

THAME TOWN COUNCIL

Minutes of a Meeting of the Planning & Environment Committee held on 29 November 2016 at 6.30pm In the Upper Chamber, Thame Town Hall.

Present: Cllrs B Austin, D Bretherton, D Dodds, L Emery (Town Mayor), H Fickling (Chairman), 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 Cowell (Unwell), Deacock (Personal), Dixon (Unwell) and Jones (Holiday).

2 Declarations of Interest and Dispensations

Cllr Bretherton declared an interest in planning application P16/S3807/HH as a family member lived close by.

3 Public Participation and Public Questions

There was no public participation.

Cllr Austin entered the meeting.

4 Minutes

The Minutes of the meeting held on 8 November 2016 were confirmed as a correct record and signed by the Chairman.

5 Planning Applications

9737 **27 QUEENS ROAD**
P16/S3612/HH Single storey rear extension
RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ17, ESDQ19, ESDQ28
SODC Local Plan Policies: G6, D1, D4, H13
Core Strategy Policies: CSQ3

9738 **PEOPLES HOUSE, COTMORE WELLS ROAD**
P16/S3595/FUL Additional external louvre added to north elevation on existing industrial unit.
RECOMMEND APPROVAL
Subject to the installation of appropriate control measures, as outlined in the Noise Impact Assessment Report, to reduce noise breakout during night time operation.

Neighbourhood Plan Policies: WS13, ESDQ16, ESDQ21, ESDQ22
SODC Local Plan Policies: D1, D4, H13, E5
Core Strategy Policies: CSQ3, CSEM4

Cllr Bretherton entered the meeting.

- 9739**
P16/S3614/HH **4 BLACKMORE CLOSE**
Erection of single storey rear extension and part garage conversion.
RECOMMEND APPROVAL
- Neighbourhood Plan Policies: ESDQ16, ESDQ19, ESDQ28, ESDQ29
SODC Local Plan Policies: G6, D1, D2, D4, H13, T2
Core Strategy Policies: CSQ3
- 9740**
P16/S3682/FUL **LAND ADJACENT TO 52 BROADWATERS AVENUE**
Construction of a new attached dwelling house on land adjacent to 52 Broadwaters Avenue
RECOMMEND REFUSAL
1. **Overdevelopment**
 2. **Impact on neighbouring amenity**
 3. **Impact on the character of the area**
 4. **Loss of the garage at No. 52 for its original purpose**
 5. **Parking and access**
- 9741**
P16/S3687/HH **THE POPLARS, 31 UPPER HIGH STREET**
Two and single storey rear extensions, internal / external alterations and conversion of workshop building.
RECOMMEND APPROVAL
Subject to no objection from the District Conservation Officer
- Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ17, ESDQ19, ESDQ20, ESDQ28, ESDQ29
SODC Local Plan Policies: G6, CON2, CON3, CON5, CON7, D1, D2, D4, H13, T2
Core Strategy Policies: CSQ3, CSEN3
- 9742**
P16/S3688/LB **THE POPLARS, 31 UPPER HIGH STREET**
Two and single storey rear extensions, internal / external alterations and conversion of workshop building.
RECOMMEND APPROVAL
Subject to no objection from the District Conservation Officer
- Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ17, ESDQ19, ESDQ20, ESDQ28, ESDQ29
SODC Local Plan Policies: G6, CON2, CON3, CON5, CON7, D1, D2, D4, H13, T2
Core Strategy Policies: CSQ3, CSEN3
- After some discussion Members agreed that the Town Council write to the District Planning Officer to request clarity on who the developer is and the submission of a 'blue line' diagram to accompany the application.
- 9743**
P16/S3714/HH **14 WENTWORTH ROAD**
Single storey rear extension with glazed pitched roof. Raising of the roof of the existing garage to match the roof height of No. 16 Wentworth Road. New single storey rear extension to the rear of the garage with a flat roof to match the new garage roof.
RECOMMEND APPROVAL
- Neighbourhood Plan Policies: ESDQ16, ESDQ19, ESDQ28, ESDQ29

SODC Local Plan Policies: G6, D1, D2, D4, H13
Core Strategy Policies: CSQ3

9744
P16/S3807/HH

3 CLARENDON DRIVE
Single storey rear extension
RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ17, ESDQ19, ESDQ28
SODC Local Plan Policies: G6, D1, D4, H13
Core Strategy Policies: CSQ3

9745
P16/S3671/FUL

LAND AT MOOREND LANE
Retention of mobile home for security and welfare purposes in connection with the established horticultural business for a temporary period of 5 years.
RECOMMEND APPROVAL
Subject to the mobile home remaining a temporary fixture, ancillary to the main use of the site and not used for residential accommodation

Neighbourhood Plan Policies: WS12, WS13, ESDQ16, ESDQ19, ESDQ21, ESDQ22
SODC Local Plan Policies: G6, EP2, D1, D10, H13, T2
Core Strategy Policies: CSQ3, CSEM1, CSEM4

9746
P16/S3777/LB

72 HIGH STREET
Replacement of 2 sash windows on the upper floors at the front of house which have become rotten.
RECOMMEND APPROVAL
Subject to no objection from the District Conservation Officer

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

6 Reports from Town Council Representatives

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

7 For Information

The items for information were noted.

In noting the planning approval for the redevelopment of Elms Park Members acknowledged that the work would not commence until the agreed s106 funding was in place.

The meeting concluded at 6.56pm

Signed

Chairman, 20 December 2016