting up what is a residential street.</p>
P12/S3012/LB	<p>Kenton Theatre, 19 New Street (Other – North Ward- JB, EH) Internal illuminated double sided aluminium projecting sign. For: Kenton Theatre C/O Concept Sign and Display</p>
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P12/S3021/HH	<p>82 St Andrews Road (Other – South Ward – JW, WH) Demolition of existing double garage and conservatory to be replaced with single storey side and rear extension. Internal layout recorded. Alterations to existing roof to provide additional head room for accommodation and allow upgrade of existing surface to meet modern standards. For: Mr & Mrs Partner</p>
OBSERVATION:	<p>Recommend Refusal on the grounds of overdevelopment as the proposed development is very close to the neighbouring property. The development, by its size, will certainly be overlooking the neighbours</p>
P12/S3043/LB	<p>St Mary's Court, 39 Market Place (Other – North Ward – JB, EH) Amendments to existing listed building consent P10/E1958/LB relating to change of use to residential accommodation. For: Mr C Mercer,</p>
OBSERVATION:	<p>Recommend Approval subject to the views of the Oxfordshire County Council Highways Department with regard to parking and access to and egress from the site having regard to the close proximity of the bus stop. This is combined with</p>

the narrow pavement outside the property and the potential conflict with pedestrians.

P12/S3071/FUL

3 Lambridge Wood Road (Demolition of existing dwelling.
Erection of new dwelling with new vehicular access.
For: Mr & Mrs FG Fielding

OBSERVATION:

Recommend Approval subject to the views of the Forestry Officer.

133. 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 Miss L Hillier attend the South Oxfordshire District Council Planning meeting for Planning Application P12/S3010/A and P12/S3012/LB, Kenton Theatre, 19 New Street on behalf of Henley Town Council.

The meeting closed at 7:46 pm

bw

Chairman