

**Present:** The Chairman, Councillor Ken Arlett  
The Vice Chairman, Councillor Jane Smewing  
Councillor Sam Evans  
Councillor Donna Crook  
Councillor Will Hamilton, substituting for the Councillor vacancy  
Councillor Lorraine Hillier  
Councillor Laurence Plant  
The Mayor, Councillor Glen Lambert (ex-officio)

**In Attendance:** Cath Adams – Planning and Project Manager

**Also Present:** 9 Members of the Public  
1 Member of the Press

**94. APOLOGIES**

The Chairman announced that Councillor Abey had resigned from the Planning Committee. Apologies were received from Councillor Stefan Gawrysiak.

**95. DECLARATIONS OF INTEREST**

Councillor Hamilton declared a personal interest in Agenda Item 9 East Eyot Presentation as he has a mooring on the river.

**96. PUBLIC PARTICIPATION**

*K Cooper* spoke on P18/S2726/FUL Orchard House, 17 Rotherfield Road. She is the owner and felt that the hedges, distance from other residences and planned windows would not result in overlooking for neighbours.

*N Davies*, planning consultant for Mr and Mrs Hooper, spoke on P18/S2726/FUL Orchard House, 17 Rotherfield Road. He covered concerns regarding the character of the development, overlooking, scale and bulk and noise and disturbance. Mr Davies felt that some concerns had been raised in reference to other likely future applications, but that this application should be considered on its merits.

*A Tang* spoke on P18/S2834/HH 9 Hop Gardens. He was concerned about the clearance for emergency vehicles and delivery vehicles were the car port to be built. The proposals also left less than a 6" gap between the car port and the existing garage. This would not allow space for maintenance.

*M McMann* spoke on P18/S2903/HH 14 Wilson Avenue. The balcony applied for has already been built and overlooks neighbours' gardens. There are no measurements on the plans. He hoped that the Committee would object to the plans and that SODC

would enforce removal of the balcony. The proposals had never been discussed with other residents.

**97. MINUTES**

The Minutes of the Planning Committee held on 28 August 2018 were received, approved and signed by the Chairman, Councillor Arlett as a true record.

**98. PLANS (Amended)**

**P18/S1914/A**

**24 Thameside Henley on Thames RG9 2LJ** (Advertisement Consent)

**For:** Ms Karen Jones

Proposed external signage (As amended by drawings received 24 August 2018 to reduce size of signage).

Plans: [24 Thameside](#)

HTC Observation: **17.07.18** - Recommend Refusal due to failure to adhere to the shopfront design guide with regard to proposed aluminium sign rather than wood.

HTC Observation: **18.09.18** – No Comment as planning permission granted on 13.09.18

**P18/S2001/HH**

**40 Queen Street Henley on Thames RG9 1AP** (Householder)

**For:** Mr and Mrs C White

Single storey rear extension.

Plans: [40 Queen Street](#)

HTC Observation: **17.07.18** - Recommend approval, subject to retention of the mature tree at the rear of the property.

**18.09.18 – Recommend approval as previous comments**

**99. PLANS (New)**

**P18/S2698/HH**

**103 St Andrews Road Henley on Thames RG9 1PN** (Householder)

**For:** Mr Andrew Ryan

Front elevation - two storey extension to form gable end to eastern side of property (already consented under P16/S1632/HH). Single storey extension over rear half of garage to match consented eastern gable end. Re-positioned entrance hall to form porch with pitched roof over front, glazed elevation behind plus re-locating front entrance door. Revised driveway layout. Replacement of window on ground floor rear elevation with French doors.

Plans: [103 St Andrews Road](#)

HTC Observation: **18.09.18 – Recommend approval with a request for timber French doors.**

**P18/S2726/FUL**

**Orchard House 17 Rotherfield Road Henley on Thames RG9 1NR** (Full Application)

**For:** Mr and Mrs Cooper C/o Agent Ascot Design

Demolition of existing and erection of two detached 5-bedroom dwellings with associated garaging.

Plans: [Orchard House 17 Rotherfield Road](#)

HTC Observation: **18.09.18 – Recommend approval subject to conditions imposed by SODC officers regarding bats and trees, together with further dialogue with the neighbours to mitigate any outstanding concerns.**

<u>P18/S2779/HH</u>	<p><b>120 St Andrews Road Henley on Thames RG9 1PL</b> (Householder) <i>For:</i> Mr &amp; Mrs Paul Johnson Two storey front extension, new open porch roof, internal alterations, single storey and part two storey rear extension with new veluxes. New side windows. Plans: <a href="#">120 St Andrews Road</a></p>
HTC Observation:	<b>18.09.18 – Recommend approval</b>
<u>P18/S2834/HH</u>	<p><b>9 Hop Gardens Henley on Thames RG9 2EH</b> (Householder) <i>For:</i> Mr John Hunt Open sided carport Plans: <a href="#">9 Hop Gardens</a></p>
HTC Observation:	<b>18.09.18 – Recommend refusal due to concern over access for emergency and trade vehicles and lack of space for maintenance of adjoining building. The plans are not sufficiently informative.</b>
<u>P18/S2870/HH</u>	<p><b>164 Reading Road Henley on Thames RG9 1EA</b> (Householder) <i>For:</i> Mr Steve Ward Proposed two storey rear and single story side extension Plans: <a href="#">164 Reading Road</a></p>
HTC Observation:	<b>18.09.18 – Recommend refusal due to overlooking, scale and bulk resulting in loss of light and over-development</b>
<u>P18/S2903/HH</u>	<p><b>14 Wilson Avenue Henley on Thames RG9 1ET</b> (Householder) <i>For:</i> Mr D Darbon Two and Single Storey Rear Extensions Plans: <a href="#">14 Wilson Avenue</a></p>
HTC Observation:	<b>18.09.18 – Recommend refusal. This is a retrospective application and overlooks neighbours, the scale and bulk result in loss of light and the application is not in keeping with the character of the area. The Committee would like to ask the following questions: i) has the existing structure been built to the correct measurements, ii) has a basement also been constructed and iii) why was a stop notice not placed on the construction when the site was visited by planning officers some weeks ago? The Committee requests that the balcony is removed and windows installed as on the original plans.</b>
<u>P18/S2936/FUL</u>	<p><b>70 St Marks Road Henley on Thames RG9 1LW</b> (Full application) <i>For:</i> Mr &amp; Mrs John Kerrigan Demolition of existing two storey house and single storey garage and erection of new two storey dwelling. Plans: <a href="#">70 St Marks Road</a></p>
HTC Observation:	<b>18.09.18 – Recommend approval</b>

**100. OBJECTIONS / CALL IN APPLICATIONS**

The Committee agreed to call in applications as follows:  
P18/S2834/HH, 9 Hop Gardens  
P18/S2870/HH, 164 Reading Road  
P18/S2903/HH, 14 Wilson Avenue

**101. DECISION NOTICES**

The Committee noted the report on the decision notices received from SODC.

**102. EAST EYOT PRESENTATION**

The Committee received a presentation and illustrations on a proposal for East Eyot Island. The owners are looking for support from the Council to save the island from further corrosion. It was **RESOLVED**

**to support the restoration of East Eyot island in principle and to consider this further at Planning Committee on 9 October 2018.**

**103. CERTIFICATE OF LAWFUL DEVELOPMENT**

The Committee noted the Certificate for Lawful Development P18/S2778/LDP at 19 Deanfield Avenue.

**104. TREE PRESERVATION ORDER**

The Committee noted the following tree preservation orders:

- i) 18S02 – Balmaha, Rotherfield Road, Henley on Thames
- ii) 18S08 – The Walled Garden, Rupert Close, Henley on Thames

**105. SODC PLANNING COMMITTEE DECISION – P16/S2861/O**

The Committee noted the outcome of application P16/S2861/O – Mount Ida Reading Road Lower Shiplake RG9 3PH. The Application for 7 units was refused on 5 September 2018 at SODC Planning Committee on the basis of conflict with the Neighbourhood Plan and a non SHMA compliant housing mix. A Member noted that the SODC's Planning Officers had used a policy from the Joint Henley and Harpsden Neighbourhood Plan to support the recommendation to grant permission. This is something to be aware of in the Neighbourhood Plan review.

**106. RE-NAMING OF NEIGHBOURHOOD PLAN COMMITTEE**

The committee considered the re-naming of the Neighbourhood Plan Committee to reflect the partnership with Harpsden and the fact the Neighbourhood Plan is a joint initiative with Henley and Harpsden Councils. Following discussion of the name of the Committee that had overseen the current Joint Henley and Harpsden Neighbourhood Plan, it was **RESOLVED**

**that the name of the Neighbourhood Plan Committee remain as currently, but that Minutes from the meetings be circulated to the Harpsden Parish Clerk for communication to Harpsden Parish Councillors**

## **107. NEIGHBOURHOOD PLAN MINUTES**

The Chairman advised the meeting that Councillor Hillier had resigned from the Neighbourhood Plan Committee, that with regard to Minute 7 Ministry of Defence – TA Centre, a meeting would be taking place shortly with a representative from the Cadets and that Minutes from the SODC Workshop on 30 August 2018 would come to the next meeting of the Planning Committee on 9 October 2018. The Committee approved the Minutes of the Meetings of the Neighbourhood Plan Committee held on 10 July 2018 and 14 August 2018.

## **108. TRAFFIC ADVISORY COMMITTEE**

The Committee considered whether to reinstate Traffic Advisory Committee or have Traffic Matters as an agenda item on Planning Committee agendas once a Full Council cycle (every 2 months). It was **RESOLVED TO RECOMMEND**

**that Traffic Matters be added to the Planning Committee agenda once a Full Council cycle and this to be reviewed in May 2019.**

## **109. DRAFT CIL SPENDING STRATEGY**

The Committee considered SODC's consultation on their Draft CIL Spending Strategy. This sets out how they intend to allocate CIL revenue. The response was agreed as follows:

Henley Town Council supports the proposed CIL percentage allocations as listed in Table 1, but is concerned about the omission of Air Quality as an infrastructure type – unless it is included in one of the other categories.

Henley Town Council also feels that the suggested reporting requirements for parishes are onerous. Currently the Council returns a simple statement from the RFO/Accountant. We aren't sure why Henley has to meet SODC's objectives – we are meeting infrastructure demands in Henley rather than across SODC as a whole.

## **110. CHANGE OF ADDRESS**

Address changes as notified by SODC were noted.

## **111. PROGRESS REPORT**

The Committee received and discussed the progress report. The following updates were made:

- A meeting had been held with OCC Highways and various repairs noted. A Member asked for feedback on items raised at that meeting to be brought back under the Traffic Matters agenda item at a future Planning Committee meeting.
- Fence blocking access between West Street and Gravel Hill – still under investigation
- Report on Traffic Schemes. OCC had accepted the 20mph and 40mph limits. Further information is awaited from OCC.