

THAME TOWN COUNCIL

Minutes of a Meeting of the Planning & Environment Committee held on 16 December 2014 at 6.30pm In the Upper Chamber, Thame Town Hall.

Present: Cllrs D Butler, N Champken-Woods, A Dite, N Dixon (Deputy Mayor), D Dodds, H Fickling (Chairman), V Humphries, D Laver, J Matelot Green (Town Mayor), M Stiles and M Welply (Deputy Chairman)

Non-Voting

Cllr Emery

Officers

A Oughton, Committee Services Officer

H Stewart, Town Clerk

1 Apologies for Absence

There were no apologies for absence.

2 Declarations of Interest

Cllr Dodds declared an interest in planning application 9417 P14/S3669/HH as the property was adjacent to his house and left the meeting during consideration of this item.

3 Public Participation

There were no applications to address the Committee.

4 Minutes

The Minutes of the meeting held on 25 November 2014 were confirmed as a correct record and signed by the Chairman.

Cllr Matelot Green entered the meeting.

5 Planning Applications

**9184
P14/S2001/RM** **LAND OFF JANE MORBEY ROAD
Amendment No. 1**

Application for reserved matters (following outline permission P13/S1481/O) for erection of 18 dwellings with parking, access and amenity space (As amended by drawing nos. 016-012 Revision B and 016-300 and Design and Access Statement accompanying agent's email of 3 December 2014).

RECOMMEND APPROVAL

Subject to a review of all proposed planning conditions, to include:

- Development to be carried out strictly in accordance with the approved plans;
- Samples of all external materials to be agreed (in consultation with the Town Council);
- Existing boundary hedgerow to south and west of the site to be retained, with details to be approved of any proposed alterations to this boundary treatment;
- Removal of Permitted Development Rights – Classes A, B, C and E of Part 1 of Schedule 2 of the GPDO;
- Garage/Car Ports to be used solely for the parking of vehicles.

9369
P14/S2609/FUL

1 & 2 MOATS CRESCENT
Amendment No. 5

Erection of 2 two-bed chalet bungalows. (As amended by documentation received 29 August, 4 September, 18 September and 16 October 2014 submitted by the applicant/agent).

RECOMMEND REFUSAL

1. The proposals represent an inappropriate form of backland development, that would be cramped, with unacceptable access arrangements, and which would detract from the pattern, grain and layout of development in the area.
2. The proposals would have an unacceptable impact on neighbouring residential amenity by reason of: overbearing to neighbouring amenity areas, noise and disturbance, crime/safety implications.
3. The parking layout and access arrangements would result in vehicle conflicts that would be of detriment to highway safety.
4. The width of the access road does not meet the minimum requirement and would restrict emergency vehicle access.

9393
P14/S3083/A

NATWEST, 3 CORNMARKE
Amendment No. 1

Erection of new internally illuminated signage (as amended by drawings showing alterations to design of signage received with agent's email of 2 December 2014).

RECOMMEND APPROVAL

Subject to the views of the District Council Conservation Officer.

Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ17, ESDQ20

SODC Local Plan Policies: CON5, CON7, CON8, D1, AD1

Core Strategy Policies: CSQ3, CSH3, CSEN3

9410
P14/S3605/LB

1 THE ALMSHOUSES, 69 HIGH STREET

Removal of modern panelling (wood) in dining room (height approx. 1.2m) and built in cupboard. Allow walls behind panelling to become free of damp. Remove crumbling plaster, plasterboard, lining paper caused by damp. Make good walls using the appropriate sympathetic materials – lime plaster and decorate with clay paint.

RECOMMEND APPROVAL

Subject to the views of the District Council Conservation Officer.

Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ20

SODC Local Plan Policies: CON3, CON7

Core Strategy Policies: CSQ3, CSEN3

9413
P14/S3643/HH

9 KINGS ROAD

Single storey rear extension to accommodate a study. This application has been submitted at the same time as No. 10 Kings Road. Both extensions will run parallel to each other, sharing a party wall.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ28

SODC Local Plan Policies: D1, H13

Core Strategy Policies: CSQ3

9414
P14/S3541/HH **10 KINGS ROAD**
Demolish existing outbuilding, replace with single storey home office.
RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ28

SODC Local Plan Policies: D1, H13
Core Strategy Policies: CSQ3

9415
P14/S3447/FUL **MGR FOAMTEX LTD, 8-12 JEFFERSON WAY**
Installation of a spray booth to unit 7, Jefferson Way.
RECOMMEND APPROVAL
Subject to no objection for the Environmental Health Officer

Neighbourhood Plan Policies: WS13, ESDQ16

SODC Local Plan Policies: D1, H13
Core Strategy Policies: CSQ3, CSEM4

9416
P14/S3712/HH **13 ASTLEY ROAD**
Single storey rear extension.
RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ28

SODC Local Plan Policies: D1, H13
Core Strategy Policies: CSQ3

9417
P14/S3669/HH **THE BUNGALOW, CHILTERN GROVE**
Erection of a single storey front extension.
RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16

SODC Local Plan Policies: D1, H13
Core Strategy Policies: CSQ3

9418
P14/S3648/HH **CHURCH HOUSE, 28 HIGH STREET**
Demolition of existing single storey store extension and insertion of new door openings at rear, proposed oak framed orangery extension and internal alterations.
RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ20, ESDQ28

SODC Local Plan Policies: CON2, CON3, CON5, CON7, D1, D4
Core Strategy Policies: CSQ3, CSEN3

9418
P14/S3655/LB **CHURCH HOUSE, 28 HIGH STREET**
Demolition of existing single storey store extension and insertion of new door openings at rear, proposed oak framed orangery extension and internal alterations.
RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ20, ESDQ28

SODC Local Plan Policies: CON2, CON3, CON5, CON7, D1, D4
Core Strategy Policies: CSQ3, CSEN3

9419
P14/S3762/FUL

5B LUPTON ROAD

Installation of new roller shutter door onto side of existing workshop.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: WS13, ESDQ16

SODC Local Plan Policies: D1

Core Strategy Policies: CSQ3, CSEM4

6 Site C – Taylor Wimpey Detailed Application

The Neighbourhood Plan (Policy ESDQ13) sought to ensure that development on Sites C, D and F achieved Level 4 of the Code for Sustainable Homes. Recent discussions with Taylor Wimpey (on part of Site C) had indicated that achieving such required the use of Photovoltaics, located on the roof of each dwelling, and the applicant thus questioned (on design and appearance grounds) whether this would be acceptable to the Council or if a lesser standard (Level 3) would be accepted.

Whilst other means were available (such as ground/air source heat pumps) to achieve Level 4 that would not be as visible, in view of the fact that the site was visually self-contained in landscape terms and achieving Level 4 was a clear objective of the Neighbourhood Plan, the use of photovoltaics had been accepted in this instance

7 Residential Childrens Assessment Centre

Members were pleased to note that the applicant had listened to the comments from Thame Town Council with regard to the design. The robust landscaping scheme was approved.

8 Reports from Town Council Representatives

- a) Transport Representative – Cllr Stiles – nothing to report.

9 For Information

It was agreed that the Town Council would send a response to the Planning Inspectorate regarding Planning Appeal APP/Q3115/A/14/2229342 – The Dairy, Moreton.

All other items for information were noted.

The meeting concluded at 7.27pm

Signed
Chairman, 6 January 2015