

## THAME TOWN COUNCIL

Minutes of a Meeting of the Planning & Environment Committee held on 10 March 2015 at 6.30pm  
In the Upper Chamber, Thame Town Hall.

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

**Officers**

A Oughton, Committee Services Officer  
H Stewart, Town Clerk

### 1 Apologies for Absence

Apologies for absence were received from Cllr Dixon (unwell).

### 2 Declarations of Interest

Cllr Dite declared an interest in planning application P15/S0459/FUL as the applicant was known to him and did not participate during consideration of this item.

### 3 Public Participation

Mr Chainani spoke against planning application P15/S0459/FUL and made reference to the previous planning application P14/S2609/FUL for which the Town Council had recommended refusal on the grounds that the scheme would detract from the character of the area, was cramped, over-bearing, would have an unacceptable impact on neighbouring properties and was detrimental to highway safety.

Mr Chainani felt the new proposal had not addressed any of the previous issues and made reference to District Planning Policies H4, D2 and T2 which he felt the new planning application did not comply with. The scheme failed to provide adequate, safe parking, the new shared drive had significantly reduced the size of the front garden of 1 Moats Crescent and provided no passing point for vehicles entering or leaving the new dwellings. National Planning Policy had been put in place to prevent garden grabbing development such as this.

Mr Spragg spoke for planning application P15/S0459/FUL as the husband of the applicant and thanked the Committee for the opportunity to speak at short notice. Mr Spragg tabled a set of photographs referencing similar developments that had taken place in the town. The new proposal was for two semi-detached dwellings reduced in size and with the dormer windows removed from the front of the properties. The garden of Plot 1 would measure 124sqm whilst Plot 2 was 62sqm. The size of the front garden to 1 Moats Crescent had also been increased to comply with standards. The only issues raised by SODC on the previous application was the impact on the character of the area and the size of the front garden of 1 Moats Crescent.

The concerns raised by the Town Council regarding the development being cramped had been addressed by moving Plot 1 - 3m from the side boundary and providing a 1m gap on the boundary of Plot 2. Each dwelling would have two parking spaces with a visitor space provided for use by both properties thus avoiding the need for any parking in Moats Crescent.

Mr Spragg asked the Committee to consider the limited impact the proposed development would have on the area and that the amended application had addressed the concerns raised.

Cllr Butler entered the meeting.

#### 4 Minutes

The Minutes of the meeting held on 17 February 2015 were confirmed as a correct record and signed by the Chairman.

#### 5 Planning Applications

**9439**                      **18 CEDAR CRESCENT**  
**P15/S0151/HH**          Demolition of existing conservatory. Erection of single storey rear extension and new front porch.  
**RECOMMEND APPROVAL**

Neighbourhood Plan Policies: ESDQ16, ESDQ28

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

**9440**                      **1 BUTTERMARKE**  
**P15/S0048/A**            1. Paint the existing timber fascia panel.  
                                 2. Replace the existing signage.  
**RECOMMEND REFUSAL**  
**The use of foam PVC lettering would detract from the visual amenities of the area, including the Conservation Area, and of the special architectural and historic interest of the listed building.**

**9442**                      **NATIONWIDE BUILDING SOCIETY, 99 HIGH STREET**  
**P15/S0192/FUL**          Removal of existing front step, entrance door and side panel and installation of new external threshold and internal ramps with sliding door, side screen and relocated post box.  
**RECOMMEND APPROVAL**  
**Subject to no objection from the Conservation Officer**

Neighbourhood Plan Policies: WS2, ESDQ15, ESDQ16, ESDQ20

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

**9443**                      **LAND TO THE REAR OF 9 HIGH STREET**  
**P15/S0188/FUL**          The replacement of 3 antennas on existing monopole mast with 3 antennas.  
**RECOMMEND APPROVAL**

Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ20

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

**9444**                      **35 SOUTHERN ROAD**  
**P15/S0164/HH**          Single storey rear extension.  
**RECOMMEND APPROVAL**  
**Would strongly encourage the residents of 35 and 37 Southern Road to explore the possibility of a joint application.**

Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ20, ESDQ28

SODC Local Plan Policies: CON7, D1, D4, H13  
Core Strategy Policies: CSQ3, CSEN3

- 9445**  
**P15/S0243/HH**      **53 COTMORE GARDENS**  
Demolition of conservatory and erection of brick extension of similar size.  
**RECOMMEND APPROVAL**
- Neighbourhood Plan Policies: ESDQ16, ESDQ28
- SODC Local Plan Policies: D1, D4, H13  
Core Strategy Policies: CSQ3
- 9446**  
**P15/S0428/HH**      **1 CHINNOR ROAD**  
Retention of box dormer on rear roof slope and two roof lights. Taking down of rear chimney stack and removal of remaining stub section of further stack.  
**RECOMMEND REFUSAL**
- 1. Design of dormer window**
  - 2. Adverse impact on the character and appearance of the Conservation Area.**
- 9447**  
**P15/S0456/HH**      **26 VANE ROAD**  
Erection of a single storey side and rear extension.  
**RECOMMEND APPROVAL**
- Neighbourhood Plan Policies: ESDQ16, ESDQ28, ESDQ29
- SODC Local Plan Policies: D1, D2, D4, H13  
Core Strategy Policies: CSQ3
- 9448**  
**P15/S0462/HH**      **52 CHINNOR ROAD**  
Demolition of existing single garage and erection of replacement double garage.  
**RECOMMEND APPROVAL**
- Neighbourhood Plan Policies: ESDQ16, ESDQ29
- SODC Local Plan Policies: D1, D2  
Core Strategy Policies: CSQ3
- 9449**  
**P15/S0493/HH**      **3 CHURCHILL CRESCENT**  
Proposed two storey side extension, loft conversion with roof lights and off road parking.  
**RECOMMEND NO OBJECTION**  
**Subject to confirmation from Oxfordshire County Council that the new access is acceptable in highway safety terms, and correction of the red-edge plan.**
- Neighbourhood Plan Policies: ESDQ16, ESDQ19, ESDQ28, ESDQ29
- SODC Local Plan Policies: D1, D2, D4, H13, T2  
Core Strategy Policies: CSQ3
- 9450**  
**P15/S0532/HH**      **37 CROFT ROAD**  
Single storey side and rear extension.  
**RECOMMEND APPROVAL**
- Neighbourhood Plan Policies: ESDQ16, ESDQ19, ESDQ28
- SODC Local Plan Policies: D1, D4, H13  
Core Strategy Policies: CSQ3

- 9451**  
**P15/S0509/FUL** **BLACK FROG STUDIO, 3D STATION YARD**  
Proposed installation of windows to front and rear elevations (amendment to approved application P14/S0336/FUL)  
**RECOMMEND APPROVAL**
- Neighbourhood Plan Policies: WS13, ESDQ16
- SODC Local Plan Policies: D1, D4, E5  
Core Strategy Policies: CSQ3, CSEM1, CSEM4
- 9452**  
**P15/S0543/HH** **7 LASHLAKE ROAD**  
Single storey side extension to form utility room and living room extension.  
**RECOMMEND APPROVAL**
- Neighbourhood Plan Policies: ESDQ16, ESDQ19
- SODC Local Plan Policies: D1, D4, H13  
Core Strategy Policies: CSQ3
- 9453**  
**P15/S0459/FUL** **REAR OF 1 & 2 MOATS CRESCENT**  
Erection of 2 x 2 bed chalet bungalows (re-submission of previously refused application P14/S2609/FUL).  
**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 proposal would have an unacceptable impact on neighbouring residential amenity by reasons 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.**
- 9454**  
**P15/S0377/FUL** **19-20 HIGH STREET**  
Change of use from restaurant (use class A3) to hot food takeaway (use class A5), internal and external alterations to building including replacement kitchen extract duct, removal of outbuildings/cold stores and erection of replacement store.  
**RECOMMEND APPROVAL**  
**Subject to no objection from the Conservation Officer and a condition controlling the opening hours given neighbouring residential uses.**
- Neighbourhood Plan Policies: WS2, WS7, ESDQ15, ESDQ16, ESDQ17, ESDQ20, ESDQ29
- SODC Local Plan Policies: CON5, CON6, CON7, CON8, D1, D4, TC8, T2  
Core Strategy Policies: CSQ3, CSEM1, CST1, CSEN3
- 9455**  
**P15/S0378/LB** **19-20 HIGH STREET**  
Change of use from restaurant (use class A3) to hot food takeaway (use class A5), internal and external alterations to building including replacement kitchen extract duct, removal of outbuildings/cold stores and erection of replacement store.  
**RECOMMEND APPROVAL**  
**Subject to no objection from the Conservation Officer and a condition controlling the opening hours given neighbouring residential uses.**
- Neighbourhood Plan Policies: WS2, WS7, ESDQ15, ESDQ16, ESDQ17, ESDQ20, ESDQ29

**6 APP/Q/3115/W/15/3003089 – The Oxfordshire Golf Club, Rycote Lane**

The response to Appeal APP/Q.3115/W/15/3003089 remained as that given when the planning application was originally considered.

**RECOMMEND No Strong Views.**

**7 Buckinghamshire Replacement Minerals and Waste Local Plan**

It was agreed that Cllr Laver would look at the Buckinghamshire Replacement Minerals and Waste Local Plan and report back to the next meeting.

**8 Haddenham Neighbourhood Plan**

After discussion it was agreed that there was nothing further to add to the comments submitted previously.

**9 Reports from Town Council Representatives**

- a) Transport Representative – Cllr Stiles reported that clarification had been received on the minutes from last Transport Representatives meeting. The number 40 bus service would continue until April when a decision was expected from County Council on the level of any future subsidy.

**10 Deputy Chairman**

The Chairman called for nominations for the position of Deputy Chairman for the remainder of the 2014-2015 municipal year.

It was moved and duly seconded that Cllr D Butler be appointed Deputy Chairman. There were no other nominations.

**RESOLVED:**

- i) ***That Cllr D Butler be appointed Deputy Chairman of the Planning & Environment Committee for the remainder of the 2014-2015 municipal year.***

**11 For Information**

The items for information were noted.

The meeting concluded at 7.25pm

Signed .....  
Chairman, 31 March 2015