

THAME TOWN COUNCIL

Minutes of a Meeting of the Planning & Environment Committee held on 6 September 2016 at 6.30pm In the Upper Chamber, Thame Town Hall.

Present: Cllrs B Austin, N Dixon (Deputy Mayor), D Dodds, L Emery (Town Mayor), H Fickling (Chairman), C Jones, A Midwinter (Deputy Chairman) and M Stiles
Officers
G Markland, Neighbourhood Plan Continuity Officer
A Oughton, Committee Services Officer

1 Apologies for Absence

Apologies for absence were received from Cllrs Bretherton (Holiday) and Cowell (Business) and the Town Clerk. Cllr Deacock was absent without apology.

2 Declarations of Interest and Dispensations

Cllr Emery declared an interest in planning application P16/S2733/LB, 94A High Street as the applicant was known to her and did not take part in the discussion or vote on this application.

3 Public Participation and Public Questions

Lynn Palmer, of Lynn Palmer Architects, spoke in favour of planning application P16/S2907/HH. 33 Upper High Street was located at the end of a row of buildings with a Listed Building on one side and The Elms on the other. It was not a Listed Building but was located within the Conservation Area.

The proposed extension would be to the rear of the dwelling replacing a series of extensions, including a conservatory, constructed at different times over a number of years. The two storey element of the build was located on the open side of the site rather than next to the Listed Building. The design of the new extensions gave a 'nod' to the Listed Buildings using the traditional materials of stone, render and tiles but in a contemporary manner.

The proposals would sit well with the existing building and it was felt important that there was recognition between the new and old elements of the dwelling. The new extension would have clean lines and stand out as current and of its time yet sympathetic to the original building and its surroundings.

4 Minutes

The Minutes of the meeting held on 9 August 2016 were confirmed as a correct record and signed by the Chairman.

5 Planning Applications

9694 **1 CHURCH ROAD**
P16/S2633/HH Single storey rear extension
RECOMMEND APPROVAL
Subject to the appropriate weather-proofing applied between the proposed extension and the neighbouring wall at No. 68 and no objection from the District Conservation Officer

Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ17, ESDQ18, ESDQ19, ESDQ20, ESDQ28
SODC Local Plan Policies: CON2, CON3, CON5, CON7, D1, D3, D4, H13
Core Strategy Policies: CSQ3, CSEN3

9695
P16/S2634/LB

1 CHURCH ROAD

Single storey rear extension

RECOMMEND APPROVAL

Subject to the appropriate weather-proofing being applied between the proposed extension and the neighbouring wall at No. 68 and no objection from the District Conservation Officer

Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ17, ESDQ18, ESDQ19, ESDQ20, ESDQ28

SODC Local Plan Policies: CON2, CON3, CON5, CON7, D1, D3, D4, H13

Core Strategy Policies: CSQ3, CSEN3

9697
P16/S2796/A

113 HIGH STREET

Display of non-illuminated fascia signs and non-illuminated hanging sign.

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, CON8, D1, TC8, AD1

Core Strategy Policies: CSQ3, CSEM4, CST1, CSEN3

9698
P16/S2789/HH

15 LIMMINGS LANE

Demolish existing single storey rear extension and erect two storey rear extension.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ19, ESDQ28

SODC Local Plan Policies: D1, D4, H13

Core Strategy Policies: CSQ3

9704
P16/S2907/HH

33 UPPER HIGH STREET

Demolition of existing conservatory and single storey extension. Replace with new two storey and single storey extensions.

RECOMMEND APPROVAL

Subject to no objection from the District Conservation Officer

Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ17, ESDQ18, ESDQ19, ESDQ20, ESDQ28

SODC Local Plan Policies: CON5, CON7, D1, D4, H13

Core Strategy Policies: CSQ3, CSS1, CSEN3

9705
P16/S2733/LB

94A HIGH STREET

Replace all existing windows like for like, replace existing entrance door with new style 6 panelled door with top two panels in glass.

RECOMMEND APPROVAL

Subject to no objection from the District Conservation Officer

Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ19, ESDQ20

SODC Local Plan Policies: CON3, CON5, CON7, D1

Core Strategy Policies: CSQ3, CSEN3

**6 Notification of Planning Appeal – Windrush Bridge Terrace
APP/Q3115/W/16/3152971**

Members agreed that the Town Council should write to the Planning Inspectorate reinforcing the reasons for the recommendation of refusal. Cllr Fickling would forward to Officers a copy of her response made when the planning application was considered by the District Council.

7 Tetsworth Neighbourhood Plan

Discussion took place on the proposed Tetsworth Neighbourhood Plan Area with particular references to a) the inclusion of a small part of Lewknor Parish and b) the part of the boundary where it meets the parish of Thame. The Neighbourhood Plan Continuity Officer would check to ensure there were no 'gaps' in the boundary and that land was covered by either the Thame Neighbourhood Plan or the proposed Tetsworth Neighbourhood Plan.

Members agreed that a response would be sent to the consultation stating that the Town Council agreed with the proposed Neighbourhood Plan Area and wished the Parish of Tetsworth every success in developing its Neighbourhood Plan.

8 Reports from Town Council Representatives

- a) Transport Representative – The report was noted. Cllr Stiles added that she had attended a meeting of Transport Representatives this afternoon. All attendees were very disappointed that Officers from the County Council, who had promised to be there, had not attended. A Senior Officer and County Councillor Nimmo Smith did attend.

Some of the services lost through the cuts in subsidies were continuing to run commercially. Watlington Parish Council had provided funding for the T1 bus to extend to Chinnor allowing passengers to connect with the No. 40 bus. Watlington Parish Council had also arranged for the Comet Service to run from Watlington to Thame.

Leaflets publicising the Comet Service had been sent to Parish and Town Councils. The message from County was very much 'use it or lose it'. There was a need to monitor usage and if found to be oversubscribed it may be possible to extend the service or have larger buses.

A new X8 service was now operating between Oxford and Aylesbury. It mirrored the route of the 280 but did not serve Wheatley or Haddenham and therefore provided a quicker service for those travelling from Thame directly to Oxford or Aylesbury. There seemed to have been very little publicity about the new X8 service.

Cllrs Stiles had met with Adam Lester who had drawn up a route and timetable for a possible 'hopper bus' for the Town. Cllr Stiles suggested that he be invited to attend the next meeting of the Transport Working Group.

The main focus of attention had been the work to get the new bus stops in Howland Road operational. Cllr Stiles and Officers continued to push the County Council on this issue.

A meeting with the Town Clerk, the Information Centre Officer and Cllr Stiles would be arranged to discuss further how the Town Council could best support transport for residents and publicise the services available such as the Comet.

9 For Information

The items for information were noted.

The meeting concluded at 7.10pm

Signed
Chairman, 27 September 2016