

THAME TOWN COUNCIL

Minutes of a Meeting of the Planning & Environment Committee held on 14 March 2017 at 6.30pm In the Upper Chamber, Thame Town Hall.

Present: Cllrs B Austin, D Bretherton, M Deacock, 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 Cllr Cowell (Unwell).

2 Declarations of Interest and Dispensations

There were no declarations of interest.

3 Public Participation and Public Questions

Mr Mark Spragg spoke in support of planning application P17/S0437/FUL, Land at 1 & 2 Moats Crescent. This application was a revision to application P16/S2242/FUL which was approved last year. The application showed a reduction in the footprint through the removal of the flat roof rear extensions and an increase in width of the footpaths to the side of the dwellings. The large bedroom on the first floor had been reduced in size and a small box room added. The garden areas had been increased.

The parking provision had been increased from three to four spaces (two per dwelling) to avoid the need for shared parking. The County Highways Department had stated the proposals were acceptable.

4 Minutes

The Minutes of the meeting held on 21 February 2017 were confirmed as a correct record and signed by the Chairman.

5 Planning Applications

9757 **22 WHITTLE ROAD**
P16/S4218/HH **Amendment No. 1**

First floor extension above garage (Amended plan received 14 February 2017 showing dormer windows removed and window in end of gable).

Amendment No. 2

Amended plans received 1 March 2017 showing dormer windows with obscure glazing).

RECOMMEND NO STRONG VIEWS

Comment: The distance between the proposed new flank wall forming the gable end and the bedroom window of the neighbouring property would be less than that recommended in the SODC Design Guide.

- 9778**
P17/S0527/HH **6 TOWERSEY DRIVE**
Erection of single storey rear extension.
RECOMMEND APPROVAL
- Neighbourhood Plan Policies: ESDQ16, ESDQ28
SODC Local Plan Policies: D1, D4, H13
Core Strategy Policies: CSQ3
- 9779**
P17/S0429/FUL **LORD WILLIAMS'S UPPER SCHOOL, OXFORD ROAD**
Demolition of existing classroom block and replacement with new classroom block on the same site.
RECOMMEND APPROVAL
- Neighbourhood Plan Policies: ESDQ11, ESDQ12, ESDQ16, ESDQ19, ESDQ26, ESDQ27
SODC Local Plan Policies: G5, EP2, D1, H13
Core Strategy Policies: CSQ2, CSQ3
- 9780**
P17/S0437/FUL **LAND AT 1 & 2 MOATS CRESCENT**
Erection of two three bed chalet bungalows and new boundary wall to front (revision of approval P16/S2242/FUL incorporating reduced footprint and additional parking).
RECOMMEND NO STRONG VIEWS
- 9781**
P17/S0569/HH **2 THE FURLONGS, MORETON**
Erection of single storey front and rear extensions.
RECOMMEND APPROVAL
- Neighbourhood Plan Policies: ESDQ16, ESDQ22, ESDQ28
SODC Local Plan Policies: D1, D4, H13
Core Strategy Policies: CSQ3
- 9783**
P17/S0635/HH **11 PUTMAN CLOSE**
Proposed single storey front porch.
RECOMMEND APPROVAL
- Neighbourhood Plan Policies: ESDQ16, ESDQ28
SODC Local Plan Policies: D1, D4, H13
Core Strategy Policies: CSQ3
- 9784**
P17/S0347/HH **2 QUEENS CLOSE**
New single storey side extension.
RECOMMEND APPROVAL
- Neighbourhood Plan Policies: ESDQ16, ESDQ28
SODC Local Plan Policies: D1, D4, H13
Core Strategy Policies: CSQ3
- 9785**
P17/S0736/HH **8 HUNT ROAD**
Demolition of single storey rear extension to garage and replacement with single storey extension to accommodate utility. Garage conversion. First floor extension to accommodate bedroom five. Internal alterations and en suite.
Amendment No. 1
Revised plans received 27 February 2017 amending site location plan.

RECOMMEND APPROVAL

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

Neighbourhood Plan Policies: ESDQ16, ESDQ19, ESDQ28, ESDQ29
SODC Local Plan Policies: D1, D2, D4, H13, T2
Core Strategy Policies: CSQ3

9786
P17/S0753/FUL

MILTON HOUSE, STATION YARD

External alterations to building.

RECOMMEND APPROVAL

Comment: The Committee regretted the loss of employment space.

Neighbourhood Plan Policies: ESDQ16, ESDQ17, ESDQ26, ESDQ27, ESDQ28
SODC Local Plan Policies: G5, D1, D4, H13
Core Strategy Policies: CSQ3

9787
P17/S0814/MPO

LAND AT CHESTNUT FARM

Modification of obligation to withdraw an area of land.

RECOMMEND NO STRONG VIEWS

9788
P17/S0586/HH

45 TOWERSEY DRIVE

Front porch, first floor side extension, two storey rear extension.

RECOMMEND APPROVAL

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

9789
P17/S0828/HH

2 CHESHIRE ROAD

Single storey rear extension.

RECOMMEND APPROVAL

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

9790
P17/S0651/HH

18 GARDEN CITY, CHINNOR ROAD

Proposed 1.5 storey rear extension, roof extension and porch to principle elevation.

RECOMMEND APPROVAL

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

9791
P17/S0797/HH

33 EAST STREET

Two storey rear extension.

RECOMMEND APPROVAL

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

**9792
P17/S0702/FUL**

LAND TO THE REAR OF UNIT 1, CHRISTMAS LANE

DEC owns and operates from Unit 1 Christmas Lane, Thame. The application site is to the rear of this operational site and is a former railway line. This permission seeks to utilise this space for further open storage and parking in line with DEC's current operation.

RECOMMEND APPROVAL

Comment: The Committee regretted the loss of the old railway line as a route for a footpath / cycle link in the future.

Neighbourhood Plan Policies: WS12, WS13, ESDQ16, ESDQ22

SODC Local Plan Policies: D1, D2, E5

Core Strategy Policies: CSQ3, CSEM1, CSEM4

**9793
P17/S0701/HH**

5 PARK TERRACE

Single storey rear / side extension.

RECOMMEND REFUSAL

- 1. Materials and form not in keeping with the terraced house**
- 2. Poor design**
- 3. Not in keeping with the character of the area**
- 4. The application would result in an additional bedroom and inadequate parking provision**
- 5. The 'side extension' aspect of the application would be visible from the street scene**
- 6. Adverse impact on the setting of the Conservation Area.**

**9794
P17/S0881/A**

44 UPPER HIGH STREET

Two x fascia signs and one projecting sign and six other signs.

RECOMMEND APPROVAL

Subject to no objection from the District Conservation Officer

Neighbourhood Plan Policies: WS2, WS13, ESDQ15, ESDQ16, ESDQ20

SODC Local Plan Policies: CON5, CON7, CON8, D1, AD1

Core Strategy Policies: CSQ3, CSEN3

6 Reports from Town Council Representatives

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

7 For Information

The items for information were noted.

The Neighbourhood Plan Continuity Officer reported that planning application P16/S3682/FUL – 52 Broadwaters Avenue was unanimously approved at the SODC Planning Committee meeting yesterday evening. District Councillor Matelot Green had made representations on behalf of the Town Council in support of recommending refusal.

The meeting concluded at 7.23pm

Signed
Chairman, 4 April 2017