

THAME TOWN COUNCIL

Minutes of a Meeting of the Planning & Environment Committee held on 27 September 2016 at 6.30pm In the Upper Chamber, Thame Town Hall.

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

1 Apologies for Absence

Apologies for absence were received from Cllr Midwinter (Unwell).

2 Declarations of Interest and Dispensations

Cllr Bretherton declared an interest in planning application P16/S3013/HH as a neighbour and Cllr Deacock declared an interest in the same application as the applicant was known to him. Cllr Jones declared an interest in planning application P16/S3007/HH as an immediate neighbour. Cllr Dodds declared an interest in planning applications P16/S2925/FUL and P16/S2926/LB as a neighbour. Cllr Dodds declared an interest in agenda item 6 as chair of the District Licencing Committee. Councillors who declared interests did not take part in the discussion or vote on the respective applications.

3 Public Participation and Public Questions

Cllr Dodds spoke (as a member of the public) against planning applications P16/S2925/FUL and P16/S2926/LB, The Six Bells, 43-44 High Street. Cllr Dodds reported that some local residents had not received consultation letters from the District Council. This has now been resolved and the consultation period extended.

Cllr Dodds did not object to the conversion of the outbuilding to a function room for dining but did object to the proposed area of outside space attached to the function room as this would generate noise and have a detrimental effect on neighbouring amenity. Currently the location of the new outside space is used for bin storage and the application does not specify where the bin storage area would be relocated to on the site. Neighbours already suffered from the intermittent noise when large quantities of bottles are put into the bins, sometimes late in the evening. Finally concern was raised regarding the car park which was already cramped and access road, Brook Lane which was busy and narrow.

Mr Hickman, a resident of New Barn Close, spoke against planning application P16/S3057/FUL – Timberlake Motors, C5 Station Yard. His main objection arose from the fact that the block of flats adjacent to the proposed parking / storage area has been the subject of a three year subsidence claim. Flats 1 and 2 were affected the most with the work, which included stitching of the external fabric as against underpinning, just being completed this summer.

The red line on the proposed application appears to take the works up to the fence line and Mr Hickman believed the Party Wall Act did not allow excavations within 3 metres of the boundary. Any construction would need to be properly engineered and pass rigorous building regulations. Similar areas had been converted for parking but not to such a degree as was being proposed in

this application and not adjacent to residential dwellings causing concerns with noise and exhaust fumes.

4 Minutes

The Minutes of the meeting held on 6 September 2016 were confirmed as a correct record and signed by the Chairman.

5 Planning Applications

9706 **THE SIX BELLS, 43-44 HIGH STREET**
P16/S2925/FUL Conversion of existing out-building to form function / dining room.
RECOMMEND APPROVAL for the conversion of the existing out-
building to form a function / dining room but not the proposed outside
space which would generate noise and be unneighbourly.
Comment: Concern was raised as to where the bin store would be
relocated as it was not shown on the plans.

Neighbourhood Plan Policies: WS7, WS13, ESDQ15, ESDQ20
SODC Local Plan Policies: CON2, CON3, CON5, CON7, D1
Core Strategy Policies: CSQ3, CSEM1, CSEM4, CST1, CSEN3

9707 **THE SIX BELLS, 43-44 HIGH STREET**
P16/S2926/LB Conversion of existing out-building to form function / dining room.
RECOMMEND APPROVAL for the conversion of the existing out-
building to form a function / dining room but not the proposed outside
space which would generate noise and be unneighbourly.
Comment: Concern was raised as to where the bin store would be
relocated as it was not shown on the plans.

Neighbourhood Plan Policies: WS7, WS13, ESDQ15, ESDQ20
SODC Local Plan Policies: CON2, CON3, CON5, CON7, D1
Core Strategy Policies: CSQ3, CSEM1, CSEM4, CST1, CSEN3

9708 **35 MARSTON ROAD**
P16/S2785/FUL To construct onto the end of an existing terraced row of houses two
independent one bedroom studio flats in a two storey extension.
RECOMMEND REFUSAL
1. Overdevelopment

9709 **48 PARK STREET**
P16/S2222/FUL Conversion of existing garage into a one bedroom bungalow.
RECOMMEND REFUSAL
1. Loss of garage for original purpose
2. Impact on the character of the Conservation Area and the wider
neighbourhood
3. Backland development

9710 **113 HIGH STREET**
P16/S2704/LB Internal alterations.
RECOMMEND APPROVE
Subject to no objection from the District Conservation Officer

Neighbourhood Plan Policies: WS2, WS7, ESDQ15, ESDQ16, ESDQ17, ESDQ19, ESDQ20
SODC Local Plan Policies: CON3, CON5, CON7, CON8, D1, TC8, AD1
Core Strategy Policies: CSQ3, CSEM1, CST1, CSEN3

9711
P16/S2998/HH

35 AYLESBURY ROAD

Side extension with conversion of garage roof-space and single storey rear extension.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ19, ESDQ21, ESDQ22, ESDQ28, ESDQ29

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

Core Strategy Policies: CSQ3

9712
P16/S2997/FUL

UNIT 1, CHRISTMAS LANE

Erection of a new office and warehouse. Alterations to vehicular access. Variation of condition 8 (open storage) on application P12/S1230/FUL.

RECOMMEND APPROVAL

Subject to the accepted maximum height being no higher than the neighbouring building

Neighbourhood Plan Policies: WS12, WS13, ESDQ16, ESDQ19, ESDQ22

SODC Local Plan Policies: EP2, D2, E5

Core Strategy Policies: CSEM1, CSEM4

9713
P16/S3007/HH

1 GRIFFIN ROAD

Single storey front extension.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ19, ESDQ28

SODC Local Plan Policies: D1, D4, H13

Core Strategy Policies: CSQ3

9714
P16/S3013/HH

40 TOWERSEY DRIVE

Two storey side extension, single storey rear extension painted render above ground floor, windows to front elevations.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ28, ESDQ29

SODC Local Plan Policies: D1, D2, D4, H13, T2

Core Strategy Policies: CSQ3

9715
P16/S3025/HH

3 HAZEL AVENUE

Single storey rear extension.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ28

SODC Local Plan Policies: D1, D4, H13

Core Strategy Policies: CSQ3

9716
P16/S3011/HH

LANCRESSE, PRIEST END

Proposed two storey and single storey rear extension.

RECOMMEND APPROVAL

Subject to no objection from the District Conservation Officer

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

SODC Local Plan Policies: D1, D2, D4, H13, T2

Core Strategy Policies: CSQ3, CSEN3

9717
P16/S3024/HH

16 COOMBE HILL CRESCENT

Demolition of garage and construction of two storey and single storey extensions.

RECOMMEND APPROVAL

Comment: The Committee regretted the loss of the garage for its original purpose.

Neighbourhood Plan Policies: ESDQ16, ESDQ19, ESDQ21, ESDQ28, ESDQ29

SODC Local Plan Policies: D1, D2, D4, H13, T2

Core Strategy Policies: CSQ3

9718
P16/S3006/HH

LITTLE ACRE, MORETON

Construction of car port including bins, cycle and oil tank store.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ11, ESDQ12, ESDQ16, ESDQ18, ESDQ20, ESDQ26, ESDQ27, ESDQ28, ESDQ29

SODC Local Plan Policies: G6, D1, D2, D4, D10, T1, T2

Core Strategy Policies: CSQ3, CSEN3

9719
P16/S2966/HH

61 QUEENS ROAD

Demolition of existing single storey side extension and erection of single storey side and rear extension.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ17, ESDQ28

SODC Local Plan Policies: G6, D1, D4, H13

Core Strategy Policies: CSQ3

9720
P16/S2996/HH

40 HAMPDEN AVENUE

New porch, demolish existing rear extension and erect part two-storey and part single storey rear extension.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ28

SODC Local Plan Policies: G6, D1, D4, H13

Core Strategy Policies: CSQ3

9721
P16/S3075/HH

BURGAGE HOUSE, BULL LANE

Construction of detached double garage to the rear of the property and gated access.

RECOMMEND APPROVAL

Subject to no objection from the District Conservation Officer

Neighbourhood Plan Policies: ESDQ11, ESDQ12, ESDQ15, ESDQ16, ESDQ17, ESDQ18, ESDQ19, ESDQ20, ESDQ26, ESDQ27, ESDQ28, ESDQ29

SODC Local Plan Policies: G6, CON7, CON10, EP2, D1, D2, D3, D4, T1, T2

Core Strategy Policies: CSQ2, CSQ3, CSEN3

9722
P16/S3057/FUL

TIMBERLAKE MOTORS, C5 STATION YARD

Variation of condition 1 on application ref: P04/E0986/RET – to enable the area to be used for parking / storage.

Change of use from B8 (wholesale warehouses, distribution centres, repositories) to B2 (general industrial), retrospective.

RECOMMEND REFUSAL

1. Unneighbourly

Comment: It was assumed that the change of use only referred to the area north of the carriageway as the area to the south is in active use as a business. It was not clear from the application what associated works may be required. Should the district planning authority be minded to approve the application strict conditions should be applied to the permission with regard to a structural survey, depth of the excavation work and proper building control.

6 New Premises Licence Application – 5 Buttermarket

It was agreed that no response would be sent to the consultation on the new premises licence application at 5 Buttermarket.

7 Thame Service Station P16/S2859/DIS

It was noted that the discharge of conditions application sought sign-off for multiple conditions including doors and windows of original application P15/S2782/FUL. SODC were only seeking views of technical experts in related areas. The site frontage is within the Conservation Area. The views of the Conservation Officer were not however sought regarding the doors and windows. It was noticed that the details for these appear incomplete; only uPVC. No details were offered for the bays fronting Park Street. The Neighbourhood Plan Continuity Officer would submit these observations to SODC.

8 Reports from Town Council Representatives

- a) Transport Representative – Cllr Stiles reported that the County Council had approved the two new bus stops in Howland Road and the timetable for the No. 40 bus, operated by Carousel, was already on display. The bus stops would be used from tomorrow, Wednesday 28 September.

9 For Information

The items for information were noted. The Town Clerk would attend the District Planning Committee on 28 September 2016.

The meeting concluded at 7.33pm

Signed
Chairman, 18 October 2016