

THAME TOWN COUNCIL

Minutes of a Meeting of the Planning & Environment Committee held on 19 July 2016 at 6.30pm In the Upper Chamber, Thame Town Hall.

Present: Cllrs B Austin, D Bretherton, P Cowell, N Dixon (Deputy Mayor), D Dodds, L Emery (Town Mayor), H Fickling (Chairman), C Jones and M Stiles
Officers
G Hunt, Town Clerk
A Oughton, Committee Services Officer

1 Apologies for Absence

Apologies for absence were received from Cllrs Deacock (Holiday) and Midwinter (Holiday).

2 Declarations of Interest and Dispensations

The Town Clerk reminded Members of the two general dispensations in place which allowed Council to discuss planning applications submitted in the Town Council's name and also planning applications related to land directly owned by the Town Council.

Cllr Emery declared an interest in planning application P16/S1924/HH as a member of the Chiltern Vale Residents Association.

3 Public Participation and Public Questions

Mr Frost spoke for planning application P16/S2163/FUL, 14 Buttermarket as the agent for the applicant. The application was for Class A3 use with a need for a second application to address environmental issues. Terms had been agreed for an application that would have less impact on the building than had previously been discussed.

Jack & Alice was based in the Chilterns and provided a high quality offer. The Jack & Alice approach was to bring out the characteristics of the building and the intention here was to uncover a lot of the detail on the ground floor which had been hidden whilst the premises had been used as a sports shop. The proposal would not just be for an evening restaurant but also to provide food and beverages during the day adding to the vibrancy and vitality of the town centre. Mr Frost had supplied further information and photographs ahead of the meeting and was happy to answer any questions.

Mr Spragg spoke for planning application P16/S2242/FUL, 1 & 2 Moats Crescent as the agent for the applicant. This application followed an Appeal that had allowed for two 2 x bed chalet bungalows with parking and an approval for two 2 x bed bungalows with parking. The applicant had now gone back to the original proposal for two detached 2 x bed chalet bungalows as the Appeal Inspector did not agree with the Council's concerns.

The application is for the same design and height as that allowed at Appeal and in the same position. The principle of detached dwellings had been accepted in this area and most of the development would be screened from the street scene by other dwellings. The amenity space for each dwelling exceeded that required by the Council. The Inspector stated that the site was only a two minute walk from the town centre and the street had low traffic levels with slow vehicle speeds. Therefore any on street parking would not increase safety level hazards.

The Town Council had raised no strong views to the re-consultation for two 2 x bed bungalows with parking and the Highways Officer had also raised no objections with the District Council subsequently granting approval. This application was for two dwellings with the same number of bedrooms and larger living areas and therefore there was no justification for a recommendation of refusal.

4 Minutes

The Minutes of the meeting held on 28 June 2016 were confirmed as a correct record and signed by the Chairman.

5 Planning Applications

9667 **OAK TREE HOUSE, MORETON LANE**
P16/S2041/HH Conversion of garage to form ancillary annex to provide wheelchair accessible accommodation.
RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ22, ESDQ29
SODC Local Plan Policies: D1, D2, D4, H13
Core Strategy Policies: CSQ3

9667 **OAK TREE HOUSE, MORETON LANE**
P16/S2041/HH **Amendment No. 1**
Conversion of garage to form ancillary annex to provide wheelchair accessible accommodation (as amended by drawing received 7.7.16).
RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ22, ESDQ29
SODC Local Plan Policies: D1, D2, D4, H13
Core Strategy Policies: CSQ3

9668 **26 CEDAR CRESCENT**
P16/S1924/HH Single storey rear extensions, render walls.
RECOMMEND APPROVAL

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

9669 **14 BUTTERMARKE**
P16/S2163/FUL Change of use of ground and first floor from A1 / B1(a) to A3.
RECOMMEND APPROVAL
Subject to no objection from the District Conservation Officer
It was appreciated by the Committee that provision had been made in the external yard at the side of the building for the storage of waste bins.

Neighbourhood Plan Policies: WS2, WS7, WS10, ESDQ15, ESDQ16, ESDQ20
SODC Local Plan Policies: CON7, CON8, EP2, D1, D10, H13, TC8, AD1
Core Strategy Policies: CSQ3, CSEM1, CSEM4, CST1, CSEN3

- 9670**
P16/S2074/FUL **MAZE HAIR LTD, 11 FRIDAY COURT, NORTH STREET**
Change of use of first floor from office to retail.
RECOMMEND APPROVAL
Subject to no objection from the District Conservation Officer
- Neighbourhood Plan Policies: WS2, WS10, ESDQ15, ESDQ16, ESDQ20
SODC Local Plan Policies: CON7, CON8, D1, D4, TC8, AD1
Core Strategy Policies: CSQ3 CSEM1, CSEM4, CST1, CSEN3
- 9671**
P16/S2179/HH **4 PENNINGTON PLACE**
Front first floor extension.
RECOMMEND APPROVAL
- Neighbourhood Plan Policies: ESDQ16, ESDQ28, ESDQ29
SODC Local Plan Policies: D1, D2, D3, D4, D10, D11, H4, H13, T2
Core Strategy Policies: CSQ3
- 9672**
P16/S1954/RM **ELMS PARK, PARK STREET**
Approval of reserved matters for improvement works to Elms Park including the provision of new paths and the relocation and replacement of the multi-use games area.
RECOMMEND APPROVAL
- Neighbourhood Plan Policies: ESDQ1, ESDQ6, ESDQ15, ESDQ16, ESDQ18, ESDQ20, ESDQ27
SODC Local Plan Policies: G5, G6, CON5, CON7, EP2, D1, R2
Core Strategy Policies: CSQ3, CSEN3
- 9673**
P16/S2242/FUL **LAND AT 1 & 2 MOATS CRESCENT**
Erection of two no. 2 bed chalet bungalows and new boundary wall.
RECOMMEND NO STRONG VIEWS
Comment: In making the recommendation the Members stated that it should not be interpreted that the Committee did not have strong opinions related to this planning application.
- 9674**
P16/S2225/HH **29 HAMPDEN AVENUE**
Replace existing porch, demolish existing conservatory and erect part two-storey and part single-storey rear extension, and erect new garden room.
RECOMMEND APPROVAL
- Neighbourhood Plan Policies: ESDQ16, ESDQ28, ESDQ29
SODC Local Plan Policies: D1, D2, D4, H13, T2
Core Strategy Policies: CSQ3
- 9675**
P16/S2287/LB **2 PRIEST END**
Alterations including new staircase and creation of shower rooms and bathroom.
RECOMMEND APPROVAL
Subject to no objection from the District Conservation Officer
- Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ20
SODC Local Plan Policies: CON2, CON3, CON5, CON7, D1, D4, H13
Core Strategy Policies: CSQ3, CSEN3

- 9676**
P16/S2240/FUL **SYDENHAM GRANGE FARM, THAME PARK ROAD**
A grain drying and storage facility consisting of a building to house a grain reception pit, loading out area and continuous flow grain drier; two wet grain hopper silos and four flat bottomed storage silos each with the capacity of 475 tonnes of wheat.
RECOMMEND NO STRONG VIEWS
- 9677**
P16/S2260/A **1 SWAN WALK**
1) White coloured aluminium individual lettering fixed to brickwork with non-ferrous fixings.
2) Projecting sign on bracket.
RECOMMEND REFUSAL
1. Materials do not conform to Conservation Area policy
2. Harm to the character of the Listed Building
3. Detrimental to the appearance of the Listed Building
- 9678**
P16/S2281/LB **1 SWAN WALK**
Provision of advertisement lettering on building frontage.
RECOMMEND REFUSAL
1. Materials do not conform to Conservation Area policy
2. Harm to the character of the Listed Building
3. Detrimental to the appearance of the Listed Building
- 9679**
P16/S1993/HH **52 MARSTON ROAD**
Single storey front extension to existing dwelling.
RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ28
SODC Local Plan Policies: D1, D4, H13
Core Strategy Policies: CSQ3
- 9680**
P16/S1318/HH **56 CEDAR CRESCENT**
Replacement of single garage with double garage.
RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ19, ESDQ28, ESDQ29
SODC Local Plan Policies: D1, D2, D4, H13, T2
Core Strategy Policies: CSQ3
- 9681**
P16/S1749/FUL **81 PARK STREET**
Demolition of dwarf wall to allow sewer repair.
RECOMMEND APPROVAL
Subject to the dwarf wall being rebuilt in an identical manner to the original following completion of the sewer works and no objection from the District Conservation Officer

Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ20, ESDQ28
SODC Local Plan Policies: CON5, CON6, CON7, D1, D10, D11, H13
Core Strategy Policies: CSQ3, CSEN3
- 9682**
P16/S1750/FUL **82 PARK STREET**
Demolish an existing dwarf brick wall.
RECOMMEND APPROVAL

Subject to the dwarf wall being rebuilt in an identical manner to the original following completion of the sewer works and no objection from the District Conservation Officer

Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ20, ESDQ28
SODC Local Plan Policies: CON5, CON6, CON7, D1, D10, D11, H13
Core Strategy Policies: CSQ3, CSEN3

6 Reports from Town Council Representatives

- a) Transport Representative – Cllr Stiles apologised that a written report had not been available for Members ahead of the meeting. Tomorrow would be last day the 120 / 121 / 123 / 124 bus service would operate. Requests had been made to the County Council to find out what stood in the way of Carousel's No. 40 service being able to stop at the new bus stops in Howland Road but no clear information had been forthcoming.

If it was found that financial implications were hampering the progress of the new bus stops a small allocation of the funding agreed by the Town Council to secure a reduced bus service for the town could be used. Cllr Stiles and Officers would continue to press County Councillor Carter and County Officers to resolve the issue.

With regard to a partial replacement for the 120 / 121 / 123 / 124 service, a detailed specification had been sent to Z&S and Carousel as alternative providers to Vale Travel. Unfortunately Carousel had declined to provide a quotation but information was still awaited from Z&S. Vale Travel had reduced their quotation but it was still twice as much as the funding agreed by the Town Council. Watlington Parish Council were considering the use of mini buses to provide a replacement service.

Cllr Austin suggested that it may be useful to meet with the ex-Managing Director of the Oxford Bus Company to try and look at other solutions for the Town.

7 For Information

The items for information were noted.

The Town Clerk reported that information with regard to item e) 20 Pickenfield, Lawful Development application had not been received. On further investigation, via the District Council website today, a full planning application had been received which would come to a future meeting for consideration.

The meeting concluded at 7.21pm

Signed
Chairman, 9 August 2016