

## THAME TOWN COUNCIL

Minutes of a Meeting of the Planning & Environment Committee held on 14 January 2014 at 6.30pm In the Upper Chamber, Thame Town Hall

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

**Officers**

H Stewart, Town Clerk

A Oughton, Committee Services Officer

### 1 Apologies for Absence

Apologies for absence were received from Cllrs Butler (Unwell) and Welply (Unwell).

### 2 Declarations of Interest

There were no declarations of interest.

### 3 Public Participation

There were no applications to address the Committee.

### 4 Minutes

The Minutes of the meeting held on 17 December 2013 were confirmed as a correct record and signed by the Chairman.

### 5 Planning Applications

9242

P13/S3513/FUL

**LAND ADJACENT TO 32 AYLESBURY ROAD**

**Amendment No. 1 – dated 18 December 2013**

Erection of detached two-storey 5 bedroom dwelling and two-storey 3 bedroom dwelling. Alterations to existing access incorporating erection of new front boundary wall. Erection of two double garages and formation of parking and turning area at rear of site to serve the new dwellings (amended plan received 16 December 2013).

**RECOMMEND REFUSAL**

- 1. Over development**
- 2. Unneighbourly**

Neighbourhood Plan Policies: H5, ESDQ11, ESDQ15, ESDQ16, ESDQ20, ESDQ28, ESDQ29

SODC Local Plan Policies: D1, D3, D4, T1, T2  
Core Strategy: CSQ3, CSH2

Cllr Stiles left the meeting during this item.

**9253**  
**P13/S3804/HH**      **53 EAST STREET**  
Proposed front extension to integral garage. Removal of existing rear extension and erection of part two and part one storey rear extension.  
**RECOMMEND APPROVAL**

Neighbourhood Plan Polices: ESDQ16, ESDQ17, ESDQ19, ESDQ26, ESDQ29.

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

**9254**  
**P13/S3795/FUL**      **THAME SF CONNECT PETROL FILLING STATION, PARK STREET**  
Variation of condition 2 of planning permission P00/N0847/RET (Erection of new sales building to provide A1 retail space) in order to permit deliveries to the loading bay at the rear of the shop on Sundays and Bank Holidays, between the times of 0800 and 2000 hours.  
**RECOMMEND APPROVAL**

Neighbourhood Plan Policies: WS13, ESDQ16, ESDQ18

SODC Local Plan Policies: EP2, D4  
Core Strategy Policies: CSEM1, CST1

**9255**  
**P13/S3871/FUL**      **LAND ADJOINING CHESTNUT FARM, MORETON**  
Erection of two detached two-storey dwellings together with access, garaging and amenity space.  
**RECOMMEND APPROVAL**

Neighbourhood Plan Policies: H5, H7, GA3, GA6, CLW4, ESDQ10, ESDQ11, ESDQ12, ESDQ13, ESDQ14, ESDQ16, ESDQ17, ESDQ18, ESDQ19, ESDQ21, ESDQ22, ESDQ26, ESDQ27, ESDQ28, ESDQ29, D1

SODC Local Plan Policies: D1, D2, D3, D4, D10, D11, T1, T2  
Core Strategy Policies: CS1, CSS1, CSH2, CSQ2, CSQ3, CSR1, CSEN3

**9256**  
**P13/S3814/HH**      **2 GLENHAM ROAD**  
Demolition of existing conservatory. Erection of new single storey rear extension and proposed loft conversion.  
**RECOMMEND REFUSAL**

- 1. Poor Design**
- 2. Character of area**

Neighbourhood Plan Policies: ESDQ16, ESDQ17

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

**9257**  
**P13/S3897/HH**      **11 FANSHAWE ROAD**  
Conversion of integral garage to study and installation of block work and

plaster in dividing wall between new study and second garage.

**RECOMMEND APPROVAL**

Neighbourhood Plan Policies: ESDQ16, ESDQ17, ESDQ26, ESDQ29

SODC Local Plan Policies: D1, D2, H13, T1, T2

Core Strategy Policies: CSQ3

**9258  
P13/S3846/HH**

**51 CROMWELL AVENUE**

Proposed first floor front extension and conversion of garage to room.

**RECOMMEND REFUSAL**

- 1. Design**
- 2. Character of area**

**Comment: The Committee regretted loss of garage for original purpose**

Neighbourhood Plan Policies: ESDQ16, ESDQ17, ESDQ29

SODC Local Plan Policies: D1, H13

Core Strategy Policies: CSQ3

**9259  
P13/S3887/HH**

**6 CONDUIT HILL RISE**

Erection of front extension to existing garage and first floor side extension over.

**RECOMMEND APPROVAL**

Neighbourhood Plan Policies: ESDQ16, ESDQ17, ESDQ18, ESDQ26, ESDQ27

SODC Local Plan Policies: D1, H13

Core Strategy Policies: CSQ3

## **6 Cuttle Brook Nature Reserve**

Discussion took place on how best to tackle the increase in dog fouling on the Reserve and the measures that could be put in place to encourage dog walkers to clean up after their pets. There was also a problem with dogs being exercised off the lead which had a detrimental effect on the wildlife and nesting birds in parts of the Reserve.

It was agreed that the cost of a public awareness campaign to highlight the problem of dog fouling, not only on the Reserve, but throughout the town and public open spaces would be explored and brought back for consideration.

## **7 Conservation Area Advisory Committee (CAAC)**

The minutes of the meeting held on 8 January 2014 were noted.

## **8 Reports from Town Council Representatives**

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

## 9 For Information

- a) 9252 P13/S811/LDP – 51 Rooks Lane, Certificate of Lawfulness for a proposed single storey rear extension.
- b) Town and Country Planning Act 1990 – Section 247 – Proposed Stopping Up of Highway at Elm Tree Farmhouse, Moreton.
- c) Lucy Switch Gear – Contrary decision.

The above items were noted.

The meeting concluded at 7.32pm

Signed .....  
Chairman, 4 February 2014