

THAME TOWN COUNCIL

Minutes of a Meeting of the Planning & Environment Committee held on 22 July 2014 at 6.30pm
In the Upper Chamber, Thame Town Hall.

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

Non Voting

Cllr Lambert

Officers

A Oughton, Committee Services Officer

H Stewart, Town Clerk

1 Apologies for Absence

Apologies for absence were received from Cllr Dixon (Holiday).

2 Declarations of Interest

There were no declarations of interest.

3 Public Participation

Mr Ullathorne of Rectory Homes spoke for planning application P14/S1156/FUL – Amendment No. 1, Angus House, Thame Park Road. Since the planning application had come before the Committee for consideration the plans had been reviewed by the district council and undergone a consultation process. The main change to the original plan had been to move the block at the rear to allow frontage onto Wenman Road allowing more open space to the rear of the development. Parking remained as previously specified on the original plans.

The type of properties being developed on the site were much needed in Thame with a tremendous demand for apartments to fulfill the need for young people wishing to get onto the property ladder, as well as attracting investors for private rent and affordable housing. The development also addressed the sensitive issue that Oxfordshire, as a county, was in need of additional housing and this development would go some way to mitigating that need.

4 Minutes

The Minutes of the meeting held on 1 July 2014 were confirmed as a correct record and signed by the Chairman.

5 Planning Applications

9317 ANGUS HOUSE, THAME PARK ROAD

P14/S1156/FUL Amendment No 1:

Demolition of existing rear wing of Angus House and detached bungalow.
Erection of two apartment buildings containing 28 one and two bed dwellings.
Alterations to existing parking and hard surfaced areas to provide rearranged parking and circulation. Provision of amenity space, bicycle stores, refuse stores and other works. (As amended by drawings: site location plan J 170 00 001. 1A, Proposed Site plan on Wenman Road Elevation 02 002j, Block B Elevations 02 008g, Block B Floor 02 013d, Thame Park Road Street Scene J

170 02 002 1 accompanying letter from Agent dated 23 June 2014).

RECOMMEND APPROVAL

Neighbourhood Plan Policies: H6, WS12, GA1, GA6, ESDQ4, ESDQ12, ESDQ16, ESDQ17, ESDQ18, ESDQ24, ESDQ26, ESDQ27, ESDQ28, ESDQ29

SODC Local Plan Policies: G5, D1, D2, D11

Core Strategy Policies: CHS2, CSQ2, CSQ3, CSH3

Cllr Butler entered the meeting during this item.

9336

P14/S1788/FUL

8 QUEENS ROAD

2 new semi detached houses in plot to rear of 8 and 10 Queens Road

RECOMMEND REFUSAL

- 1. Impact on the character and appearance of the area**
- 2. Effect on neighbouring privacy, light and outlook**
- 3. Quality of living environment for future occupiers**
- 4. Affect on amenity space to 8 & 10 Queens Road**
- 5. Access and parking**

9337

P14/S1812/HH

34 TOWERSEY DRIVE

Demolition of existing side garage and rear sunroom. Construction of two storey side extension and single storey rear extension.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ19, ESDQ29

SODC Local Plan Policies: D1, D2, D4, H13

Core Strategy Policies: CSQ3

9338

P14/S1885/HH

49 CONDUIT HILL RISE

Single storey, flat roof out building to accommodate home office and storage.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ28

SODC Local Plan Policies: D1

Core Strategy Policies: CSQ3

9340

P14/S1624/HH

31 LANGDALE ROAD

Conversion of rear of existing garage to create a utility room with new door and window.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ29

SODC Local Plan Policies: D1, D2, H13

Core Strategy Policies: CSQ3, CSEN3

9341

P14/S0601/LB

THAME TOWN HALL, HIGH STREET

Replace existing front notice board with new notice board with three lockable viewing panels.

APPLICATION WITHDRAWN

9342
P14/S1988/HH

THE HAWTHORNS, MORETON
Erection of a single storey rear extension.

RECOMMEND REFUSAL

1. Design and impact on the character and appearance of the Conservation Area.

9343
P14/S2031/HH

16 SWAN WALK
Internal reorganisation and addition of three new window openings.

RECOMMEND REFUSAL

1. Overlooking of neighbouring properties
2. Facilitates internal alterations that creates sub-standard accommodation.

6 Public Path Extinguishment Order – Public Footpath 383/13 – Cotmore Wells Farm

Members agreed to support the proposal to extinguish part of Public Footpath Thame No 383/13 as detailed in the order.

7 Planning & Environment Committee

It was agreed that the Terms of Reference be amended to include criteria for site visits and the addition of the following points:

17. vi) That the number of representations received should be five. Representations received up to the Friday preceding the meeting will be sent out with the meeting papers.

17. vii) Developments where the planning officer has made a recommendation to refuse.

RECOMMENDED that:

- i) *The Terms of Reference be agreed subject to inclusion of the above amendments.*

8 Thame Flood Working Group

Cllrs Butler and Dite were nominated to join the Thame Flood Working Group.

9 Reports from Town Council Representatives

- a) Transport Representative – Cllr Stiles reported no meeting had taken place since the last report.

10 For Information

The items for information were noted.

The meeting concluded at 7.28pm

Signed

Chairman, 12 August 2014