

THAME TOWN COUNCIL

Minutes of a Meeting of the Planning & Environment Committee held on 18 March 2014 at 6.30pm In the Upper Chamber, Thame Town Hall.

Present: Cllrs N Dixon, H Fickling (Chairman), V Humphries, P Lambert (Town Mayor), D Laver, J Matelot Green (Deputy Mayor) and M Stiles

Officers

A Oughton, Committee Services Officer
Morag Robinson, Office Administration Manager

1 Apologies for Absence

Apologies for absence were received from Cllrs Butler (Personal), Dite (Holiday), Dodds (SODC), Welpy (Unwell) and the Town Clerk.

2 Declarations of Interest

Cllr Matelot Green declared an interest in P14/S0545/FUL, Skate Park, Tythrop Way as a member of the Skate Park Working Group.

3 Public Participation

There were no applications to address the Committee.

4 Minutes

The Minutes of the meeting held on 25 February 2014 were confirmed as a correct record and signed by the Chairman.

Item 5:

9278 THE OLD SCHOOL, MORETON
P14/S0228/HH Amendment No. 1

Demolition of existing shed and gates. Erection of new garage with pitched roof (as amended by drawing nos. DAW-001-302-RA, DAW-001-305-RO, DAW-001-301-RA, DAW-001-300-RA and DAW-001-303-RA showing garage footprint and gutters now falling within (and under the ownership of the applicant, and proposed floor plan received 7 March 2014).

RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ18, ESDQ19, ESDQ20, ESDQ21, ESDQ22, ESDQ26, ESDQ28, ESDQ29

SODC Local Plan Policies: CON7, D1, D2, D4, H13, T1, T2
Core Strategy: CSQ3, CSEN3

5 Planning Applications

9223 70 SOUTHERN ROAD
P13/S2844/HH Amendment No. 2

Erection of rear conservatory and installation of lantern light over existing flat roof (amended plans received 18 February 2014).

RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ17, ESDQ26, ESDQ27

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

- 9272**
P14/S0159/HH **5 HAZELTON CLOSE**
Amendment No. 1
Erection of a two storey side extension (as amended by drawings accompanying email from agent dated 28 February 2014).
RECOMMEND APPROVAL
- Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ17, ESDQ19, ESDQ20, ESDQ26, ESDQ28, ESDQ29
- SODC Local Plan Policies: CON7, D1, D2, D4, H13, T1, T2
Core Strategy: CSQ3, CSEN3
- 9282**
P14/S0293/HH **15 & 17 WENTWORTH ROAD**
Demolition of garages to 15 & 17 and conservatory to 15. Erection of two storey side extensions and single storey rear extensions.
RECOMMEND REFUSAL
1. **Poor Design – flat roof**
 2. **Loss of parking**
- Comment: The committee regretted the loss of garages for original purpose.**
- Neighbourhood Plan Policies: ESDQ16, ESDQ29
- SODC Local Plan Policies: D1, D2, H13
Core Strategy: CSQ3
- 9283**
P14/S0421/LB **TOWN HALL, HIGH STREET**
Proposed refurbishment and external improvements.
RECOMMEND APPROVAL
- Neighbourhood Plan Policies: WS2, WS13, ESDQ15, ESDQ16, ESDQ17, ESDQ19, ESDQ20
- SODC Local Plan Policies: CON3, CON5, CON7, D1
Core Strategy: CSQ3, CSEN3
- 9284**
P14/S0462/FUL **UNITS A, B & C LUPTON COURT, 2 LUPTON ROAD**
Revision to planning consent P07/E0566 to extend the current B8 use to allow for B1/B2/B8 use of the development.
RECOMMEND REFUSAL
1. **Impact on potential future occupiers of Site C (Residential)**
 2. **B2 use**
 3. **Insufficient parking**
- Comment: The committee was not opposed to B1 use**
- 9285**
P14/S0503/HH **9 CAVENDISH WALK**
Proposed alterations to existing attached garage, rear extension to kitchen and new attached double garage (Amendment to planning permission P13/S1546/HH).
RECOMMEND APPROVAL
- Neighbourhood Plan Policies: ESDQ16, ESDQ17, ESDQ18, ESDQ19, ESDQ26, ESDQ27, ESDQ28, ESDQ29
- SODC Local Plan Policies: D1, D2, D4, H13, T1, T2
Core Strategy: CSQ3
- 9287**
P14/S0545/FUL **SKATE PARK, TYTHROP WAY**
Replacement of existing skate park with new concrete skate park.
RECOMMEND APPROVAL

Neighbourhood Plan Policies: CLW2, ESDQ16, ESDQ17, ESDQ18, ESDQ19, ESDQ21, ESDQ22, ESDQ27, ESDQ29

SODC Local Plan Policies: G5, EP2, D1, R2, T1, T2
Core Strategy: CSQ3, CSEM4, CSEN1

6 SODC Street Trading Policy

The draft Street Trading Policy was noted.

7 Planning Guidelines

The report was noted.

8 P12/S1461/CM – Moorend Lane Farm, Moorend Lane

Following receipt of additional information from Oxfordshire County Council the Committee was reassured that the planned work had a fixed timescale and the site would be returned to its original state in 2017.

9 Conservation Area Advisory Committee (CAAC)

The minutes of the meeting held on 12 March 2014 were noted.

10 Reports from Town Council Representatives

Cllr Stiles had attended the Transport Representatives meeting and raised a question regarding the eastern end of the town which had no bus service. Unfortunately the decision on how buses were routed was taken by the bus companies and not Oxfordshire County Council. However, money received from developers in connection with new housing in the town could be used to provide better transport links. The next review of bus subsidies by Oxfordshire County Council would take place in 2017.

Developer money had been used to upgrade the 280 service allowing the introduction of the late bus service on Friday and Saturday night. The Dial-a-Ride service was still in operation and a new service, provided by Red Rose, offered a morning and evening bus for commuters travelling to and from London.

After discussion regarding the Real Time Service provided at bus stops it had become apparent that a different system operated in Oxfordshire to that in Buckinghamshire resulting in the Real Time Service not working at bus stops in the town.

11 For Information

- a) Contrary Decision – 32 Aylesbury Road
- b) P14/S0321/LDP – 21 Seven Acres – Lawful Development Permission
- c) P14/S0422/LDP – Harvest Barn, Moreton – Lawful Development Permission
- d) Draft Minerals and Waste Local Plan: Core Strategy for consultation

The above items were noted.

The meeting concluded at 7.25pm

Signed
Chairman, 8 April 2014