

Present: Vice Chairman, Councillor A J Follett
Councillor Miss L M Hillier
Councillor S Smith
Deputy Mayor, Councillor C I Pye

In attendance: Mr M Kennedy – Town Clerk
Ms J Brazil – Minute Taker

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

96. APOLOGIES FOR ABSENCE

Apologies for absence were received from the Chairman – Councillor C W Gibson, the Mayor, Councillor Mrs J Wood and Councillor D Nimmo-Smith.

In the absence of the Chairman, The Vice Chairman, Councillor A J Follett took the Chair.

97. DECLARATIONS OF INTEREST

None received.

98. PUBLIC PARTICIPATION

Dr M Blogg of 69 St Andrews Road and Mr J Blundell of 1 Blandy Road spoke against planning application P10/E1281 Grovelands, St Andrews Road and made the following comments:-

- the amendments have made the property closer to no 1 Blandy Road and the objections from the previous applications had not been addressed.
- reiteration of previous comments and the amendments do not affect their decision.
- the removal of the garage would increase on street parking problems on St Andrews Road.
- the amendments do nothing to protect the trees on the site.
- issues concerning the period of notice.
- the manner in which the application has been dealt with.

Mr A Easton of 19 Fairmile spoke regarding planning application P10/E1099:-

- He asked how Cllrs could make a decision as it was stated that the copy of the plans available on line was difficult to understand and too large to be easy to download and view via the SODC website. The plans conformed to SODC requirements

Mr B Bolt of 21 Fairmile spoke regarding P10/E1270 Rose Cottage, 23 Fairmile:-

- clarification that planning application P10/E1270, Rose Cottage, 23 Fairmile would appear at a special Planning Committee meeting to be held on Tuesday 26 October 2010 at 7pm.

Mr Wilkinson of 5 Lauds Close, Mr B Taylor of Lauds Close spoke against planning application P101/E1384 Henley College, Paradise Road:-

- the proposed development is very close to an area of outstanding natural beauty.
- flood lighting would have an adverse impact on the surrounding area.
- the proposed hours were un-neighbourly.
- Lack of provision for extra parking that will exacerbate the problem of on street parking.
- unsuitable development within a residential area.
- lack of provision for coach manoeuvring.
- it will be the 3rd sports centre in the area.
- increased security risks.
- the issue of extra litter and the possibility of undesirable activities taking place at the site.

Response from *Mr T Espley and Mrs Bishop of Henley College*:-

- the proposal falls outside the designated area of outstanding natural beauty.
- there is a full landscape design to protect and screen the residential properties closest to the building.
- the designated hours are 8.30am until 4pm only and the facility will be used predominantly by students.
- it will not be used for any social functions.
- it will not have flood lighting.
- it will have CCTV monitoring in place.
- weekends and bank holidays the facility will be used by Henley Tennis Club.
- presently there is an issue on the site with litter and motor bikes. Henley College believe the proposal will have a positive effect on the area.
- the other two sports centres in the town are unsuitable for College needs as they require 30 sessions per week and are only able to obtain 5 sessions per week from the sports centre at Gillotts.
- The proposal is designed to be car neutral as the idea it will be used predominantly by the students during the day and should not generate extra traffic or parking problems.

The committee requested the possibility of a Student Committee be set up to monitor fellow students on issues of parking, litter and behaviour in the town. Also there needs to be more debate regarding the structure and a strategy to be in place regarding concerns of footfall, car and coach parking

- Mr Espley replied that the college now had a database of student car number plates and are trying to work with residents and local police to deal with issues of inappropriate parking as soon as the issue arises.

The Chairman thanked all the members of the public for their observations.

99. MINUTES

The Minutes of the meeting held on 28 September 2010 were approved and signed by the Chairman A J Follett as a true record.

The Committee RESOLVED to hold a special meeting of the Planning Committee, including public participation on Tuesday 26 October 2010 at 7pm to discuss application P10/E1270 Rose Cottage, 23 Fairmile and any other amended plans which have a

return date before the next scheduled Planning Committee meeting on Tuesday 9 November 2010

100. PLANS (amended)

P10/E0729

Merviale, Paradise Road (Other – North Ward – JB, LMH)
(Registered 20.05.10 - 28 Days 16.06.10)

Loft conversion with rear facing dormer and terrace (as amended by drawing no. 0046-595 B accompanying letter from Agent dated 26 July 2010 and drawing no.0046-595 C accompanying letter from Agent dated 6 September 2010).

For: Mrs M Massey

HTC Observation

24.06.10

OBSERVATION

No strong views

HTC Observation

03.07.10

OBSERVATION

At the time the Committee considered the application members were unaware of the strength of neighbour's complaints. Having regard to these, the Committee now Recommend Refusal on the grounds that the application is un-neighbourly, overlooking and would be detrimental to the amenities of neighbouring properties.

HTC Observation

24.08.10

OBSERVATION:

In the opinion of this Committee there have been no material changes to the last application so reiterate that the application should be refused on the grounds that the application is un-neighbourly, overlooking and would be detrimental to the amenities of neighbouring properties.

OBSERVATION:

The Committee reiterate their previous observation. It is the opinion of this Committee there have been no material changes to the last application so reiterate that the application should be refused on the grounds that the application is un-neighbourly, overlooking and would be detrimental to the amenities of neighbouring properties.

Two members of the public left the meeting at 8:11pm.

P10/E1281

Grovelands, St Andrews Road (Minor – South Ward – EH, RM)

(Registered 02.09.10 – 28 Days 29.09.10)

Proposed new dwelling to land at rear of Grovelands. (as amended by drawing no. GL-1A accompanying email from agent dated 5 October 2010)

For: Mr M Redrup

HTC Observation:

28.09.10

OBSERVATION:

Recommend refusal as the development is over-intensive, is backland development, and would adversely effect the privacy of neighbours. Concern was also expressed that trees with Tree Preservation Orders would be at risk and the effect the development would have on traffic at an already busy junction.

OBSERVATION:

The Committee reiterate their previous observation. Recommend refusal as the development is over-intensive, backland development and would adversely

effect the privacy of neighbours. Concern was also expressed that trees with Tree Preservation Orders would be at risk and the effect of the development would increase traffic at an already busy junction.

Eight members of the public left the meeting at 8:15pm.

101. PLANS (new)

The Chairman proposed and it was subsequently agreed to vary the order of business and take planning application P10/E1384 first in view of the large number of residents present.

P10/E1384 **Henley College, Paradise Road** (Major – North Ward – JB, LMH)
(Registered 24.09.10 – 28 Days 21.10.10)
Proposed construction of a new sports facility with changing rooms, classrooms, storage and other ancillary accommodation. 3 disabled parking spaces and a 10 cycle storage rack.
For: Mr T Espley

OBSERVATION: **Recommend Refusal on grounds the proposal is un-neighbourly, out of keeping on the edge of an area of outstanding natural beauty, unsympathetic to its surroundings, issues of parking, lack of turning space and sited too close to a residential area.**

Eight members of the public left the meeting at 8:21pm.

P10/E0829/LB **29A Hart Street** (Other – North Ward - JB, LMH)
(Registered 29.09.10 – 28 Days 26.10.10)
Restoration and repair of building following fire damage.
For: Mrs Harley

OBSERVATION: **No strong views.**

P10/E1250 **The Coach House, Northfield End** (Minor - North Ward – JB,LMH)
(Registered 01.10.10 – 28 Days 28.10.10)
Change of use and conversion to residential including Single and two storey extensions and internal alterations. Demolition of side lean to and flat roof over garage.
For: Mr S Carter

OBSERVATION: **No strong views subject to Conservation Officer recommendations.**

P10/E1251/LB **The Coach House, Northfield End** (Other - North Ward – JB,LMH)
(Registered 01.10.10 – 28 Days 28.10.10)
Change of use and conversion to residential including Single and two storey extensions and internal alterations. Demolition of side lean to and flat roof over garage.
For: Mr S Carter

OBSERVATION: **No strong views subject to Conservation Officer recommendations.**

- P10/E1284/LB** **Oast House Cottage, 74 Bell Street** (Other –North Ward – JB, LMH)
(Registered 23.09.10 – 28 Days 20.10.10)
Replacement of the first and ground floor front leaded casement windows with single glazed wood sash windows to match 8 pane windows at 76. Remove the two added courses of brickwork under the current cill level of the first floor window to allow replacement to match the proportions of the first floor window at no.76 & 78
For: Mr David Prest
- OBSERVATION:** **Recommend approval the proposal will bring back the property into line with the rest of the building.**
- P10/E1320** **10 Niagara Road** (Other – South Ward –EH, RM)
(Registered 30/09/10 – 28 Days 27/10/10)
Replace lower front-bay window, lower rear window with timber sash windows.
For: Mr A Hurst
- OBSERVATION:** **Recommend approval. Appropriate use of materials within the Reading Road Conservation area**
- P10/E1433/RAD** **Unit 15/17 Bell Street** (Other – North Ward – JB, LMH)
(Registered 28.09.10 – 28 Days 25.10.10)
Advertisements.
For: Mr James Waller
- OBSERVATION:** **Recommend refusal. Application is garish and external lighting is out of keeping within conservation area. The Committee regrets the retrospective nature of the application.**
- P10/E1435** **22 Reading Road** (Minor – South Ward – EH, RM)
(Registered 23.09.10 – 28 Days 20.10.10)
Erection of a three storey building providing 6 Two bedroom flats. Variation of conditions 5 and 10 planning permission P10/E0785
For: Follett Property Holdings Ltd
- OBSERVATION:** **No strong views.**
- P10/E1448** **5 Lovell Close** (Other – South Ward – EH, RM)
(Registered 23.09.10 – 28 Days 20.10.10)
Erection of single-storey outbuilding in garden.
For: Mr A Meachin
- OBSERVATION:** **No strong views.**
- P10/E1451/LD** **119 Reading Road** (South Ward – EH, RM)
(Registered 30.09.10 - 28 Days 27.10.10)
Loft conversion to provide bedroom with rooflight to rear and en suite shower room.
For: Miss L Lothian
- OBSERVATION:** **No strong views.**
- P10/E1461** **1 & 2 Deanacre** (Other – North Ward – JB, LMH)
(Registered 23.09.10 - 28 Days 20.10.10)
Erection of a 2 metre high open spindle-top sliding gate, supporting brick pillars, and 1.8 metre high close board

fencing either side, across the shared entrance to Nos. 1 & 2 Deanacre.

For: Mr C Farlow & Ms R Wolfe

OBSERVATION:

Recommend refusal. On grounds the proposal is un-neighbourly, out of keeping, will intimidate users of the footpath and the size and bleakness of this proposal appear to be excessive in relation to the problems it is designed to overcome. Two smaller gates would be preferable. The Committee noted the Crime Prevention Officer's comment that this would hinder rather than deter crime

P10/E1467/LB

30 New Street (Other – North Ward – JB, LMH)

(Registered 27.09.10 – 28 Days – 24.10.10)

1/ External refurbishment. 2/ Internal alteration and refurbishment.

For: Courtcroft Properties Ltd

OBSERVATION:

No strong views subject to Conservation Officer recommendations.

P10/E1476/RET

Red Lion Hotel, Hart Street (Minor – North Ward – JB, LMH)

(Registered 28.09.10 – 28 Days 25.10.10)

Alteration to fenestration, provision of new and renewal of existing cladding, re-tiling of roof, provision of new and replacement of existing doors and windows, creation of five bedrooms, within the old stables.

For: MG Hotels

OBSERVATION:

Recommend refusal. The Committee reiterate previous refusal. We believe there is a need for building control to investigate as the alterations relate to major significant changes of the old stables into bedrooms with en suites bathrooms in line with new building regulations in force from 5.10.10. The Committee also highlighted the neighbours letter of objections has not been scanned into the SODC website.

P10/E1477/RLB

Red Lion Hotel, Hart Street (Other – North Ward – JB, LMH)

(Registered 28.09.10 – 28 Days 25.10.10)

Alteration to fenestration, provision of new and renewal of existing cladding, re-tiling of roof, provision of new and replacement of existing doors and windows, creation of five bedrooms, within the old stables.

For: MG Hotels

OBSERVATION:

Recommend refusal. The Committee reiterate previous refusal. We believe there is a need for building control to investigate as the alterations relate to major significant changes of the old stables into bedrooms with en suites bathrooms in line with new building regulations in force from 5.10.10. The Committee also highlighted the neighbours letter of objections has not been scanned into the SODC website.

- P10/E1509** **7 Periam Close** (Other – North Ward – JB, LMH)
 (Registered 01.10.10 – 28 Days 29.10.10)
 Single storey rear conservatory extension
 For: Mr & Mrs S Briscall
- OBSERVATION:** **No strong views.**
- P10/E1530** **The Malsters House, 76 Bell Street** (Other – North Ward
 – JB, LMH)
 (Registered 06.10.10 – 28 Days 02.11.10)
 1/ Erection of outbuilding. 2/ Installation of CCTV cameras
 to the front and rear elevations of the dwelling.
 For: Ms A Chumas
- OBSERVATION:** **Part 1/ No strong views.**
**Part 2/ Recommend refusal. Inappropriate use of
 CCTV on a grade II listed building, un-neighbourly**
- P10/E1531/LB** **The Malsters House, 76 Bell Street** (Other – North Ward
 – JB, LMH)
 (Registered 06.10.10 – 28 Days 02.11.10)
 1/ Erection of outbuilding. 2/ Installation of CCTV cameras
 to the front and rear elevations of the dwelling.
 For: Ms A Chumas
- OBSERVATION:** **Part 1/ No strong views.**
**Part 2/ Recommend refusal. Inappropriate use of
 CCTV on a grade II listed building, un-neighbourly**

102. FOR INFORMATION ONLY

Plans for information only relate to minor alterations to planning applications that have already been considered by this Committee and which in the opinion of the Planning Officer will make no significant difference to the outcome of the decision.

- P10/E1353 24 Kings Road**
P10/E1412 Telephone Exchange Greys Road
P10/E1153 & E1154/LB 25 Market Place
P10/E1153 25 Market Place
P10/E0859 Alameda, Rotherfield Road
P10/E1170 Old White Horse, 100 Northfield End

The Committee noted the information. A member raised the issue as to why P10/E1170 was represented with an amendment when it has already been refused by SODC.

103. DECISION NOTICES

The Committee considered the Decision Notices and noted the information.

104. OBJECTIONS

Members discussed which Councillor is to speak at District Council in the event of an objection and it was decided that:
 Councillor Miss L Hiller represent on behalf of District Council and Councillor A J Follett to represent Henley Town Council in relation to P10/E1384 Henley College,
 Councillor A J Follett to represent Henley Town Council in relation to P10/E1245 15 Cromwell Road if permitted and P10/E1281 Grovelands, St Andrews Road if it goes to committee.

It was noted that Councillor I Reissemann is tabled to speak on behalf of Henley Town Council regarding P10/E1128 Market Place Mews at the SODC Planning meeting 20.10.10

105. CORE STRATEGY

The Committee received South Oxfordshire District Council's Proposed Changes to the Core Strategy (Consultation 2010) document and discussed the Council's response.

It was RESOLVED that the following responses be forwarded to South Oxfordshire District Council as this council's recommendations:

Q1 South East Pan numbers and distribution

What do you think about us working to SE Plan numbers?

Agree

But would like to see evidence that the economic downturn since 2008 has not had an impact on reducing this potential need for 11,487 homes from 2006 – 27

Q2 Division of the district

What do you think about our approach to growth, dividing the district into just two areas and making it proportional to the size of each market town or village?

Agree.

Q3 Windfalls

What do you feel about us including windfall allowance when we work out how many homes we need to identify land for?

Strongly agree.

However, HTC would like to see the following points included -:

- a) Some reference to affordable housing in this analysis. Allowing for windfall developments which will tend to be small scale sites (up to 15 units) will not help to provide a good mix of affordable units. Therefore the ratio of affordable units on any development over 25 homes needs to be increased.
- b) As in earlier replies HTC must emphasise that services and infrastructure must be improved in Henley for both the windfall units and the 400 extra homes planned. This includes new schools, roads, public transport, health care, utilities etc
- c) Suitable sites for 100 – 400 units are very limited in Henley due to the borders of the river and AONB. This needs to be addressed in the early stages of the Core strategy planning.

Q4 Density

What do you think about the scale and approach set out in our example density policy?

Agree, however HTC would like to point out that density should always have no adverse effect on the character of the area.

Note: Town Clerk to respond by letter to South Oxfordshire District Council Core Strategy document with council's recommendations by 29 October 2010

106. TREE PRESERVATION ORDER

The Committee considered the making of a Tree Preservation Order 191/2009 in the grounds of Pyt Cottage situated on the A4155.

IT WAS RESOLVED that the order be noted.

107. PROPERTY RENAMING

The Committee received notification that the Demolition of 2 Walton Avenue and 4 Harpsden Road and erection of 7 new flats to be known as 1 to 7 Lime court. Conversion of former police station to a restaurant has been named as: 38 Market Place, 2 houses and 3 flats to be named: 1 to 5 Peels Yard, Kings Road. New Development at the rear of Post Office to be renamed as Britannia Place New development at 347 to 351 Reading Road development name suggestion. There are 12 residential units involved in this one and the developer wants to call it 'Henley Gate'.

IT WAS RESOLVED that the proposed street naming be supported.

108. LETTER FROM SOUTH OXFORDSHIRE DISTRICT COUNCIL PLANNING DEPARTMENT

The Committee considered the attached letter from South Oxfordshire District Council Planning Department regarding Provision of two window display units at Lloyds TSB, 1 Reading Road – Advertisement Consent P10/E0818/A

IT WAS RESOLVED that the matter be noted.

109. PROGRESS REPORT

The Committee noted the progress report and made the following observations and comments:

Minute 66 noted.

Minute 94 noted.

Minute 69 noted.

Minute 91 awaiting response regarding edited versions of large applications to be made available on line.

Minute 65 noted.

Meeting closed at 9.13pm

jb

Chairman