

## THAME TOWN COUNCIL

Minutes of a Meeting of the Planning & Environment Committee held on 27 January 2015 at 6.30pm In the Upper Chamber, Thame Town Hall.

**Present:** Cllrs N Champken-Woods, A Dite, D Dodds, H Fickling (Chairman), V Humphries and D Laver

**Officers**

A Oughton, Committee Services Officer

H Stewart, Town Clerk

### 1 Apologies for Absence

Apologies for absence were received from Cllrs Butler (Unwell), Dixon (Unwell), Matelot Green (Business), Stiles (Unwell) and Welply (Unwell).

### 2 Declarations of Interest

There were no declarations of interest.

### 3 Public Participation

Mrs Palmer from Lynn Palmer Architects spoke in support of item 9427 P14/S4041/HH. No. 7 Nelson Street was at one end of a row of terraced properties with a similar size plot to others in the street. The planning application was for a small two storey and single storey rear extension which would be in line with the other properties. The application had been submitted to SODC simultaneously with a planning application for 8 Nelson Street which mirrored the proposed single storey extension. However, following the extensive fire at the SODC offices at Crowmarsh the two applications had become separated and the application for 8 Nelson Street would come before the Council for consideration at the next meeting.

### 4 Minutes

The Minutes of the meeting held on 6 January 2015 were confirmed as a correct record and signed by the Chairman.

### 5 Planning Applications

**9418 CHURCH HOUSE, 28 HIGH STREET**

**P14/S3648/HH Amendment No. 1**

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 CHURCH HOUSE, 28 HIGH STREET**

**P14/S3655/LB Amendment No. 1**

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

**9424**  
**P14/S3988/HH**

**2 CHESTNUT AVENUE**

Erection of two storey and single storey rear extensions.

**RECOMMEND APPROVAL**

Neighbourhood Plan Policies: ESDQ16, ESDQ29

SODC Local Plan Policies: D1, H13

Core Strategy Policies: CSQ3

**9425**  
**P14/S3965/HH**

**43 ASTLEY ROAD**

Ground floor side and rear extensions and loft conversion rear dormer.

**RECOMMEND APPROVAL**

Neighbourhood Plan Policies: ESDQ16, ESDQ28, ESDQ29

SODC Local Plan Policies: D1, H13

Core Strategy Policies: CSQ3

**9426**  
**P14/S3994/HH**

**15 BEECH ROAD**

Two storey front extension, single storey rear extension and internal remodelling.

**RECOMMEND APPROVAL**

Neighbourhood Plan Policies: ESDQ16

SODC Local Plan Policies: D1, H13

Core Strategy Policies: CSQ3

**9427**  
**P14/S4041/HH**

**7 NELSON STREET**

Erection of a two storey and single storey rear extensions and an office pod building.

**RECOMMEND APPROVAL**

**Subject to: condition/restriction that extensions to 7 and 8 Nelson Street take place concurrently.**

Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ20, ESDQ28, ESDQ29

SODC Local Plan Policies: CON7, D1, H13

Core Strategy Policies: CSQ3, CSEN3

**9428**  
**P14/S4057/FUL**

**WINDRUSH, BRIDGE TERRACE**

Demolition of existing dwelling and erection of two new detached dwellings.

**RECOMMEND REFUSAL**

1. The scale, height, mass, bulk and footprint of the proposed dwellings would represent a cramped, over-development of the site harmful to the character of the area.
2. The proposed dwellings would appear overbearing from neighbouring properties.
3. There would be an adverse loss of privacy to the principal area of amenity space serving 2 Cotmore Gardens.
4. The access to the site is sub-standard in visibility terms at the junction with Cotmore Gardens/Bridge Terrace, and the intensification of use of the access thereby represents a highway and pedestrian safety constraint.
5. That evidence should be provided that the land on which the parking is proposed is within the ownership/control of the applicant.

**9429**  
**P14/S4075/HH**

**39 BEECH ROAD**  
Single storey front extension.  
**RECOMMEND APPROVAL**

Neighbourhood Plan Policies: ESDQ16, ESDQ19, ESDQ28, ESDQ29

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

**9430**  
**P14/S4119/FUL**

**UNIT D4, INTERNATIONAL HOUSE, STATION YARD**  
Extension to existing commercial unit.  
**RECOMMEND APPROVAL**

Neighbourhood Plan Policies: WS13, ESDQ16

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

**9431**  
**P14/S4088/HH**

**3 PUTMAN CLOSE**  
Extension above existing garage and link to house, conversion of existing conservatory to garden room, creation of new front door and open porch.  
**RECOMMEND APPROVAL**

Neighbourhood Plan Policies: ESDQ16, ESDQ19, ESDQ28, ESDQ29

SODC Local Plan Policies: D1, D2, H13  
Core Strategy Policies: CSQ3

**9432**  
**P14/S0016/HH**

**98 WELLINGTON STREET**  
Erection of a first floor rear extension.  
**RECOMMEND APPROVAL**  
**Subject to: the depth of the rear extension not comprising light to the neighbouring properties and two parking spaces being made available on plot.**

Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ20, ESDQ29

SODC Local Plan Policies: CON7, D1, D2, H13  
Core Strategy Policies: CSQ3, CSEN3

This item was deferred to the next meeting.

**6 MW.0154/14 – Moorend Lane Farm, Moorend Lane**

After discussion it was agreed to defer a response until further information was available.

**7 Reports from Town Council Representatives**

a) Transport Representative – Nothing to report.

**8 For Information**

The items for information were noted.

The meeting concluded at 7.20pm

Signed .....  
Chairman, 17 February 2015