

Present: Chairman, Councillor D Hinke
Vice Chairman, Deputy Mayor Councillor M Akehurst (ex-officio)
Councillor D Clenshaw
Councillor Mrs E Hodgkin
Councillor D Silvester
Councillor Miss K Hinton (Substitution for Ms L Meachin)

In Attendance: Ms J Brazil – Committee Administrator / Minute Taker

Also Present: 1 Member of the press
9 Members of the public

25. APOLOGIES FOR ABSENCE

Apologies for absence were received from the Mayor Councillor S Gawrysiak, Councillor's Miss L Hillier, Ms L Meachin, Miss S Evans and the Town Clerk, Mr M Kennedy.

26. DECLARATIONS OF INTEREST

The Following declaration of interest was received:-

Councillor Mrs E Hodgkin – P13/1587/FUL – 79 Kings Road – Personal.
P13/P1675/HH and P13/167/LB - 1 & 2 Church Avenue – Trustee of
Henley Municipal Charities.

27. PUBLIC PARTICIPATION

Mr B Brent, 13 Baronsmead – Agenda Item 6 – P13/S1587/FUL – 79 Kings Road.

Mr Brown representing a number of residents from Baronsmead, spoke against the proposal and made the following comments:-

- The proposed development was out of the building line of the original development of 40 houses.
- This piece of land was specifically left vacant in the original plan for necessary open amenity space.
- This proposal would lead to the loss of this amenity.
- The Application would be outside the present building line.
- The location on the open space would be detrimental to the vision display line for both Baronsmead and Kings Road.
- The design of the proposed garage is out of keeping with the street scene.

Mr J McConville - 5 Baronsmead – Agenda Item 6 – P13/S1587/FUL – 79 Kings Road.

Mr McConville spoke against the application. He reiterated all the comments from Mr Brent, adding there had been a number of residents from Kings Road who had also expressed their opposition to the proposal and had expressed their views via the South Oxfordshire website.

28. VARIATION OF ORDER OF BUSINESS

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

that in view of the number of public present the order of business on the agenda is altered to allow planning application P13/S1587/FUL to be considered before the new plans section.

P13/S1587/FUL **79 Kings Road** (Other – North Ward – JB, EH)
Erection of an attached 3 bedroom dwelling, detached garage to the rear and associated landscaping.
For: Mrs P Rackham

OBSERVATION: **The Committee recommends refusal of the application. This proposal is over overdevelopment of the site and will have a detrimental effect on the street scene. The Committee agreed with the concerns of the Highways Authority regarding the vision splay and the garage. The Committee objects to the loss of an open space.**

8 members of the public left the meeting.

29. MINUTES

The Minutes of the Meeting of the Planning Committee held on 11 June 2013 were approved and signed as a true record by the Chairman, Councillor D Hinke.

Councillor Mrs E Hodgkin abstained from voting on all applications in North Ward

30. PLANS (amended)

P13/S1134/HH **119 Reading Road** (Other – South Ward – JW, WH)
Demolition of existing outbuilding. Erection of a single storey rear extension (As amended by drawing No.08913-01A and 08913-02B accompanying Agents email dated 03.06.13)
For: Ms L Lothian

HTC Observation: **24.05.13 - Recommend Approval.**

OBSERVATION: **The Committee noted this application had already been granted planning permission by South Oxfordshire District Council.**

31. **PLANS (new)**
P13/S1091/HH **112 Reading Road** (Other – South Ward – JW, WH)
Demolish single storey kitchen and bathroom, replace the new kitchen/dining area utility on ground floor and new family bathroom and single bedroom on new first floor.
For: Mr O Quinn
- OBSERVATION:** **Recommend Refusal. The application is un-neighbourly due to scale of the development in a terraced row and will result in loss of light to the neighbours**
- P13/S1226/HH** **1 Bell Court, 66a Bell Street** (Other – North Ward – JB, EH)
To replace windows at front of property with UPVC sash windows.
For: Mr D Eggleton
- OBSERVATION:** **Recommend Refusal due to the use of inappropriate UPVC materials in a Conservation Area.**
- P13/S1658/HH** **11 Grove Road** (Other – South Ward – JW, WH)
Proposed room in the roof.
For: Mr & Mrs L Jones.
- OBSERVATION:** **Recommend Approval. The appropriate use of Conservation Area approved windows for the development were noted.**
- P13/S1455/EX** **95a St Marks Road** (Other – South Ward – JW, WH)
Application to extend the time limit of planning permission P10/E0469, 'Ground floor extension to side and rear (part demolition of existing extension)'.
For: Mr & Mrs A Sweeney
- OBSERVATION:** **Recommend Approval.**
- P13/S1561/FUL** **Headway, Brunner Hall, 84B Greys Road,** (Minor – South Ward – JW, WH)
Change of Use (with building works) FROM: Small Works Depot. TO: Therapy Gymnasium (with ancillary storage): for Headway Thames Valley.
For: Mrs W Carlson
- OBSERVATION:** **Recommend Approval. This was a positive use of the building.**

- P13/S1568/FUL** **53-55 Kings Road** (Minor – North Ward – JB, EH)
Construction of one 3-bedroom house. (Re-submission of P13/S0431/FUL)
For: Mr K Pearce
- OBSERVATION:** **Recommend Refusal.** The Committee noted the comment regarding the poor air quality along Kings Road. The location of the proposal is inappropriate with access directly onto the roundabout and is overdevelopment of the site resulting in a loss of green space and local amenity. There are also trees in the location that would be damaged by the application. Parking at the site would be insufficient for the proposal.
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- P13/S1596/HH** **8 Clarence Road** (Other – North Ward – JB, EH)
Demolish single storey rear extension. Erection of new single storey extension. Replace all existing windows to double glazed sash windows in keeping with traditional style,
For: Miss B Tutty
- OBSERVATION:** **Recommend Approval.**
-
- P13/S1607/HH** **25 Nicholas Road** (Other – North Ward – JB, EH)
Single storey pitched roof side extension.
For: Mr & Mrs Phillips
- OBSERVATION:** **Recommend Approval.**
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- P13/S1610/HH** **53 The Close** (Other – South Ward – JW, WH)
Single storey extension at rear to form utility room.
For: Mrs M Rose
- OBSERVATION:** **Recommend Approval.**
-
- P13/S1649/A** **Halifax Plc, 48 Bell Street** (Other – North Ward – JB, EH)
New Brandmark to replace individual letters – fascia retained. New hanging sign and ATM tablets to replace existing like for like.
For: Mr M Carroll, Lloyds Banking Group
- OBSERVATION:** **Recommend Refusal.** The Committee reiterate the views of the Conservations officer on the South Oxfordshire District Council website. The proposed use of materials and size of sign are inappropriate for the location.

- P13/S1650/LB** **Halifax Plc, 48 Bell Street (Other – North Ward – JB, EH)**
 Replace existing advert signage with new.
 For: Mr M Carroll, Lloyds Banking Group
- OBSERVATION:** **Recommend Refusal. The Committee reiterate the views of the Conservations officer on the South Oxfordshire District Council website. The proposed use of materials and size of sign are inappropriate for the location.**
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- P13/S1655/LB** **38 New Street (Minor – North Ward – JB, EH)**
 Re-pointing of the existing north and west brickwork walls using traditional lime mortar to replace existing unoriginal cement rich mortar.
 For: Courtcroft Properties Ltd.
- OBSERVATION:** **Recommend Approval subject to the views of the Conservation Officer.**
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- P13/S1659/LB** **30 New Street (Other – North Ward – JB, EH)**
 Replacement on 2no. existing chimney stacks to match the existing design but with facing brickwork and pointing to match original.
 For: Courtcroft Properties Ltd
- OBSERVATION:** **Recommend Refusal. The Committee noted the comments of the Conservation Officer that the works had already taken place and requested that all the present rebuild be removed and, with the consent of the Conservation Officer, the work could start again. This should be reported to planning enforcement.**
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- P13/S1675/HH** **1 & 2 Church Avenue (Other – North Ward – JB, EH)**
 Convert 2 no. single bedroomed units onto 1 no. two bedroomed unit including internal alterations changing single door to double door opening in existing rear extension and changing existing flat roofs to 2 no. existing single storey rear additions to pitched roofs.
 For: Henley Municipal Charities
- OBSERVATION:** **Recommend Approval. The Committee recognised the changing needs of the community and needs of the community for more 2-bedroom properties over.**

P13/S1676/LB **1 & 2 Church Avenue** (Other – North Ward – JB, EH)
Convert 2 no. single bedroomed units onto 1 no. two
bedroomed unit including internal alterations changing
single door to double door opening in existing rear
extension and changing existing flat roofs to 2 no.
existing single storey rear additions to pitched roofs.
For: Henley Municipal Charities

OBSERVATION: **Recommend Approval. The Committee
recognised the changing needs of the community
and needs of the community for more 2-bedroom
properties over.**

P13/S1707/LB **12 Norman Avenue** (Other – South Ward – JW, WH)
Install two 125mm vents to externally vent two range
hood extractors.
For: Mr D Pratt

OBSERVATION: **Recommend Approval subject to the views of the
Conservation Officer.**

P13/S1708/LB **12 Norman Avenue** (Other – South Ward – JW, WH)
Proposed renovations to the first floor bathroom
include moving the toilet location within the room.
This will require a change to the location of the soil
stack on the exterior of the building.
For: Mr D Pratt

OBSERVATION: **Recommend Approval subject to the views of the
Conservation Officer.**

P13/S1734/HH **37 Church Street** (Other – South Ward – JW, WH)
Single storey rear extension, extend height of
chimney and gable to the rear elevation.
For: Mr M McLellan

OBSERVATION: **Recommend Approval. This is a large plot and
the proposal is appropriate in design and location.**

P13/S1804/A **Gillotts School, Gillotts Lane** (Other – South Ward –
JW, WH)
One non illuminated monolith style free standing
sign, installed adjacent to roadside.
For: Mrs F Damp

OBSERVATION: **Recommend Refusal. The design and proposed
materials are unsympathetic with the location,
being on the edge of an Area of Outstanding
Natural Beauty.**

- P13/S1818/HH** **11 Luker Avenue** (Other – North Ward – JB, EH)
Single storey front extension.
For: Mrs R Brown
- OBSERVATION:** **Recommend Approval.**
- P13/S1821/FUL** **3 Newtown Gardens** (Minor –South Ward – JW, WH)
Erection of dwelling with parking.
For: Jamie Smith Estates Ltd.
- OBSERVATION:** **Recommend Refusal. The Committee noted the change in the submission of this proposal from that of the original Planning Permission and reiterated the views of the Henley Society. *“As the site is small and access is restricted, we consider the house proposed to be too large. A 3-bedroom house with two floors, rather than three, would be more appropriate for this location and would reduce the impact on neighbouring properties.”***
- P13/S1874/FUL** **72A St Marks Road** (Minor – South Ward – JW, WH)
Replacement dwelling.
For: Mr & Mrs G Nash
- OBSERVATION:** **Recommend Approval.**
- P13/S1613/LDP** **3 Parkside** (Certificate of Lawful Development – North Ward – JB, EH)
Demolition of existing conservatory. Replacement orangery on same site.
For: Mr J McCormick.
- OBSERVATION:** **The Committee noted the request for Lawful Development.**

32. DECISION NOTICES

The Committee received and noted the decision notices received from South Oxfordshire District Council.

33. OBJECTIONS / CALL IN APPLICATIONS

The Committee considered which Councillor should speak at the South Oxfordshire District Council's (SODC) Planning meeting in the event of an objection and it was **RESOLVED**

that Councillor M Akehurst attends the SODC planning meeting on behalf of Henley Town Council for application P13/S1568/FUL 53-55 Kings Road and P13/S1587/FUL 79 Kings Road on behalf of Henley Town Council.

34. PROGRESS REPORT

The Committee considered and discussed the Progress Report and made the following observations:

Bollards on West Street – the Committee expressed disappointment at the length of time it had taken for SODC to act on this item and requested a letter be sent to ascertain the measures being taken to progress this infringement of Planning Law and enquire as to the removal of the bollards along with the reinstatement of the Listed Pavement.

Shop Front Guide The Chairman confirmed the initial Shop Front Guide brochure had been replaced by an initiative jointly with the Henley Partnership. The Partnership have developed the idea and it was now being replaced with a section on their Website containing guidelines and information on the suitable designs for shop frontage in the Town. The original Shop Front Guide, produced in August 2010 will remain in use for reference purposes. This item is now be removed from the progress report.

35. OFFICAL NAMING OF AN EXISTING PROPERTY

The Committee noted the official addressing of an EXISTING property known as: Riverside Lodge, Wargrave Road, Henley on Thames RG9 3JD

36. CHANGE OF PROPERY NUMBER

The Committee noted the change of property number from: 23 to 21 Rotherfield Road. New address: The Mount, 21 Rotherfield Road, Henley on Thames, RG9 1NR

37. CONSULTATION ON LOCAL PLAN

The Committee received and discussed the attached consultation on the Local Plan: Sites and General Policies, and made the following observations:

Henley Town Council and Harpsden Parish Council are in the process of producing a Joint Neighbourhood Plan, which deals with the questions raised in this document. The Chairman of the Planning Committee has passed the Consultation papers on to Nexus Planning, the appointed Neighbour Plan Consultants. Who will address all of the items raised in the report. – Committee Administrator to respond via email to this affect to SODC.

The meeting closed at 8.35pm

jb

Chairman