

## THAME TOWN COUNCIL

Minutes of a Meeting of the Planning & Environment Committee held on 21 February 2017 at 6.30pm In the Upper Chamber, Thame Town Hall.

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

### 1 Apologies for Absence

Apologies for absence were received from Cllrs Cowell (Holiday), Deacock (Holiday) and Dodds (SODC).

### 2 Declarations of Interest and Dispensations

Cllr Emery declared an interest in the three applications relating to 94A High Street as the applicant was related to her. Cllr Emery did not take part in discussion or vote on these applications. Cllr Jones declared an interest in planning application P17/S0385/LB as a relative was employed by the applicant and did not take part in discussion or vote on this application.

### 3 Public Participation and Public Questions

There was no public participation.  
There were no questions.

### 4 Minutes

The Minutes of the meeting held on 31 January 2017 were confirmed as a correct record and signed by the Chairman.

### 5 Planning Applications

**9740 LAND ADJACENT TO 52 BROADWATERS AVENUE**  
**P16/S3682/FUL Amendment No. 2**

Construction of a new 1x bed attached dwelling house on land adjacent to 52 Broadwaters Avenue (with a reduction in the scale of the proposal following the submission of revised plans on 26 January 2017).

**RECOMMEND REFUSAL**

- 1. Overdevelopment**
- 2. Impact on neighbouring amenity**
- 3. Impact on the character of the area**
- 4. Loss of garage at No. 52 for its original purpose**
- 5. Parking and access**
- 6. Traffic generation**

**9765 6 CLARENDON DRIVE**  
**P17/S0265/HH** Single storey rear extension.  
**RECOMMEND APPROVAL**

Neighbourhood Plan Policies: ESDQ16, ESDQ28

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

**9766**  
**P17/S0273/LB**

**94A HIGH STREET**

Retrospective application for internal works undertaken to existing property.

**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

**9767**  
**P17/S0276/LB**

**94A HIGH STREET**

Retrospective application for construction of new raised decking, Garden Room and Garden Shed.

**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

**9768**  
**P17/S0274/FUL**

**94A HIGH STREET**

Retrospective application for construction of new raised decking, Garden Room and Garden Shed.

**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

**9769**  
**P17/S0284/HH**

**20 LANGDALE ROAD**

Proposed single storey front extensions to existing dwelling and proposed widening of existing driveway and dropped kerb.

**RECOMMEND APPROVAL**

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

**9770**  
**P17/S0287/HH**

**7 OXFORD ROAD**

Single storey extension of main house rear gable and rear of garage.

**RECOMMEND APPROVAL**

Neighbourhood Plan Policies: ESDQ16, ESDQ19, ESDQ20, ESDQ28, ESDQ29  
SODC Local Plan Policies: CON7, D1, D2, D4, H13  
Core Strategy Policies: CSQ3, CSEN3

**9771**  
**P17/S0129/FUL**

**67 PARK STREET**

Conversion from one residential property into two apartments.

**RECOMMEND REFUSAL**

**1. Loss of employment floor space**

**2. Did not appear to have been advertised for commercial use.**

- 9772**  
**P17/S0385/LB**      **91 & 92 HIGH STREET**  
Erection of non-illuminated timber hanging sign and traditional cast iron bracket.  
**RECOMMEND APPROVAL**  
**Subject to no objection from the District Conservation Officer**
- Neighbourhood Plan Policies: WS2, WS7, ESDQ15, ESDQ16, ESDQ17, ESDQ20  
SODC Local Plan Policies: CON3, CON5, CON7, CON8, D1, AD1  
Core Strategy Policies: CSQ3, CSEM1, CSEM4, CST1, CSEN3
- 9773**  
**P17/S0373/HH**      **15 SOUTHERN ROAD**  
First floor extension to provide an upstairs bathroom.  
**RECOMMEND APPROVAL**  
**Subject to no objection from the District Conservation Officer**
- Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ20  
SODC Local Plan Policies: CON7, D1, D4, H13  
Core Strategy Policies: CSQ3, CSEN3
- 9774**  
**P17/S0411/HH**      **11 KING'S ROAD**  
Single storey rear extension. Loft conversion.  
**RECOMMEND APPROVAL**
- Neighbourhood Plan Policies: ESDQ16, ESDQ28, ESDQ29  
SODC Local Plan Policies: D1, D2, D4, H13  
Core Strategy Policies: CSQ3
- 9775**  
**P17/S0499/HH**      **8 HAZEL AVENUE**  
First floor side extension, single storey rear extension and front porch.  
**RECOMMEND APPROVAL**
- Neighbourhood Plan Policies: ESDQ16, ESDQ20, ESDQ21, ESDQ28, ESDQ29  
SODC Local Plan Policies: D1, D2, D4, H13  
Core Strategy Policies: CSQ3
- 9776**  
**P17/S0418/HH**      **9 QUEENS CLOSE**  
Two storey side extension.  
**RECOMMEND APPROVAL**
- Neighbourhood Plan Policies: ESDQ16, ESDQ28, ESDQ29  
SODC Local Plan Policies: D1, D2, D4, H13  
Core Strategy Policies: CSQ3
- 9777**  
**P17/S0489/HH**      **7 CHURCH ROAD**  
Single storey rear extension.  
**RECOMMEND APPROVAL**  
**Subject to no objection from the District Conservation Officer**
- Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ20, ESDQ28  
SODC Local Plan Policies: CON6, CON7, D1, D4, H13

## 6 SODC Draft Statement of Community Involvement

Members agreed the Council's response to the Consultation Draft Statement of Community Involvement with the addition of a summary to highlight the key points.

**RESOLVED that:**

- i) The Council's draft response, to include a summary of key points, be submitted to the SODC Draft Statement of Community Involvement.*

## 7 Wenman Road Consultation – Proposed Parking Restrictions

Members welcomed the proposed parking restrictions and the addition of a Puffin crossing, agreeing that the scheme was a very sensible addition to Wenman Road.

## 8 Upper High Street Car Park

A request had been received to partially close the Upper High Street car park to hold the Grand Opening of the new Kebab van at the beginning of April. The exact date would be confirmed, with the event held on a Saturday from 4pm to 8pm.

**RESOLVED that:**

- i) The partial closure of the Upper High Street car park for the official opening of the new Kebab Van be approved.*

## 9 Reports from Town Council Representatives

- a) Transport Representative – Cllr Stiles reported that no meetings had taken place and there was nothing further to report.

## 10 For Information

The items for information were noted.

The Neighbourhood Plan Continuity Officer (NPCO) reported that he had received an email from SODC Planning Department advising that approval had been given to waive the Code for Sustainable Homes, Level 4 on dwellings constructed on the Bellway Homes site on Wenman Road.

The NPCO requested guidance from Members as to what the next steps should be. The Council could decide to; a) take no further action, b) take it further with SODC or c) investigate a Call-in to the Secretary of State. Members were unanimously agreed that the NPCO investigate the process to formally Call-in the decision.

The meeting concluded at 7.11pm

Signed .....  
Chairman, 14 March 2017