

Present: The Chairman, Councillor Ken Arlett
Councillor Julian Brookes
Councillor Donna Crook
Councillor Sam Evans
Councillor Stefan Gawrysiak
Councillor Lorraine Hillier
Councillor Laurence Plant
Councillor Jane Smewing
Councillor Kester George – Chairman, Harpsden Parish Council

In Attendance: Cath Adams – Planning and Project Manager
Kirsty Waterman – Planning Committee Administrator

Also Present: 38 Members of the Public
1 Member of the Press

257. APOLOGIES

Apologies were **RECEIVED** from the Mayor, Councillor Glen Lambert.

258. STATEMENT FROM THE CHAIRMAN

The Chairman thanked Councillors, representatives from the press and the Committee Administrator and Planning and Project Manager for all their work and attention to detail over the last two years.

259. DECLARATIONS OF INTEREST

There were no declarations of interest.

260. PUBLIC PARTICIPATION

Mr J Smith, developer for planning applications P19/S1030/FUL and P19/S1171/FUL spoke on both applications. With regard to P19/S1030/FUL 245 Greys Road, Mr Smith stated that the proposal represented a more effective use of the land, was designed not to overlook neighbours and that the reasons for the holding objection from OCC Highways could be overcome. The buildings would be of a sustainable design. In answer to a query on the possible use of the study as a fourth bedroom, Mr Smith stated that although he thought this was unlikely, an additional parking space could be provided.

With regard to application P19/S1171/FUL Henley Joinery, Farm Road, Mr Smith stated that this was now predominantly a residential area and that the neighbours had been consulted and were in favour of the proposal. The units would provide accommodation at the lower end of the market in a highly sustainable location.

Councillor Kester George from Harpsden Parish Council joined the meeting at 7:35pm and was invited to the table.

Mr H Crook, Henley spoke on P19/S1003/FUL, Balmaha, Rotherfield Road. He stressed the nature of Rotherfield Road as a cul de sac and without pavements. The road is used by numerous dog walkers and families accessing Drawback Hill. The new proposals represent an increase of 23% in accommodation compared with the existing planning permission for 3 detached houses and gives a density of 20 dwellings per hectare rather than the average of 2.5 dwellings per hectare currently in Rotherfield Road.

Mr A Warby, Henley spoke on P19/S1003/FUL, Balmaha, Rotherfield Road. He expressed concern that the proposed additional dwellings would generate an increase of 170% in traffic and create further risk for all users of the road, particularly given that speeds up to 27mph were recorded in the vicinity of Balmaha. Given the distance of over 1km to the nearest bus stop it was likely that the parking provision would be insufficient and lead to parking on the verges. This in turn has already been seen to lead to access problems for the refuse lorries as well as damage to trees and additional risk to other road users.

Dr Lincoln, Henley spoke on P19/S1003/FUL, Balmaha, Rotherfield Road. He felt that the proposal went against the Joint Henley and Harpsden Neighbourhood Plan (JHHNP), the emerging SODC Local Plan 2034 and the National Planning Policy Framework (NPPF). The SODC Core Strategy and the JHHNP stress the preservation of character and setting, this is reinforced by the developer's supporting text for the existing planning permission for 3 houses on the site. The application also ignores several primary objectives in the JHHNP regarding balanced communities, a suitable quantum of affordable housing and sensitivity to surroundings. A dwelling statement had also not been provided. To ignore the policies in the JHHNP renders worthless the work of the dedicated volunteers on this.

Mr D Harding, Henley spoke on P19/S1003/FUL, Balmaha, Rotherfield Road. He stated that even before he lived in Rotherfield Road he used to walk up it. Once lost, the character and amenity cannot be recovered. This development would set a precedent on an important road that links Henley with the countryside.

Mr D van Doesberg spoke on P19/S1003/FUL, Balmaha, Rotherfield Road. His view was that the proposed development would alter the road for ever whilst the existing planning permission would keep the character of the area. He felt that it must be possible to find a way to move forward to suit both residents and the developer.

Ms A Knight spoke on behalf of the applicant for P19/S1003/FUL, Rotherfield Road. She advised that there had been extensive pre-application consultation with SODC and that the planning officer had encouraged an increase in density. The NPPF 2019 requires low density development to be avoided and the most efficient use of land to be pursued. This was reflected in the emerging Local Plan. The planned dwellings would have a minimal impact on the streetscene as they were designed to look like detached dwellings. The mix of dwellings would support a balanced community rather than segregation. Traffic estimates were that an additional 21 movements on top of those under the current planning permission would be generated.

In response to questions from members, it was clarified that traffic information came from TRICS data, informal pre-application advice had been received on the existing planning permission and that there were no existing apartment blocks in the road, though one house had been split in two in the 1970s. The applicant felt that it was not

realistic to stick with one type of housing and that the needs of the local area should be taken into consideration. These were high quality properties.

261. MINUTES

The Minutes of the Planning Committee held on 9 April 2019 were **RECEIVED**, **APPROVED** and **SIGNED** by the Chairman, Councillor Arlett as a true record.

262. VARIATION TO ORDER OF BUSINESS

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

that in view of expedience, the order of business on the agenda was altered to allow planning application P19/S1003/FUL to be considered immediately.

263. P19/S1003/FUL BALMAHA, 42 ROTHERFIELD ROAD

P19/S1003/FUL

Balmaha 42 Rotherfield Road Henley-On-Thames RG9 1NN
(Full Application)

For: Mr A Wrigley c/o Agent JCE Planning & Architectural Consultancy

Demolition of Balmaha including outbuilding and swimming pool, erection of 3 pairs of semi detached villas, erection of a single building containing 5 apartments, associated garaging, parking and bin stores, and driveways using the existing single point of access to Rotherfield Road

Plans: [Balmaha 42 Rotherfield Road](#)

HTC Observation:

23.04.19 – The Committee voted unanimously to recommend refusal of the application due to the proposal being overintensive, overdevelopment of the site, destruction of the character of the existing settlement, conflict with the Joint Henley and Harpsden Neighbourhood Plan with regard to policy H3 and primary objective HO5 and the impact on the streetscene.

264. PLANS (Amended)

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 (As amended on 12 April 2019).

Plans: [16 &17 Niagara Road](#)

HTC Observations:

26.02.19 – Recommend approval
23.04.19 - Recommend approval

P19/S0038/O

Mount Ida Reading Road Lower Shiplake RG9 3PH

(Household)

For: Ressance Limited

Outline planning application for two new dwellinghouses with private garages with matters of access and layout for consideration (additional arboricultural information provided 13th February 2019 and layout of dwellings and garages revised as shown on amended site plan received 28th March 2019).

Plans: [Mount Ida Reading Road](#)

HTC Observations: **05.02.19** - Recommend approval. 2 houses in a large plot is more acceptable than previous applications with many houses. Highways issues including access needs to be carefully considered and not compared with other local applications and their highways issues. The agents suggested pathway from the site, going along Reading Road for pedestrian safety would be welcomed as an amendment.
23.04.19 - **The Committee resolved not to comment on the application as the site will shortly no longer be part of the Neighbourhood Plan area for Henley and Harpsden and is in a neighbouring parish.**

265. PLANS (New)

P19/S0650/HH

Nutfield Corner, 27 Fairmile, Henley-On-Thames RG9 2JU

(Householder)

For: Mrs Gerardine Le Blanc

Retrospective construction of an outbuilding in the garden.

Plans: [Nutfield Corner 27 Fairmile](#)

HTC Observation: **23.04.19 – Recommend approval**

P19/S0796/LB

Flat 2, 3 River Terrace, Henley-On-Thames RG9 1BG

(Listed Building Consent)

For: Mr and Mrs Belcher

Removal of part of internal wall.

Plans: [Flat 2, 3 River Terrace](#)

HTC Observation: **23.04.19 – Recommend approval**

P19/S0877/HH

2 Western Avenue Henley-On-Thames RG9 1JP

(Householder)

For: Mrs S Fitzsimons

Addition of a single storey conservatory to the rear elevation.

Plans: [2 Western Avenue](#)

HTC Observation: **23.04.19 – Recommend approval**

<u>P19/S1030/FUL</u>	<p>245 Greys Road Henley-On-Thames RG9 1QN (Full application) <i>For:</i> Jamie Smith Estates Ltd c/o JPPC Demolition of existing house and erection of three detached houses (comprising 2 x three bed units and 1 x four bed unit) with associated parking and amenity space provision. Creation of second vehicular access and new frontage walls. Plans: 245 Greys Road</p> <p>HTC Observation: 23.04.19 – Recommend refusal due to overdevelopment, being overintensive and unneighbourly to adjacent properties.</p>
<u>P19/S1051/HH</u>	<p>2 Spring Cottage, Mill Lane, Henley-On-Thames RG9 4HB (Householder) <i>For:</i> Mr W Phillips Detached garage workshop and carport. Plans: 2 Spring Cottage</p> <p>HTC Observation: 23.04.19 – Recommend approval</p>
<u>P19/S1112/HH</u>	<p>5 Singers Close, Henley-On-Thames RG9 1HD (Householder) <i>For:</i> Mrs Alyth Yealland Garden room, swap door and window positions and widen door and window. Plans: 5 Singers Close</p> <p>HTC Observation: 23.04.19 – Recommend approval</p>
<u>P19/S1116/FUL</u>	<p>Hurst, Green Lane, Henley-On-Thames RG9 1LS (Full Application) <i>For:</i> Palatine Homes Ltd Variation of condition 1 (approved plans) of planning permission P18/S4255/FUL (Demolition of existing dwelling and erection of 4 new dwellings and provision of new accesses.) to incorporate revised access, remove integral garages, layout alterations, amend garage design, and add windows to certain plots. Plans: Hurst, Green Lane</p> <p>HTC Observation: 23.04.19 – Recommend approval</p>
<u>P19/S1139/HH</u>	<p>7 Queen Street, Henley-On-Thames RG9 1AR (Householder) <i>For:</i> Mr & Mrs R Lane Proposed rear extension with light lantern. Re-roof to attached external store. Plans: 7 Queen Street</p> <p>HTC Observation: 23.04.19 – Recommend approval</p>

P19/S1142/FUL **Westfield House, Pack and Prime Lane, Henley-On-Thames RG9 1TT (Full Application)**
For: Mr & Mrs S Garrod
Partial demolition and alterations to the existing house and to erect one new dwelling. Resubmission of Application reference: P18/S1590/FUL
Plans: [Westfield House, Pack and Prime Lane](#)

HTC Observation: **23.04.19 – Recommend refusal as stated in the decision notice for a previous application on the site P18/S1590/FUL: That the proposed development would result in an increase in the vehicle movements, including servicing vehicles, accessing and egressing the site along Pack and Prime Lane, a single width access drive with limited forward visibility and passing opportunities to the detriment of the safety and convenience of users of the public highway. Furthermore, this proposal can only increase the use of the substandard junction of Pack and Prime Lane with Gravel Hill which can only increase the risk to highway safety and to users of the Highway in the vicinity. Therefore the proposal is contrary to Policies H4, T1 and T2 of the South Oxfordshire Local Plan 2011**

P19/S1151/HH **4 Brakspear Mews, New Street, Henley-On-Thames RG9 2BP (Householder)**
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](#)

HTC Observation: **23.04.19 – Recommend approval**

P19/S1171/FUL **Henley Joinery, Farm Road, Henley-On-Thames RG9 1EJ (Full Application)**
For: Jamie Smith Estates Ltd
Redevelopment of joinery workshop, storage buildings and yard to provide 2 x two-bedroom semi-detached dwellings and 1 x one-bedroom detached dwelling and associated works.
Plans: [Henley Joinery Farm Road](#)

HTC Observation: **23.04.19 – Recommend approval**

266. OBJECTIONS / CALL IN APPLICATIONS

The Committee **DECIDED** that as applications P19/S1003/FUL Balmaha, Rotherfield Road and P19/S1030/FUL 245 Greys Road would automatically go to Committee at SODC in the event of a conflict between the Council's and officer recommendation, there was therefore no need to call them in.

267. DECISION NOTICES

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

268. NOTIFICATION OF PLANNING APPEAL APPLICATIONS

The Committee **NOTED** the following applications that have been submitted for appeal.

- i) **P16/S2861/O** (Outline Planning) **Mount Ida, Reading Road, Lower Shiplake RG9 3PH**
- ii) **P17/S3332/FUL** (Full Application) **19-21 Market Place, Henley-on-Thames RG9 2AA**

269. NOTIFICATION OF PLANNING APPEAL DECISION – P17/S2858/FUL

The Committee **NOTED** the decision of the Planning Inspector on P17/S2859/FUL Land at Newtown Road, Henley on Thames, RG9 1HG. The appeal is allowed and planning permission is granted for the construction of 2 two-bedroom dwellings.

270. HENLEY-ON-THAMES REGATTA – TEMPORARY TRAFFIC RESTRICTIONS ORDER 2019

The Committee **NOTED** the notice of temporary traffic restrictions in place during Henley Regatta 2019 and raised queries over the signs that are put up to warn motorists of delays and the timings of the closure of Henley Bridge. Suggested wording for the road signs to be forwarded by Councillors Hillier and Gawrysiak to the Planning Administrator and the bridge closure to be queried with the Traffic Regulation Team at OCC.

271. TEMPORARY TWO WAY TRAFFIC SIGNALS ON KINGS ROAD

The committee **NOTED** details of temporary traffic lights on Kings Road to enable the installation of a new gas main. Conditions to the contractor are as follows:

- Advance Warning boards are to be placed on the roadsides at least 5 working days before work starts.
- Lights are to be manually controlled at peak times (07.00-09.30 and 15.30-18.30) and at all other times if traffic builds up.
- Lights are to be turned off and removed from the carriageway when not in use.
- If any bus stops are affected by the works, it is your responsibility to contact the relevant bus companies.
- Please inform/liaise with Henley Town Council prior to the works starting.

272. TRANSPORT STRATEGY GROUP MINUTES

The Minutes of the Transport Strategy Group held on 1 April 2019 were **APPROVED** subject to the addition of Councillor Jane Smewing as an attendee at the meeting.

273. PROGRESS REPORT

The Committee **NOTED** the Progress Report.

274. EXCLUSION OF THE PUBLIC AND THE PRESS

The Committee **RESOLVED**

that the public and the press be excluded from the remainder of the meeting in accordance with the Public Bodies (Admission to Meetings) Act 1960 as publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted.

**275. CONFIDENTIAL
PUBLIC CONSULTATION**

The Committee **CONSIDERED** a report on funding for public consultation and **RECOMMENDED TO RESOLVE**

that public consultation take place to give an update on the 353-357 Reading Road project commencing mid-May 2019. Advertising, printing and distribution costs to be taken from the printing and advertising budgets in the first instance at a cost estimated to be in the region of £1800.

The meeting closed at 8:57pm

CA/Chairman

24 April 2019