

Present: The Chairman, Councillor Ken Arlett
Councillor Donna Crook
Councillor Stefan Gawrysiak
Councillor Lorraine Hillier
Councillor David Nimmo Smith, substituting for Councillor Brookes
Councillor Laurence Plant
Councillor Jane Smewing
The Mayor, Councillor Glen Lambert (ex-officio)

In Attendance: Cath Adams – Planning and Project Manager

Also Present: 13 Members of the Public
1 Member of the Press

206. APOLOGIES

Apologies were received from Councillors Brookes and Evans.

207. DECLARATIONS OF INTEREST

Councillor Arlett declared a personal interest in application **P19/S0345/HH** – 12 Gainsborough Hill and stated his intention to leave the room during consideration of the application.

208. PUBLIC PARTICIPATION

Mr Carroll, Carroll and Partners Surveyors spoke on P19/S0340/FUL The Walled Garden, Bell Lane. He drew the Committee's attention to the Design and Access Statement accompanying the planning application and stated that any atypical planning considerations had been mitigated.

Ms Sarson, Henley spoke on P19/S0288/FUL Amberley, 26 Lambridge Wood Road. She stated that the current application was very similar to a previous application that had been refused on appeal. It was felt that the application was not in accordance with the Joint Henley and Harpsden Neighbourhood Plan in regard to density and constituted over development with the proposal for two 6 bedroom houses on this plot.

Mr Bridekirk, Henley spoke on P19/S0133/HH 105 St Marks Road. He has concerns over the loss of light in several rooms caused by the height and proximity of the proposed extension. It was felt that a two storey extension so close to the boundary line is excessive and the ridge height is too high.

Mr Clark, Henley spoke on P19/S0227/FUL Anderson House, Newtown Road and asked the Committee to refuse the application due to the loss of commercial premises.

209. **MINUTES**

The Minutes of the Planning Committee held on 5 February 2019 were received, approved and signed by the Chairman, Councillor Arlett as a true record.

210. **PLANS** (Amended)

P18/S3542/HH

22 Marmion Road Henley on Thames Oxon RG9 1DG

(Householder)

For: Christopher Daly & Sian Ralph

Block up existing kitchen door and enlarge existing window to form French doors. Erection of front boundary railings and gate (Amended plans received 6 February 2019 showing removal of rear dormer window from proposal and new railings and gate to front boundary wall).

Plans: 22 Marmion Road

HTC Observation:

20.11.18 - Recommend approval with the condition that timber instead of UPVC is used for the windows.

26.02.19 - The previous comments were reiterated - recommend approval with the condition that timber instead of UPVC is used for the windows.

P18/S3902/HH

76 Reading Road Henley on Thames RG9 1AU

(Householder)

For: Mr Mullin

Demolition and replacement of existing double garage (revised plans received 31st January, lowering ridge height and re-orientating roof)

Plans: 76 Reading Road

HTC Observation:

11.12.18 - Recommend approval

26.02.19 – *This application was granted prior to the meeting so no further comments apply.*

211. **PLANS** (New)

P18/S4217/LB

4 Wharfe Lane Henley on Thames RG9 2LL (Listed Building Consent)

For: Mr A Toop

Replacement of windows in east elevation, ground floor with folding doors.

Plans: 4 Wharfe Lane

HTC Observation:

26.02.19 – Recommend approval

P18/S4157/FUL

24 Fairmile Henley on Thames RG9 2LA (Full Application)

For: Mr David Wright

New single storey dwelling with basement bedroom accommodation

Plans: 24 Fairmile

HTC Observation:

26.02.19 – Recommend approval

- P19/S0133/HH** **105 St Marks Road Henley on Thames RG9 1LP**
 (Householder)
For: Dr. Nigel Geary
 Front extension to provide study with bedroom over. Rear extension to extend kitchen dining with 2no bedrooms over.
 Plans: 105 St Marks Road
- HTC Observation: **26.02.19** – Recommend refusal. The Committee unanimously recommended refusal due to the height of the proposed extension causing scale and bulk resulting in loss of light.
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- P19S0223/HH** **20 St Marks Road Henley on Thames Oxfordshire RG9 1LJ**
 (Householder)
For: Barry Carson
 Formation of dropped kerb along frontage of No 20 St Marks Road. The removal of the front dwarf brick boundary wall and the paving of the front garden area for use as parking space.
 Plans: 20 St Marks Road
- HTC Observation: **26.02.19** – Recommend refusal. The Committee unanimously recommended refusal due to the size of the proposed off road parking being insufficient for a larger car and the safety aspects of any larger car utilising the space.
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- P19/S0227/FUL** **Anderson House Newtown Road Henley on Thames RG9 1HG (Full Application)**
For: Anderson House Developments Ltd C/O Agent Boyer Planning Ltd
 Demolition of existing building and erection of 43 residential units and 221sq.m of Class B1a commercial space with associated access, parking and landscaping.
 Plans: Anderson House
- HTC Observation: **26.02.19** – Recommend refusal. The Committee unanimously recommended refusal as the proposal is not in accordance with the Joint Henley and Harpsden Neighbourhood Plan Strategy: ‘The Reading Road industrial estate will continue to be the primary employment centre within Henley and its protection and intensification is encouraged’ or Policy E1 Supporting Henley's Economy that supports development in line with the role of the Reading Road Industrial Estate as the Neighbourhood Area's main employment area. The Committee does not support the loss of employment land.
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- P19/S0243/FUL** **R/O Barngarth Gravel Hill Henley on Thames RG9 1TP (Full Application)**
For: Scandia-Hus Limited
 Construction of a new 3 bedroom Chalet/Bungalow.
 Plans: R/O Barngarth Gravel Hill
- HTC Observation: **26.02.19** – Recommend refusal due to highway concerns and loss of light for neighbours.

P19/S0245/RM

Thames Farm Reading Road Shiplake RG9 3PH (Reserved Matters)

For: Taylor Wimpey UK Ltd. c/o Agent Barton Willmore LLP
Reserved Matters for 95 dwellings (appearance, landscaping, scale and layout) pursuant to outline application P16/S0970/O.
Plans: Thames Farm

HTC Observation:

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-TPP01RevA

- 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.

- 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

P19/S0288/FUL **Amberley 26 Lambridge Wood Road Henley on Thames
RG9 3BS (Full Application)**
For: Mr Liddel
Demolition of existing dwelling. Erection of 2 new dwellings
Plans: Amberley 26 Lambridge Wood Road
HTC Observation: **26.02.19** – Recommend refusal. The Committee unanimously
recommended refusal due to overdevelopment of the plot and
the effect of the proposals on the character of the area.

P19/S0301/HH **Gates End Fairmile Henley on Thames RG9 2JY**
(Householder)
For: Mr & Mrs Ian Pankhurst
Removal of existing dormer structure including side windows.
Construction of new brick gable end, including retention of
main dormer window in situ.
Plans: Gates End Fairmile
HTC Observation: **26.02.19** – Recommend approval

P19/S0306/HH **14 St Marys Close Henley on Thames RG9 1RD**
(Householder)
For: Mr Martin Coward
Single storey side extension. Demolition of existing rear
extension.
Plans: 14 St Marys Close
HTC Observation: **26.02.19** – Recommend refusal. The Committee unanimously
recommended refusal due to concern over loss of light.

P19/S0340/FUL **The Walled Garden Bell Lane Henley on Thames RG9 2HR**
(Full Application)
For: Mr and Mrs Carlton
Single storey four bed dwelling within garden of existing
property.
Plans: The Walled Garden
HTC Observation: **26.02.19** – Recommend approval

*The Chairman, Councillor Arlett left the room at 8.15pm and the Deputy Chairman,
Councillor Smewing took the Chair.*

P19/S0345/HH **12 Gainsborough Hill Henley-On-Thames RG9 1ST**
(Householder)
For: Mr & Mrs Arlett
Single Storey Rear Extension
Plans: 12 Gainsborough Hill
HTC Observation: **26.02.19** – Recommend approval

The Chairman, Councillor Arlett returned to the room at 8.17pm and took the Chair.

- P19/S0351/HH** **174 Greys Road Henley on Thames RG9 1QR**
 (Householder)
For: Mr and Mrs Boulwood
 Single storey rear extension, loft conversion with dormer and internal alterations.
 Plans: 174 Greys Road
 HTC Observation: **26.02.19** – Recommend approval
- P19/S0371/HH** **16 &17 Niagara Road Henley-On-Thames RG9 1EB**
 (Householder)
For: Mr Goodson & Mercer
 Ground floor and joint first floor extension to 16 & 17 Niagara Road.
 Plans: 16 &17 Niagara Road
 HTC Observation: **26.02.19** – Recommend approval
- P19/S0382/HH** **5 Cromwell Road Henley-On-Thames RG9 1JH**
 (Householder)
For: Mr & Mrs Connolly
 Single storey rear extension at lower ground floor level, conversion of existing lower ground floor, and alterations to door and window openings on the side and rear elevations.
 Plans: 5 Cromwell Road
 HTC Observation: **26.02.19** – Recommend approval
- P19/S0408/FUL** **Beechwood Lodge Lambridge Lane Badgemore RG9 4NR**
 (Full Application)
For: Mr & Mrs O Lewis c/o Agent TP Architects
 Variation of condition 2 - (drawings) raising eaves and the ridge height of building by approximately 875mm, adjust position of garage and move the building closer to the north western boundary and amended interior layout of house on P15/S3386/FUL (Proposed replacement dwelling, pursuant to consent ref: P12/S2445/HH).
 Plans: Beechwood Lodge
 HTC Observation: **26.02.19** – Recommend approval
- P19/S0507/HH** **50 Market Place Henley-On-Thames RG9 2AG**
 (Householder)
For: Mr & Mrs I Wallace
 Single storey extension
 Plans: 50 Market Place
 HTC Observation: **26.02.19** – Recommend approval
- P19/S0509/LB** **50 Market Place Henley-On-Thames RG9 2AG** (Listed Building Consent)
For: Mr & Mrs I Wallace
 Single storey extension
 Plans: 50 Market Place
 HTC Observation: **26.02.19** – Recommend approval

212. OBJECTIONS / CALL IN APPLICATIONS

The Committee **DECIDED** to call in the following applications:

P19/S0133/HH 105 St Marks Road Henley on Thames RG9 1LP

P19S0223/HH 20 St Marks Road Henley on Thames Oxfordshire RG9 1LJ

P19/S0288/FUL Amberley 26 Lambridge Wood Road Henley on Thames RG9 3BS

P19/S0306/HH 14 St Marys Close Henley on Thames RG9 1RD

P19/S0227/FUL Anderson House Newtown Road Henley on Thames RG9 1HG will automatically go to Committee if the Planning Officer at SODC does not recommend in line with the Council.

213. DECISION NOTICES

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

214. MINUTES OF TRANSPORT STRATEGY GROUP

The Committee **NOTED** the Minutes of the Meeting of the Transport Strategy Group held on 4 February 2019.

215. TRANSPORT STRATEGY GROUP – AMEND TERMS OF REFERENCE

The Committee **RESOLVED**

to change the Terms of Reference of the Transport Strategy Group to increase the number of co-opted members of the public to 9.

216. NOTIFICATION OF PLANNING APPEAL – P17/S3989/HH

The Committee **NOTED** a report on the appeal for P17/S3989/HH.

217. TREE PRESERVATION ORDER

The Committee **NOTED** the following tree preservation order:

19S01 – Tree Tops House, Gillotts Lane, Henley on Thames RG9 1PT and

RESOLVED to request consideration of a further area of trees to be put under a Tree Preservation Order.

218. TRAFFIC MATTERS

The Committee **RESOLVED** to write to the owner of the Wootton Manor Shops to request that the Council be permitted to locate a bench in this area.

A Member raised the issue of illegal and inconsiderate parking on pavements on Mount View. The Chairman stated that he would raise this with the Police.

219. PROGRESS REPORT

The Committee **NOTED** the Progress Report.

Meeting ended 8.31pm

CA

27 February 2019