

THAME TOWN COUNCIL

Minutes of a Meeting of the Planning & Environment Committee held on 4 April 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 and A Midwinter (Deputy Chairman)

Officers

G Markland, Neighbourhood Plan Continuity Officer
A Oughton, Committee Services Officer

1 Apologies for Absence

Apologies for absence were received from Cllrs Cowell (Business) and Stiles (Personal).

2 Declarations of Interest and Dispensations

Cllrs Deacock and Midwinter declared an interest in planning application P17/S1046/HH as the applicant was known to them.

3 Public Participation and Public Questions

Mr Taynton, spoke against planning application P17/S1018/FUL as an immediate neighbour. He thanked the Committee for the opportunity to speak and stated that the Council may recall that a planning application had come before Committee last year for a replacement dwelling on the same site (P16/S0806/FUL). At that time the Town Council recommended to refuse the application on the grounds of unneighbourly, loss of light, overdevelopment and out of character with the area.

Mr Taynton had also spoken against the previous application when it was considered by the District Council along with the Town Clerk. The District Council accepted the objections put forward and refused the application. However, the planning application was then withdrawn before the formal decision notice was issued.

With regard to the current application Mr Taynton pointed out that there was a significant error in the plans submitted relating to how the properties are shown in relation to each other and the measurements. The plans suggest No. 72 is set behind the front of No. 70 by 3.6m in reality it is some 5.4m. The back wall of Mr Taynton's property was correctly shown. The effect being to distort how much further forward the proposed new two storey dwelling would be and the effect on light and outlook this would have on No. 72. This application was a retrograde step and if the previous application was unneighbourly this application for a larger scheme must also be unneighbourly.

Mr Taynton acknowledged that the design of the dwelling had changed but was still very different to the other properties in the street. He had no objection to the principle of replacing the existing dwelling at No. 70 but stated that the scale should step down on the boundary side of his property and suggested that the design be 'flipped'. He had expected that the revised plans would be reduced in scale rather than increased.

Mrs Palmer, architect for the scheme, spoke for the application. Mrs Palmer began by stating that the planning information supplied had been taken from a measured survey and she was not aware of any incorrect drawings.

A previous application had been submitted on 3 March 2016 by another architect for a replacement four bedroom dwelling on the site. The District Planning Officer had recommended approval but after objections raised by the neighbour and the Town Council the application was withdrawn.

The applicant was aware of the concerns raised by the neighbour at No. 72 and these had been taken on board with the newly submitted application. Referring to drawings submitted, Mrs Palmer stated that the position of the new property would follow the line of the street with a natural stepping back to the front of the properties. The proposed dwelling was also set back a metre and half away from the boundary line than the previous design and was compliant with local planning design guidelines with 45 degree angles observed.

The side window to No. 72 was a secondary window with primary windows to the front and rear. The gap between the two dwellings would be 2.8m with each wing of the proposed new property being 4.8m wide. The ridge line had been reduced and was only 1m higher than that of the existing dwelling.

4 Minutes

The Minutes of the meeting held on 14 March 2017 were confirmed as a correct record and signed by the Chairman.

5 Planning Applications

9795 **8 PARK STREET**
P17/S0896/LB NHL 2.5 Lime render reapplied to blown out and old existing render along the alleyway side of the property. Applied to allow the house to breathe better and deal with existing damp problems in the old render.
RECOMMEND APPROVAL
Subject to no objection from the District Conservation Officer

Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ20
SODC Local Plan Policies: CON3, CON5, CON7, D1, H13
Core Strategy Policies: CSQ3, CSEN3

9796 **8 PARK STREET**
P17/S0511/HH NHL 2.5 Lime render reapplied to blown out and old existing render along the alleyway side of the property. Applied to allow the house to breathe better and deal with existing damp problems in the old render.
RECOMMEND APPROVAL
Subject to no objection from the District Conservation Officer

Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ20
SODC Local Plan Policies: CON3, CON5, CON7, D1, H13
Core Strategy Policies: CSQ3, CSEN3

9797 **50 OVERTON DRIVE**
P17/S0805/HH Single storey side and rear extension.
RECOMMEND APPROVAL

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

- 9798**
P17/S0441/LB **TITHE BARN, CHURCH ROAD**
Timber and glazed alteration to existing barn doors whilst retaining existing doors. Reasons – draughts, cold and need of day light, plus with recent flooding, a waterproof barrier.
RECOMMEND APPROVAL
Subject to no objection from the District Conservation Officer
- Neighbourhood Plan Policies: WS13, ESDQ15, ESDQ16, ESDQ20
SODC Local Plan Policies: CON2, CON3, CON5, CON7, D1, H13
Core Strategy Policies: CSQ3, CSEN3
- 9799**
P17/S0926/LB **18 BUTTERMARKE**
Paint the frontage white with white woodwork.
RECOMMEND APPROVAL
Subject to no objection from the District Conservation Officer
- Neighbourhood Plan Policies: WS2, WS13, ESDQ15, ESDQ16, ESDQ17, ESDQ20
SODC Local Plan Policies: CON3, CON5, CON7, CON8, D1, TC8
Core Strategy Policies: CSQ3, CSEM1, CST1, CSEN3
- 9800**
P17/S0979/HH **61 HIGH STREET**
Erection of side infill extension, rear infill extension and loft conversion with dormer to rear roof slopes and conservation style roof light to front roof slope.
RECOMMEND REFUSAL
 - 1. Out of character with the area**
 - 2. Impact on neighbouring amenity**
 - 3. Parking and access**
- 9801**
P17/S0995/HH **42 HIGH STREET**
Reinforce timber roof structure. Replace front windows to second floor. Remove existing render and re-render on garden elevations. Renovation existing loft space.
RECOMMEND APPROVAL
Subject to no objection from the District Conservation Officer
Comment: The Committee hoped that the correct lime render would be applied to the rear facing elevations.
- Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ17, ESDQ20
SODC Local Plan Policies: CON2, CON3, CON5, CON7, D1, D4, H13
Core Strategy Policies: CSQ3, CSEN3
- 9801**
P17/S0952/LB **42 HIGH STREET**
Reinforce timber roof structure. Replace front windows to second floor. Remove existing render and re-render on garden elevations. Renovation existing loft space.
RECOMMEND APPROVAL
Subject to no objection from the District Conservation Officer
Comment: The Committee hoped that the correct lime render would be applied to the rear facing elevations.
- Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ17, ESDQ20
SODC Local Plan Policies: CON2, CON3, CON5, CON7, D1, D4, H13
Core Strategy Policies: CSQ3, CSEN3

- 9802**
P17/S1046/HH **40 TOWERSEY DRIVE**
Proposed single storey side and rear extension and replace existing flat roof over garage with new tiled lean-to roof.
NO COMMENT as the applicant was known to the Town Council.
- 9803**
P17/S0747/LB **91-92 HIGH STREET**
Repainting of front door to a gloss black.
RECOMMEND APPROVAL
Subject to no objection from the District Conservation Officer
- Neighbourhood Plan Policies: WS2, WS13, ESDQ15, ESDQ16, ESDQ17, ESDQ20
SODC Local Plan Policies: CON3, CON5, CON7, D1
Core Strategy Policies: CSQ3, CSEN3
- 9804**
P17/S1070/HH **27 MONTROSE WAY**
Single storey side extension.
RECOMMEND APPROVAL
Comment: The Committee regretted the loss of the garage for its original purpose.
- Neighbourhood Plan Policies: ESDQ16, ESDQ28, ESDQ29
SODC Local Plan Policies: D1, D2, D4, H13
Core Strategy Policies: CSQ3
- 9805**
P17/S1064/HH **27 HAMPDEN AVENUE**
Erect new two storey rear extension, new porch and new garden room.
RECOMMEND APPROVAL
- Neighbourhood Plan Policies: ESDQ16, ESDQ28, ESDQ29
SODC Local Plan Policies: G5, EP2, D1, D2, D4, H13
Core Strategy Policies: CSQ3
- 9806**
P17/S1018/FUL **THE WYCHENS, 70 QUEEN'S ROAD**
Demolition of existing bungalow and construction of new four bedroom dwelling.
RECOMMEND REFUSAL
- 1. Unneighbourly**
 - 2. Overdevelopment**
 - 3. Scale and bulk**
 - 4. Out of character with the area**
- Comment:**
- Nothing had significantly changed from previous planning application P16/0806/FUL to alter the recommendation of the Town Council.
 - The suggestion of 'flipping' the design may address some of the concerns raised.
 - Inconsistency in the drawings between the floor plans and the sun diagrams.

6 SODC Planning Committee

Members noted that the Neighbourhood Plan Continuity Officer and Cllr Austin will attend the Planning Committee meeting on 5 April 2017 to speak in favour of refusal on the following three Planning Applications:

- a) P16/S3525/FUL – Thames Valley Police, Greyhound Lane
- b) P17/S0129/FUL – 67 Park Street
- c) P17/S0080/O – 69 Park Street

The District Planning Officer's recommendation on each application is to grant planning permission.

7 Local Plan Second Preferred Options Consultation

Following the launch of the Local Plan Second Preferred Options Consultation on 29 March 2017 it was agreed to reconvene the Local Plan Consultation Team (LPCT) to formulate a response to the consultation on behalf of the Town Council.

Members of the LPCT will include, Cllrs Austin, Bretherton, Dodds, Dyer and Fickling and the Neighbourhood Plan Continuity Officer. The date of the first meeting is Thursday 6 April 2017.

8 Upper High Street Car Park

It was noted that the partial closure of the Upper High Street Car, as approved on 21 February 2017, will no longer be required for the opening of the new Kebab van on 8 April 2017, as the event has been reduced in scale to a ribbon cutting ceremony only.

9 Reports from Town Council Representatives

- a) Transport Representative – Cllr Stiles had given her apologies but had submitted a report together with the minutes of the Parish Transport Representatives meeting held on 28 February 2017. These were noted.

10 For Information

The items for information were noted.

The meeting concluded at 7.20pm

Signed
Chairman, 25 April 2017