

THAME TOWN COUNCIL

Minutes of a Meeting of the Planning & Environment Committee held on 18 August 2015 at 6.30pm In the Upper Chamber, Thame Town Hall.

Present: Cllrs B Austin, D Bretherton (Deputy Chairman), P Cowell, L Emery (Deputy Mayor), H Fickling (Chairman), A Midwinter and T Wyse

Officers

G Hunt, Town Clerk

A Oughton, Committee Services Officer

1 Apologies for Absence

Apologies for absence were received from Cllrs Deacock (Holiday), Dixon (Holiday), Dodds (Holiday) and Stiles (Holiday).

2 Declarations of Interest

Cllr Fickling declared an interest in planning application 9508 P15/S2340/LB as the architect for the application and withdrew from the meeting during discussion of this item.

Cllr Cowell declared an interest in planning application 9515 P15/S2508/FUL as the objector was known to him.

3 Public Participation

Mr Chainani spoke against planning application 9515 P15/S2508/FUL – Rear of 1 Moats Crescent. He opposed the development on the same grounds as that of the Town Council when it recommended refusal on the previous planning application; it would detract from the character of the area, unacceptable residential amenity of surrounding properties, cramped unacceptable access and non-compliant parking.

The main difference between the current application and the previous one was that the applicant had applied for a Certificate of Lawfulness for a large outbuilding for use as a garage/workshop. The applicant was clearly using a loop hole to flout planning law and gain planning consent by the back door. The District Planning Officer had made reference on the previously refused applications to the 2011 appeal at 2 Moats Crescent highlighting that if the inspector felt the proposal was harmful to the character of the area then it should follow that the current proposal is equally harmful. Mr Chainani made specific reference to Policy H4 of the District Council's Local Plan stating the proposed backland development was contrary to the planning policy.

Mrs van der Velde, as the applicant and Mr Spragg spoke on behalf of the planning application – Rear of 1 Moats Crescent. The proposed two bed bungalow was 4m in height, the previous application being for two chalet style bungalows 7.6m in height this application was only refused permission due to the impact on the character of the area, all other issues were not considered relevant.

Since the last application a Certificate of Lawful Development had been granted for a 4m high outbuilding which would be identical in height and size and almost identical in terms of design to the proposed bungalow. The appearance of the new bungalow would be screened by 1 Moats Crescent and enhanced planting. The previous garage and ramshackle outbuildings that were closer and more visible from the road had been demolished. The proposed bungalow would be built on land previously used as a vegetable garden but now overgrown and surplus to requirements. No. 1 Moats Crescent would retain a garden above average size at over 100sqm and the garden to the new

property would be twice the recommended size. Two parking spaces together with one visitor space would be provided which exceeded the required standard. The site was only a short walk to the town centre and therefore the new property would provide ideal accommodation for an older couple.

Significant changes had been made to the application to address the previous concerns and it was hoped that the Committee would now feel able to recommend the application for approval.

4 Minutes

The Minutes of the meeting held on 28 July 2015 were confirmed as a correct record and signed by the Chairman.

5 Planning Applications

9490 **40 HAMPDEN AVENUE**
P15/S1830/HH **Amendment No.1**
Demolition of existing rear extension and erection of single storey flat roof extension, erection of front porch and insertion of window in first floor of front elevation. (Amended plans showing rear extension reduced in size).
RECOMMEND APPROVAL

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

9499 **11 QUEENS CLOSE**
P15/S2168/HH **Amendment No. 1**
Demolition of existing outbuildings and erection of single storey extensions to the side and rear of the property. (Amended plans received on 27 July 2015 showing rear extension with a hipped roof along the neighbouring boundary).
RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ28, ESDQ29
SODC Local Plan Policies: D1, D2, D4, H13, T2
Core Strategy Policies: CSQ3

9506 **11 TOWERSEY DRIVE**
P15/S2285/HH Conversion of existing Sunroom to provide a larger kitchen and extra living space.
RECOMMEND APPROVAL

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

9507 **CALELLA, MORETON**
P15/S2145/HH Replacement of existing flat roof porch with pitched roof to match existing roof area arrangement.
RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ21, ESDQ22
SODC Local Plan Policies: D1, D4, H13
Core Strategy Policies: CSQ3

- 9508**
P15/S2340/LB
- JESSMERE, MORETON**
Demolition of 1930's brick interior partition walls and part of 1930's chimney breast to enlarge kitchen.
RECOMMEND APPROVAL
Subject to no objection from the District Conservation Officer
- Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ20
SODC Local Plan Policies: CON3, CON7, D1, H13
Core Strategy Policies: CSQ3, CSEN3
- 9509**
P15/S2161/LB
- 16 AYLESBURY ROAD**
Proposed internal alterations to create larger bedroom.
RECOMMEND APPROVAL
Subject to no objection from the District Conservation Officer
- Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ20
SODC Local Plan Policies: CON3, CON7
Core Strategy Policies: CSQ3, CSEN3
- 9510**
P15/S2369/FUL
- 6 CORNMARKE**
Proposed internal and external alterations.
RECOMMEND APPROVAL
Subject to no objection from the District Conservation Officer
- Neighbourhood Plan Policies: WS2, WS7, ESDQ15, ESDQ16, ESDQ17, ESDQ20
SODC Local Plan Policies: CON7, D1, H13, AD1
Core Strategy Policies: CSQ3, CSEM1, CSEM4, CST1, CSEN3
- 9511**
P15/S2380/HH
- 10 GLENHAM ROAD**
Single storey side extension.
RECOMMEND APPROVAL
- Neighbourhood Plan Policies: ESDQ16, ESDQ19, ESDQ28, ESDQ29
SODC Local Plan Policies: D1, D2, D4, H13
Core Strategy Policies: CSQ3
- 9513**
P15/S2500/HH
- 49 SOUTHERN ROAD**
Single storey front extension and internal alterations.
RECOMMEND APPROVAL
- Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ20, ESDQ28, ESDQ29
SODC Local Plan Policies: CON7, D1, D2, D4, H13, T2
Core Strategy Policies: CSQ3, CSEN3
- 9514**
P15/S2537/HH
- 14 NELSON STREET**
Conversion of roof space incorporating rear dormer roof extension.
RECOMMEND REFUSAL
- 1. Overdevelopment**
 - 2. Impact on the character of the Conservation Area**
 - 3. Would set a precedent for other roof extensions in the Conservation Area which would then exacerbate harm to the Area**

- 9515**
P15/S2508/FUL **REAR OF 1 MOATS CRESCENT**
Erection of a two bed bungalow.
RECOMMEND APPROVAL
Neighbourhood Plan Policies: H5, H6, H7, GA3, GA6, CLW4, ESDQ10, ESDQ11, ESDQ12, ESDQ13, ESDQ14, ESDQ16, ESDQ17, ESDQ18, ESDQ19, ESDQ26, ESDQ27, ESDQ28, ESDQ29, D1
SODC Local Plan Policies: G5, EP6, D1, D2, D4, D11, H13, H4, T1, T2
Core Strategy Policies: CSS1, CSTHA1, CSH2, CSQ2, CSQ3
- 9516**
P15/S2461/HH
P15/S2218/LB **FOLLY COTTAGE, MORETON**
To increase height of existing chimneys by 0.3m and 0.6m.
RECOMMEND APPROVAL
Subject to no objection from the District Conservation Officer

Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ20
SODC Local Plan Policies: CON3, CON5, CON7, D1, H13
Core Strategy Policies: CSQ3, CSEN3
- 9517**
P15/S2470/HH **21 SOUTHERN ROAD**
Removal of existing carport.
RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ20, ESDQ28, ESDQ29
SODC Local Plan Policies: CON7, D1, D2, D4, H13, T2
Core Strategy Policies: CSQ3, CSEN3
- 9519**
P15/S2400/HH **21 SOUTHERN ROAD**
Removal of existing carport and erection of detached garage.
RECOMMEND REFUSAL
1. Overdevelopment
2. Impact on the character of the Conservation Area
3. Out of scale – roof height too high for the Conservation Area
- 9518**
P15/S2063/HH **95 SHARMAN BEER COURT**
Installation of single double glazed window to rear wall of flat in back of kitchen of similar dimensions to the flat next door.
RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ19
SODC Local Plan Policies: D1, D4, H13
Core Strategy Policies: CSQ3
- 9520**
P15/S2561/LB **52 HIGH STREET**
Proposed internal structural alterations to ground floor of existing dwelling.
RECOMMEND APPROVAL
Subject to no objection from the District Conservation Officer

Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ20
SODC Local Plan Policies: CON3, CON7, D1, D4, H13
Core Strategy Policies: CSQ3, CSEN3
- 9521**
P15/S2397/LB
P15/S2396/A **103 HIGH STREET**
Installation of internally illuminated fascia sign and externally illuminated hanging sign.

RECOMMEND REFUSAL

1. **Impact on the Listed Building**
2. **Materials do not conform with Conservation Area policy**
3. **Impact on the character of the Conservation Area**

**9522
P15/S2690/HH**

16 TOWERSEY ROAD

Increase in ridge height to facilitate conversion of roof space to habitable rooms.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ29

SODC Local Plan Policies: D1, D2, D4, H13

Core Strategy Policies: CSQ3

**9523
P15/S2640/LB**

PARK GRANGE FARM, THAME PARK ROAD

Proposed repairs to the fabric including structural and associated repairs.

RECOMMEND APPROVAL

Subject to no objection from the District Conservation Officer

Neighbourhood Plan Policies: ESDQ16, ESDQ19, ESDQ21, ESDQ22

SODC Local Plan Policies: CON3, CON7, D1, H13

Core Strategy Policies: CSQ3

**9524
P15/S2539/HH**

21 LUDSDEN GROVE

Erection of single storey side extension.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ28

SODC Local Plan Policies: D1, D4, H13

Core Strategy Policies: CSQ3

6 Public Consultation

The tabled response to the consultation on proposed changes to the subsidised / Dial a Ride bus services in Oxfordshire had been produced from discussions with Town Councillors and representatives from surrounding villages.

RESOLVED that:

- i) *The proposed response, as tabled, be submitted to the Public Consultation.*

7 Reports from Town Council Representatives

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

8 For Information

The items for information were noted.

The meeting concluded at 7.27 pm

Signed
Chairman, 8 September 2015