

THAME TOWN COUNCIL

Minutes of a Meeting of the Planning & Environment Committee held on 2 September 2014 at 6.30pm In the Upper Chamber, Thame Town Hall.

Present: Cllrs D Butler, A Dite, N Dixon (Deputy Mayor), D Dodds, H Fickling (Chairman), V Humphries, D Laver, J Matelot Green (Town Mayor) and M Welply (Deputy Chairman)

Officers

A Oughton, Committee Services Officer
C Pinnells, Community Services Manager

1 Apologies for Absence

Apologies for absence were received from Cllrs Champken-Woods (Holiday) and Stiles (Personal).

2 Declarations of Interest

There were no declarations of interest.

3 Public Participation

Mr Chainani and Ms Humphries spoke against planning application 9369 P14/S2609/FUL. Concern was raised with regard to the proposal to develop two chalet bungalows to the rear of 1 & 2 Moats Crescent and the increase in traffic movement and difficulties with parking that would result. A number of photographic images were submitted to the Committee highlighting the current problems of on street parking and illegally parked vehicles. This created problems for pedestrians and mothers pushing small children in buggies. Mr Chainani said the proposed tandem parking did not conform with SODC policy and was inadequate.

The access road to the new development was narrow and coupled with the dwellings not being visible from the street this would lead to visitors to the dwellings parking on the street rather than negotiate the narrow entrance. An additional four dwellings had already been developed in the area causing a number of issues and this backland development would set a precedent for more to follow. Concern was also raised over sewerage and whether there was adequate provision in the system to cope with the increase in new dwellings in the area.

4 Minutes

The Minutes of the meeting held on 12 August 2014 were confirmed as a correct record and signed by the Chairman.

5 Planning Applications

9336 **8 QUEENS ROAD**
P14/S1788/FUL **Amendment No. 2**

Two new semi-detached houses in plot to rear of 8 and 10 Queens Road. (As amended by revised plans received on 12 August 2014 showing removal of first floor rear facing windows and reduction in scale of rear two

storey wings).

RECOMMEND REFUSAL

1. The proposed development would detract from the character and appearance of the area by virtue of the extensive section of hard standing and parking across the site frontage.
2. Parking to the front of 8 Queens Road is sub-standard in depth and therefore insufficient parking would be provided.
3. Notwithstanding (2), there is insufficient pedestrian visibility from the parking spaces to the front of 8 Queens Road.
4. Increase in traffic movement and on street parking in Horton Avenue which is a narrow road.
5. Impact on the amenity of the residents in Horton Avenue.

9343
P14/S2031/HH

16 SWAN WALK
Amendment No. 1

Internal reorganisation and addition of three new window openings. (As amended by removal of one window shown in drawings received in agents email of 18 August 2014).

RECOMMEND REFUSAL

1. Facilitates internal alterations that create sub-standard accommodation.
2. Increases the intensity of occupation

9361
P14/S2401/A

CLINTON CARDS PLC, 1 BUTTERMARKET

Replacement front fascia shop signage.

RECOMMEND REFUSAL

1. The use of foam PVC lettering would detract from the visual amenities of the area, including the Conservation Area, and of the special architectural and historic interest of the listed building.

9361
P14/S2463/LB

CLINTON CARDS PLC, 1 BUTTERMARKET

Replacement front fascia shop signage and paint the existing timber fascia panel.

RECOMMEND REFUSAL

1. The use of foam PVC lettering would detract from the visual amenities of the area, including the Conservation Area, and of the special architectural and historic interest of the listed building.

9362
P14/S2467/HH

THE OLD COACH HOUSE, 1-4 SOUTHERN ROAD

Replace old windows.

RECOMMEND APPROVAL

Comment: The Committee regretted the use of PVC

Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ20

SODC Local Plan Policies: CON7, D1, D4
Core Strategy: CSQ3, CSEN3

9366

19 CHESTNUT AVENUE

- P14/S2526/HH** Single side and front extensions. Replace flat roof over bay to front with tiled pitched roof.
RECOMMEND APPROVAL
- Neighbourhood Plan Policies: ESDQ16, ESDQ17, ESDQ21, ESDQ29
- SODC Local Plan Policies: H13
Core Strategy: CSQ3
- 9367**
P14/S2600/HH **STARBANK HOUSE, 23 LOWER HIGH STREET**
Replacement of existing chimney from 2nd floor upwards.
RECOMMEND APPROVAL
- Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ20
- SODC Local Plan Policies: CON3, CON5, CON7
Core Strategy: CSQ3, CSEN3
- 9367**
P14/S2601/LB **STARBANK HOUSE, 23 LOWER HIGH STREET**
Replacement of existing chimney from 2nd floor upwards.
RECOMMEND APPROVAL
- Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ20
- SODC Local Plan Policies: CON3, CON5, CON7
Core Strategy: CSQ3, CSEN3
- 9368**
P14/S2599/LB **STARBANK HOUSE, 23 LOWER HIGH STREET**
Replacement of existing flat roof and replace existing window to ground floor rear wing with casement doors and side light.
RECOMMEND APPROVAL
- Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ20
- SODC Local Plan Policies: CON3, CON5, CON7
Core Strategy: CSQ3, CSEN3
- 9369**
P14/S2609/FUL **1 & 2 MOATS CRESCENT**
Erection of 2 two-bedroom chalet bungalows.
RECOMMEND REFUSAL
1. The proposals represent an inappropriate form of backland development, that would be cramped, with unacceptable access arrangements, and which would detract from the pattern, grain and layout of development in the area.
 2. The proposals would have an unacceptable impact on neighbouring residential amenity by reason of: loss of privacy, overbearing to neighbouring amenity areas, noise and disturbance, crime/safety implications.
 3. The proposals would fail to provide appropriate standards of amenity for future occupiers given the proposed parking layout and related consequences;

4. The parking layout and access arrangements would result in vehicle conflicts that would be of detriment to highway safety.

**9370
P14/S2650/LB**

JASMINE COTTAGE, AYLESBURY ROAD

To repair and preserve garden wall by replacing damaged bricks with similar, repointing a 18m length in lime mortar, replace capping and retain original brickwork design.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ17, ESDQ20, ESDQ28

SODC Local Plan Policies: CON3, CON7, D1
Core Strategy: CSQ3, CSEN3

**9371
P14/S2653/FUL**

3-4 GREYHOUND WALK

Remove one existing shop front entrance and replace with window to replicate the style of existing ground floor windows.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: WS2, ESDQ15, ESDQ16, ESDQ17, ESDQ20

SODC Local Plan Policies: CON7, D1
Core Strategy: CSQ3, CSEN3

6 Street Name

Discussion took place on suggestions for the name of the new street to be created on the development of 18 units off Jane Morbey Road.

RESOLVED that:

- i) The name John Fulkes be put forward to South Oxfordshire District Council for consideration.***

7 Reports from Town Council Representatives

- a) Transport Representative – Nothing to report.

8 For Information

The items for information were noted.

The meeting concluded at 7.20pm

Signed
Chairman, 14 October 2014