

THAME TOWN COUNCIL

Minutes of a Meeting of the Planning & Environment Committee held on 4 February 2014 at 6.30pm In the Upper Chamber, Thame Town Hall.

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

Officers

H Stewart, Town Clerk

A Oughton, Committee Services Officer

1 Apologies for Absence

Apologies for absence were received from Cllrs Dodds (SODC) and Stiles (unwell).

2 Declarations of Interest

Cllr Dite declared an interest in 9275 P14/S0199/LB and 9276 P14/S0198/HH, 46 Wellington Street at the owner of the property. Cllr Dite left the meeting during discussion of this item.

3 Public Participation

Mr Ullathorne, Director of Rectory Homes and Rectory Living addressed the committee regarding 9271 P14/S0086/FUL – proposed external alterations to Angus House. The proposed cladding material had been extensively used on different buildings, examples of which could be seen along the A40 corridor into London. The metal grid system provided the benefit of insulation and sustainability and the cladding would considerably improve the fenestration on the approach to the town along Thame Park Road. Mr Ullathorne tabled two samples of the proposed cladding material.

The cladding would be of two different types, smooth and textured and two colours, dark and light to break up the appearance of the building. The textured light colour giving the appearance of stone similar to the finish on the Police Station in the town. The window configuration was constrained to some extent by the steel framed building but the design let both light and ventilation to the building.

4 Minutes

The Minutes of the meeting held on 14 January 2014 were confirmed as a correct record and signed by the Chairman.

5 Planning Applications

9260

P13/S3945/FUL

14a BUTTERMARKE

Change of use of first and second floor from sun tanning and nail bar studio to office.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: WS7, WS10, ESDQ15, ESDQ16, ESDQ17, ESDQ19, ESDQ20

SODC Local Plan Policies: CON7, TC8

Core Strategy: CSEM1, CSEM2, CSEM4, CST1, CSEN3

9261
P14/S0044/HH

THE ELMS BARN, 32 UPPER HIGH STREET

Removal of existing timber shed, garage and wall. Erection of new stone wall and timber gates around barn currently being converted.

RECOMMEND APPROVAL

Subject to the views of the SODC Tree Officer

Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ17, ESDQ18, ESDQ19, ESDQ20, ESDQ28, ESDQ29

SODC Local Plan Policies: CON3, CON5, CON7, D1, D2, D4, T1, T2
Core Strategy: CSQ3, CSEN3

9262
P14/S0045/LB

THE ELMS BARN, 32 UPPER HIGH STREET

Removal of existing timber shed, garage and wall. Erection of new stone wall and timber gates around barn currently being converted.

RECOMMEND APPROVAL

Subject to the views of the SODC Tree Officer

Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ17, ESDQ18, ESDQ19, ESDQ20, ESDQ28, ESDQ29

SODC Local Plan Policies: CON3, CON5, CON7, D1, D2, D4, T1, T2
Core Strategy: CSQ3, CSEN3

9263
P14/S0041/HH

23 HIGH STREET

Proposed single storey rear extension and internal alterations.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ17, ESDQ18, ESDQ19, ESDQ20, ESDQ28

SODC Local Plan Policies: CON2, CON3, CON5, CON7, D1, D4, H13
Core Strategy: CSQ3, CSEN3

9264
P14/S0042/LB

23 HIGH STREET

Proposed single storey rear extension and internal alterations.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ17, ESDQ18, ESDQ19, ESDQ20, ESDQ28

SODC Local Plan Policies: CON2, CON3, CON5, CON7, D1, D4, H13
Core Strategy: CSQ3, CSEN3

9265
P13/S3771/HH

8 PENNINGTON PLACE

Erection of a two storey extension.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: GA6, ESDQ16, ESDQ17, ESDQ26, ESDQ27, ESDQ28, ESDQ29

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

9266
P14/S0037/HH

2 WINDMILL ROAD
Erection of a single storey rear extension.
RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ17, ESDQ26, ESDQ27, ESDQ28

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

9266
P14/S0037/HH

2 WINDMILL ROAD
Amendment No. 1 – dated 28 January 2014
Erection of a single storey rear extension (as amended by drawing accompanying letter from Agent dated 21 January 2014).
RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ17, ESDQ26, ESDQ27, ESDQ28

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

9267
P14/S0067/A

THE COOPERATIVE TRAVEL, 6A HIGH STREET
Proposed fascia sign, timber panel sign and projector sign.
RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ17, ESDQ18, ESDQ19, ESDQ20

SODC Local Plan Policies: CON7, CON8, AD1
Core Strategy: CSQ3, CSEN3

9268
P14/S0097/HH

95 SOUTHERN ROAD
Proposed single storey front and side extensions, new conservation roof light to front elevation, alterations to the roof at the rear and new covered terrace area. Removal of existing front carport and erection of new carport and alterations to front vehicular entrance.
RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ17, ESDQ18, ESDQ19, ESDQ20, ESDQ26, ESDQ28, ESDQ29

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

9269
P14/S0129/HH

4 MARSTON ROAD
Construction of new porch.
RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ17, ESDQ18

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

9271
P14/S0086/FUL

ANGUS HOUSE, THAME PARK ROAD
Proposed external alterations.
RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ17, ESDQ26

SODC Local Plan Policies: D1
Core Strategy: CSQ3

9272
P14/S0159/HH

5 HAZELTON CLOSE
Erection of a two storey side extension.
RECOMMEND REFUSAL
1. Over development
2. Character of Hazelton Close
3. Terracing Effect

Neighbourhood Plan Policies: ESDQ16, ESDQ17, ESDQ19

9273
P14/S0149/FUL

WAITROSE LTD, GREYHOUND LANE
Erection of external horticulture display units to front of store and associated works.
RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ17, ESDQ18, ESDQ19, ESDQ20, ESDQ29

SODC Local Plan Policies: CON5, CON7, D1, T2
Core Strategy: CSQ3, CSEM1, CSEM4, CST1, CSEN3

9274
P14/S0054/HH

56 CHINNOR ROAD
Proposed dropped kerb.
RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ29

SODC Local Plan Policies: D2, T1, T2

9275
P14/S0199/LB

46 WELLINGTON STREET
Erection of a two bay car port.
RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ17, ESDQ19, ESDQ20, ESDQ26, ESDQ28, ESDQ29

SODC Local Plan Policies: CON5, CON7, D1, D2, T1, T2
Core Strategy: CSQ3, CSEN3

9276
P14/S0198/HH

46 WELLINGTON STREET
Erection of a two bay car port.
RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ17, ESDQ19, ESDQ20, ESDQ26, ESDQ28, ESDQ29

SODC Local Plan Policies: CON5, CON7, D1, D2, T1, T2

6 Conservation Area Advisory Committee (CAAC)

The minutes of the meeting held on 29 January 2014 were noted.

7 Reports from Town Council Representatives

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

8 For Information

- a) P13/S3199/HH – 35 Churchill Crescent – Contrary decision.
- b) Application to provide NHS pharmaceutical services in Long Crendon – Failed.
- c) P13/S2871/FUL – Lucy Switchgear – Contrary decision.
- d) 9270 - P14/S0150/LDP – 31 Youens Drive – Lawful Development Permission.
- e) Notification of new postal address – 34 & 36 Aylesbury Road.
- f) P12/S2922/FUL – The Dairy, Moreton – The Planning Enforcement Officer at SODC has indicated that due to the high volume of planning applications it is unlikely that The Dairy, Moreton will be heard until the Committee meeting scheduled for 12 February 2014, although the officer was not able to offer any guarantees in this respect.
- g) P13/S3150/FUL – Lord Williams's Upper School – Following concerns raised by the SODC Tree Officer the plans have been amended to keep the path orientation the same as it currently.

The above items were noted.

The meeting concluded at 7.37pm

Signed
Chairman, 25 February 2014