

THAME TOWN COUNCIL

Minutes of a Meeting of the Planning & Environment Committee held on 28 June 2016 at 6.30pm In the Upper Chamber, Thame Town Hall.

Present: Cllrs B Austin, D Bretherton, P Cowell, D Dodds, H Fickling (Chairman), C Jones, A Midwinter (Deputy Chairman) and M Stiles

Officers

G Hunt, Town Clerk

A Oughton, Committee Services Officer

1 Apologies for Absence

Apologies for absence were received from Cllrs Dixon (Council Business) and Emery (Council Business). Cllr Deacock absent without apology.

2 Declarations of Interest and Dispensations

Cllr Austin declared an interest in planning application P16/S1906/HH, as a resident who lived in Fanshawe Road.

Cllr Cowell entered the meeting during this item.

3 Public Participation and Public Questions

There was no public participation.

4 Minutes

The Minutes of the meeting held on 7 June 2016 were confirmed as a correct record and signed by the Chairman.

5 Planning Applications

9657 **THE OLD DAIRY, 13A UPPER HIGH STREET**
P16/S1623/FUL Change of use of premises from clinic (D1 use) to a mixed use of clinic and retail (D1 & A1 use).

RECOMMEND APPROVAL

Subject to no objection from the District Conservation Officer

Neighbourhood Plan Policies: WS1, WS7, WS13, ESDQ15, ESDQ16, ESDQ18, ESDQ20

SODC Local Plan Policies: CON7, CON8, D1, D4, H13, TC8, AD1

Core Strategy Policies: CSQ3, CSEM1, CSEM4, CST1, CSEN3

9662 **THE OLD DAIRY, 13A UPPER HIGH STREET**
P16/S2000/A New signage.

RECOMMEND REFUSAL

1. Use of inappropriate materials

2. Does not conform to Conservation Area Policy

9658 **13 SEVEN ACRES**
P16/S1793/HH Demolition of conservatory and erection of single storey rear extension.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ28
SODC Local Plan Policies: D1, D4, H13
Core Strategy Policies: CSQ3

9659
P16/S1685/FUL

2 VICTORIA MEAD

Erection of two storey 2 bedroom dwelling attached to side of existing semi-detached dwelling.

RECOMMEND REFUSAL

- 1. Overdevelopment**
- 2. Inadequate amenity space**
- 3. Poor design**
- 4. Would create a terracing effect in a cul de sac of semi-detached dwellings**

9660
P16/S1863/HH

10 YEATES CLOSE

Erection of single storey front extension.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ28, ESDQ29
SODC Local Plan Policies: D1, D2, D4, H13, T1
Core Strategy Policies: CSQ3

9661
P16/S1906/HH

3 PUTMAN CLOSE

Two storey front extension. Alterations to existing entrance hall. New porch and rebuilding of existing conservatory.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ19, ESDQ28, ESDQ29
SODC Local Plan Policies: D1, D2, D4, H13, T1
Core Strategy Policies: CSQ3

9663
P16/S1923/FUL

6A GREYHOUND WALK

Change of use from A3 (Restaurant and Café) to B1(a) (Offices).

RECOMMEND APPROVAL

Subject to no objection from the District Conservation Officer

Neighbourhood Plan Policies: WS2, WS7, WS10, WS13, ESDQ20
SODC Local Plan Policies: CON7, CON8, D1, H13, TC8, AD1
Core Strategy Policies: CSQ3, CSEM1, CSEM4, CST1, CSEN3

9664
P16/S2030/HH

69 CHINNOR ROAD

Demolish existing kitchen wing and store and construct new single storey extension.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ19, ESDQ28
SODC Local Plan Policies: D1, D4, H13
Core Strategy Policies: CSQ3

9665
P16/S1327/FUL

ESSO SERVICE STATION, LONG CRENDON ROAD

The retention of an ATM installed in a new purpose built steel secure room with steel floor plate. ATM fascia with black bezel surround and white illuminated lettering Free Cash Withdrawals out of black background. Blue LED halo illumination to ATM surround.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: WS13, ESDQ16, ESDQ19, ESDQ21, ESDQ22
SODC Local Plan Policies: D1, H13, AD1
Core Strategy Policies: CSQ3, CSEM1, CSEM4

9666
P16/S1328/A

ESSO SERVICE STATION, LONG CRENDON ROAD

The retention of an ATM installed in a new purpose built steel secure room with steel floor plate. ATM fascia with black bezel surround and white illuminated lettering Free Cash Withdrawals out of black background. Blue LED halo illumination to ATM surround.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: WS13, ESDQ16, ESDQ19, ESDQ21, ESDQ22
SODC Local Plan Policies: D1, H13, AD1
Core Strategy Policies: CSQ3, CSEM1, CSEM4

6 Public Consultation – South Oxfordshire Draft Design Guide

The South Oxfordshire Draft Design Guide, Supplementary Planning Document (SPD) was out for public consultation from 17 June to 29 July 2016. The document provided guidance on best practice and detailed the criteria the District Planning Authority would use to assess the quality of developments for decision makers and those wishing to design new developments within the District.

It was agreed that any comments Councillors had on the SPD should be forwarded to Cllr Fickling who would, if relevant, formulate a response in a personal capacity.

7 Street Names – Site D

The Street Naming Officer at South Oxfordshire District Council had requested names for the new streets on the Site D development (Persimmon Homes). After discussion it was agreed that the theme of famous Thamensians be extended to Site D to establish and strengthen links between the new development and the Town.

RESOLVED that:

- i) The following names be submitted to the District Council for consideration as street names for the new development on Site D. Henry Blyth, Beatrice Dobie, George Edsell, Robin Gibb, Andrew Marcus, Leonard Purser, Len Webb and Mike Welply.***

8 Reports from Town Council Representatives

- a) Transport Representative – Cllr Stiles apologised for not providing a written report. A meeting with the Town Clerk was planned for Thursday 30 June to discuss alternative proposals for providing a one day a week service to replace the 120 / 121 / 123/ 124 service which would cease to operate after 20 July. Cllr Stiles thanked the Town Council for

agreeing to fund an alternative one day service and reported that she had heard from two bus operators that may be interested in providing a service but required more details before a decision could be made.

Cllr Stiles reported that the residents were very grateful for the efforts of the Town Council in trying to keep a bus service operating and she would keep the Town Council informed of further updates.

Concerns on a lack of dropped kerbs between the BP garage and new housing were raised and it was agreed that a letter be written to Oxfordshire County Council to highlight the issue.

9 For Information

The items for information were noted.

Members were disappointed that the new street names for Site C2 ended in Grange, Croft and Garth which were not words readily associated with a town and would have preferred Road, Lane, Drive, Avenue, Crescent, Way, Street, etc. It was agreed that a further response would be made.

Councillors thanked Cllr Stiles for her efforts with regard to the proposed extension of the Double Yellow Lines in Elms Road.

The meeting concluded at 7.02pm

Signed
Chairman, 19 July 2016