



HENLEY-ON-THAMES  
TOWN COUNCIL

Town Hall  
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**COUNCILLORS ARE HEREBY SUMMONED TO ATTEND A  
MEETING OF  
THE PLANNING COMMITTEE  
TO BE HELD ON  
TUESDAY 25 JUNE 2019 AT 6:45PM  
IN THE COUNCIL CHAMBER, TOWN HALL  
HENLEY ON THAMES**

**Please note the  
earlier start  
time of 6.45pm**

Proper Officer  
19 June 2019

MEMBERSHIP: The Mayor, Chairman Councillor Ken Arlett  
Vice Chairman Councillor Michelle Thomas  
Councillor Ian Clark  
Councillor Donna Crook  
Deputy Mayor, Councillor David Eggleton  
Councillor Stefan Gawrysiak  
Councillor Laurence Plant  
Councillor Rob Romans

Members are reminded to sign the attendance book

## **AGENDA**

### **1. APOLOGIES FOR ABSENCE**

**TO RECEIVE** apologies for absence.

### **2. 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 pecuniary 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 4 June 2019. (Previously circulated)

5. **PLANS** (Amended)  
**P19/S0582/HH** **27 Kings Road Henley on Thames RG9 2DW** (Householder)  
*For:* Mr C Proudfoot  
 Single storey rear extension (Amended plans received 5 June 2019 showing extension moved 170mm from the boundary and the eaves of the extension dropped to 2.2 metres in height.)  
 Plans: 27 Kings Road  
 HTC Observations: **19.03.19** - Recommend approval
- P19/S0922/LB** **1 Northfield End Henley on Thames RG9 2JG** (Listed Building Consent)  
*For:* Mr Mackenzie  
 Installation of Through Floor Lift to benefit disabled person (As per amended plans and supporting documents received 30-05-2019).  
 Plans: 1 Northfield End  
 HTC Observations: **09.04.19** - Recommend approval subject to the recommendation of the Conservation Officer
6. **PLANS** (New)  
**P19/S0169/HH** **Magnolia Cottage Northfield End Henley on Thames Oxon RG9 2JN** (Householder)  
*For:* Tanya Beckinsale  
 Construction of new garage and store.  
 Plans: Magnolia Cottage Northfield End
- P19/S1153/LB** **4 Brakspear Mews New Street Henley on Thames RG9 2BP** (Listed Building consent)  
*For:* Mr David Banfield  
 Change one existing window to french doors with Juliette balcony, to match neighbouring properties, on front elevation. Add two roof lights to rear elevation. Add two roof lights to side elevation. Balanced flue to gas fire on front elevation.  
 Plans: 4 Brakspear Mews New Street
- P19/S1273/FUL** **Bosley Patch Swiss Farm Marlow Road Henley on Thames RG9 2HZ** (Full application)  
*For:* Ms Tamsin Borlase  
 (Retrospective) Erection of barn for storage, processing of fruit and vegetables, cool storage of perishable flowers, staff rest area, basic food prep for staff.  
 Plans: Bosley Patch Swiss Farm Marlow Road
- P19/S1451/LB** **54 New Street Henley on Thames RG9 2BT** (Listed Building Consent)  
*For:* Dr Jeremy Wheeler  
 Restore previously demolished chimney to allow use of 2 fireplaces with the property  
 Plans: 54 New Street

- P19/S1470/HH**      **Stedwin Peppard Lane Henley on Thames RG9 1NF**  
 (Householder)  
**For:** Mr Omer Karim  
 Erection of shed to side of dwelling  
 Plans: Stedwin Peppard Lane
- P19/S1523/LB**      **27 Thameside Henley on Thames RG9 2LJ (Listed Building)**  
**For:** Mr David Taylor  
 Front Pitch Dormer  
 Plans: 27 Thameside
- P19/S1522/HH**      **27 Thameside Henley on Thames RG9 2LJ (Householder)**  
**For:** Mr David Taylor  
 Front Pitch Dormer  
 Plans: 27 Thameside
- P19/S1535/HH**      **3 Bell Street Mews Henley on Thames RG9 2BF**  
 (Householder)  
**For:** Mr Baylis  
 Variation of Conditions 2 and 3 of planning permission  
 P18/2439/HH to alter roof and facilitate a larger rooflight.  
 P18/S2439/HH - Rear single storey extension and porch to  
 front door (as amended by plans received 17/09/2018). (As  
 amended by plans received 27/11/2018 reducing the height of  
 the eaves of the extension along boundary).  
 Plans: 3 Bell Street Mews
- P19/S1557/LB**      **7-15 Catherine Wheel Hart Street Henley on Thames RG9  
 2AR (Listed building Consent)**  
**For:** Wetherspoon JD Wetherspoon c/o Agent KD Paine &  
 Associates Ltd  
 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 Hart Street
- P19/S1569/FUL**      **Syringa Rod Eyot Wargrave Road near Henley on Thames  
 RG9 3JD (Full application)**  
**For:** Mr Aurora c/o agent Mr Simon Loring  
 Replacement dwelling  
 Plans: Syringa Rod Eyot Wargrave Road

- P19/S1606/HH**      **47 Deanfield Avenue Henley on Thames RG9 1UE**  
 (Householder)  
*For:* Mrs Nicky Watts  
 Proposed conversion of existing ground floor void and garage into habitable spaces. Proposed car port and canopy over front and side entrances. Proposed changes to and replacement of existing windows and doors, cladding, and roofing materials. Alterations to external landscaping.  
 Plans: 47 Deanfield Avenue
- P19/S1664/LB**      **Halifax Plc. 48 Bell Street Henley on Thames RG9 2BG**  
 (Listed building Consent)  
*For:* Mr Mark Lickley  
 Removal of external signage and an external ATM  
 Plans: Halifax Plc. 48 Bell Street
- P19/S1666/FUL**      **Badgemore CP School Hop Gardens Henley on Thames RG9 2HL (Full application)**  
*For:* Mr David Singer  
 Erection of a reused open building as an outdoor learning space on the site of the former pre-school temporary building.  
 Plans: Badgemore CP School Hop Gardens
- P19/S1676/HH**      **Friar Park Badgemore Henley on Thames RG9 4NR**  
 (Householder)  
*For:* Mrs Olivia Harrison  
 Careful lifting of existing degraded asphalt pavements outside the entrance gates to Friar Park Estate, replacing with riven York flagstones.  
 Plans: Friar Park Badgemore
- P19/S1698/HH**      **33 Niagara Road Henley on Thames RG9 1EB**  
 (Householder)  
*For:* Mr & Mrs Rigby  
 Two storey side, and single storey front and rear extensions  
 Plans: 33 Niagara Road
- P19/S1703/HH**      **30 Lovell Close Henley on Thames RG9 1PX (Householder)**  
*For:* Dr David Duncan  
 Replace existing hedge, part of which faces the highway, with a wooden fence nominally 2.0 metres high, including a garden gate.  
 Plans: 30 Lovell Close
- P19/S1720/HH**      **127 Reading Road Henley on Thames RG9 1DJ**  
 (Householder)  
*For:* Mr Peter Elliott & Adrienne Menzies  
 Single storey side return extension  
 Plans: 127 Reading Road

**P19/S1725/FUL**

**267 Greys Road Henley on Thames RG9 1QS (Full Application)**

**For:** Bentier Homes Ltd

Variation of Condition 2 (drawings) to widen existing access and corresponding vehicle crossovers and amend the street fronting boundary treatment to terminate post and rail fencing at brick piers with stone caps and wood clad sliding gates to each property on application ref. P17/S2423/FUL Demolition of existing dwelling and erection of two detached dwellings Demolition of existing dwelling and erection of two detached dwellings (Amended plan received 11 September 2017 showing neighbouring properties in relation to the application site in the street scene elevation).

Plans: 267 Greys Road

**P19/S1797/A**

**Market Place House 43 Market Place Henley on Thames Oxon RG9 2AA (Advertisement Consent)**

**For:** Redmayne Bentley

Advertisement consent to replace existing signs with new branded signs.

Plans: Market Place House 43 Market Place

**P19/S1808/HH**

**30 Adam Court Henley on Thames RG9 2BJ (Householder)**

**For:** Mr & Mrs Pope

Proposed rear aluminum conservatory and replacement aluminum windows

Plans: 30 Adam Court

**P19/S1851/HH**

**27A Manor Road Henley on Thames RG9 1LT (Householder)**

**For:** Mrs Rebecca Wedd

Proposed front porch and rear extension and associated internal refurbishment.

Plans: 27A Manor Road

**P19/S1844/HH**

**4 Haywards Close Henley on Thames RG9 1UY (Householder)**

**For:** Ms Linda Carruthers

Replacement doors and windows - conversion of integral double garage to habitable room. Internal alterations including new en-suite bathroom.

Plans: 4 Haywards Close

**P19/S1850/A**

**Highlands Farm Highlands Lane near Henley on Thames RG9 4PR (Advertisement consent)**

**For:** Savills UK Ltd

Variation of condition 1 (approved plans) of application P17/S4282/A 2x advertisements for forthcoming Highlands Park development, one positioned each side of Highlands Lane.

Plans: Highlands Farm

**P19/S1859/LB**

**Market Place House 43 Market Place Henley on Thames  
Oxon RG9 2AA (Listed building Consent)**

***For:* Redmayne Bentley**

Listed building consent to replace existing signs with new  
branded signs.

Plans: Market Place House 43 Market Place

**7. OBJECTIONS / CALL IN APPLICATIONS**

**TO DECIDE** which applications to call in and which Councillor is to speak at District Council in the event of an objection.

**8. DECISION NOTICES**

**TO RECEIVE** and **NOTE** the attached report on the decision notices received from SODC. (Report attached)

KW/CA

19 June 2019

**List of Decision Notices - Planning Committee 25 June 2019**  
**(Papers available in Information Centre)**

**PLANNING PERMISSION - GRANTED**

- P19/S0143/FUL** **river bank and rural grass land along the River Thames on Fawley Meadows Henley on Thames (Full application)**  
*For:* Henley Royal Regatta c/o HR Wallingford Ltd  
Proposal: The proposal is for approximately 650m of river bank protection (170m South Oxfordshire & 480m Wycombe District Council, on the River Thames, Henley. River bank protection is required to reduce any further riverbank erosion; it is estimated that up to 1 m of bank is eroded in a year. The river bank protection will consist of green bio-engineering solutions, to strengthen the bank and improve biodiversity of the area. The work will consist of the following three options: 1. Vegetated coir rolls installed over submerged rock rolls and backfilled. 2. Pre-seeded geotextile bags and suitable growing medium, installed over submerged gabions. Hazel faggots / timber will be fixed securely to the gabions, on the riverside. 3. Layer of gravel installed underwater on river bank, up to 50 mm thick and not further than 2 m from local bank edge, to protect naturally formed, 'beaches'. The bank protection will protect existing trees on the riverbank by running around the riverside of these trees. The works will not include any topping, lopping, or felling of any trees (amended plans, bank management information and additional ecological appraisal received 15th May 2019)  
Plans: river bank and rural grass land along the River Thames on Fawley Meadows  
HTC Observations: **05.02.19** - Recommend approval subject to full biodiversity and tree surveys. The Committee preferred Option 3.  
**04.06.19** - Unanimous approval
- P19/S0340/FUL** **The Walled Garden Bell Lane Henley on Thames RG9 2HR (Householder)**  
*For:* Mr and Mrs Carlton  
Proposal: Single storey four bed dwelling within garden of existing property.  
Plans: The Walled Garden Bell Lane  
HTC Observations: **26.02.19** - Recommend approval
- P19/S0650/HH** **Nutfield Corner 27 Fairmile Henley on Thames Oxfordshire RG9 2JU (Householder)**  
*For:* Mrs Gerardine Le Blanc  
Proposal: Retrospective construction of an outbuilding in the garden.  
Plans: Nutfield Corner 27 Fairmile  
HTC Observation: **23.04.19** - Recommend approval



- P19/S0877/HH**      **2 Western Avenue Henley on Thames RG9 1JP** (Householder)  
*For:* Mrs S Fitzsimons  
 Proposal: Addition of a single storey conservatory to the rear elevation  
 Plans: 2 Western Avenue  
 HTC Observations: **23.04.19** – Recommend approval
- P19/S0926/HH**      **4 Parkside Henley on Thames RG9 1TX** (Householder)  
*For:* Mr & Mrs Reynolds  
 Proposal: Proposed single storey extension and alterations  
 Plans: 4 Parkside  
 HTC Observations: **09.04.19** - Recommend approval
- P19/S1112/HH**      **5 Singers Close Henley on Thames Oxon RG9 1HD** (Householder)  
*For:* Mrs Alyth Yealland  
 Proposal: Garden room, swap door and window positions and widen door and window.  
 Plans: 5 Singers Close  
 HTC Observations: **23.04.19** - Recommend approval
- P19/S1139/HH**      **7 Queen Street Henley on Thames RG9 1AR** (Householder)  
*For:* Mr & Mrs R Lane  
 Proposal: Proposed rear extension with light lantern. Re-roof to attached external store.  
 Plans: 7 Queen Street  
 HTC Observations: **23.04.19** - Recommend approval
- P19/S1179/FUL**      **Girdler House Quebec Road Henley-on-Thames RG1 1EY** (Full Application)  
*For:* Chersterton Commercial Ltd Agent Emmetts Architecture Planning Development  
 Proposal: Variation of condition 2 (approved plans) on application P17/S3600/FUL (External alterations to office premises to form five 2-bedroom apartments including extensions to roof and erection of bin store and cycle store) to replace drawing 3A with BR-1f and BR-2d to make alterations to the second floor window on the north-western elevation and a first floor bathroom window on the north-eastern elevation (correction to remove annotation about first floor balcony as shown on amended plan received 22nd May 2019).  
 Plans: Girdler House Quebec Road  
 HTC Observations: **14.05.18** - Recommend approval but regret there is no possibility to make a comment or object on change of use and loss of commercial space in the term.
- P19/S1201/HH**      **4 Harcourt Close Henley on Thames RG9 1UZ** (Householder)  
*For:* Mr David Jones  
 Proposal: Conversion of existing double garage space into habitable space with associated internal ground floor layout rearrangements  
 Plans: 4 Harcourt Close  
 HTC Observations: **14.05.18** - Recommend approval

**P19/S1276/HH**      **8 Wootton Road Henley on Thames RG9 1QD** (Householder)  
*For:* Mr & Mrs Richard Price  
Proposal: Part single-storey, part two-storey front & rear extensions including raising of roof eaves (as amended to reduce depth and eaves height of extensions)  
*Plans:* 8 Wootton Road  
HTC Observations: **14.05.18** - Recommend approval

### **PLANNING PERMISSION – REFUSED**

**P18/S3125/HH**      **13 Hop Gardens Henley on Thames RG9 2EH** (Householder)  
*For:* Mr Anthony Fettiplace  
Proposal: Detached Carport (as amended by location plan revising the site area received 08 March 2019, and Heritage Statement received 19 March 2019).  
*Plans:* 13 Hop Gardens  
HTC Observations: **10.10.18** - Support application  
**09.04.19** - Reiterate support of the application

**P19/S1256/HH**      **55 St Marks Road Henley on Thames RG9 1LP** (Householder)  
*For:* Ms Gemma Meehan  
Proposal: Demolish brick boundary wall adjacent to the public footpath including one brick pier at the end of the wall which forms the gate opening. The brick piers at the site boundaries with adjacent properties are to be retained.  
*Plans:* 55 St Marks Road  
HTC Observations: **14.05.18** - Recommend approval subject to an electric charging point being fitted as a condition of granting planning permission

### **APPROVAL OF RESERVED MATTERS**

**P19/S0245/RM**      **Thames Farm Reading Road Shiplake RG9 3PH**  
(Reserved Matters)  
*For:* Taylor Wimpey UK Ltd. Agent Barton Willmore LLP  
Proposal: Reserved Matters for 95 dwellings (appearance, landscaping, scale and layout) pursuant to outline application P16/S0970/O (as amended by plans and supporting documents received 18 April 2019, 14 May 2019 and 17 May 2019).  
*Plans:* Thames Farm Reading Road  
HTC Observations: **26.02.19** - Recommend refusal. This site is not in the Joint Henley and Harpsden Neighbourhood Plan. Concern was also raised over the following points: - Potential safety issue of 12 car parking spaces in very close proximity to the play area. - Trees and Vegetation The dense understorey of shrubs and smaller trees along the northern boundary should be maintained as it is currently for the purposes of wildlife habitation/preservation. Reference : Drawing Ref: 1150-KC-XX-YTREE-TTP01RevA - Landscaping on the Western Boundary Concern that residents could incorporate green belt on the western boundary into their gardens. No indication of how this area of green belt will be managed. - Closeboard Fence along the northern boundary In keeping with neighbouring properties, closeboard fencing 180cm high would appropriate. Response : Objects - Close off of the proposed (kissing gate) entrance from play area to Harpsden 2 bridle

path on northern boundary The gate in situ at the moment is a 5 bar vehicular access gate that should have been closed off many years ago when the site was granted a new vehicular access onto the main A4155. There should be no access to the site from here. For reference see Planning application P08/E1357 granted -Condition 3 states that vehicular access to the site shall be taken only from the access granted under planning permission P04/E0983, directly from the A4155 (main Henley to Reading Road). -Condition 4: states that the vehicular access onto the bridleway to the north of the site shall be permanently closed off by the removal of all vehicular gates. Reason : In the interests of highway safety and convenience in accordance with the policies of T1 and E8 of the adopted South Oxfordshire Local Plan 2011. -Concern as to how traffic entering the site from the Henley direction will not cause hold ups for the traffic on the A4155

**14.05.18** - Unanimous refusal was recommended due to strong ongoing Highways and landscaping concerns. Adequate landscaping should be specified in the planning permission and not left to chance for future occupiers.

### **LISTED BUILDING CONSENT – GRANTED**

**P19/S1234/LB** **Trinity Cottages 38 Greys Hill Henley on Thames Oxon RG9 1SJ**  
(Listed Building Consent)

Proposal: *For:* Ms Francesca Chalmers c/o Henley Society  
Re-instate the degraded sign 'Trinity Cottages'.  
Plans: Trinity Cottages 38 Greys Hill

HTC Observations: **14.05.18** - Recommend approval

**P19/S1239/LB** **Cromwell Cottage 30 Greys Hill Henley on Thames RG9 1SJ**  
(Listed Building Consent)

Proposal: *For:* Ms Katrina Webster c/o Henley Society  
Re-instate the degraded sign "Cromwell Cottage"  
Plans: Cromwell Cottage 30 Greys Hill

HTC Observations: **14.05.18** - Recommend approval

**P19/S1249/LB** **Rupert Cottage Rupert Close Henley on Thames RG9 2JD** (Listed Building Consent)

Proposal: *For:* Mr & Mrs Cristie & Feisal Parker & Ahmad  
Further to the already approved single storey and 2 storey extension to dwelling, permission for gas lit fire in snug, and external flue pipe through flat roof.

Plans: Rupert Cottage Rupert Close  
HTC Observation: **14.05.18** - Recommend approval subject to the conservation officer report