

THAME TOWN COUNCIL

Minutes of a Meeting of the Planning & Environment Committee held on 25 November 2014 at 6.30pm In the Upper Chamber, Thame Town Hall.

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

Officers

A Oughton, Committee Services Officer
H Stewart, Town Clerk

1 Apologies for Absence

There were no apologies for absence.

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 4 November 2014 were confirmed as a correct record and signed by the Chairman.

5 Planning Applications

9389 **38 UPPER HIGH STREET**
P14/S3043/HH **Amendment No. 1**

Retrospective application for erection of a two storey rear extension and replacement of existing fence and gates with new brick wall and timber gates. (As amended by drawing ref 14 received from the agent on 24 October 2014 which shows a revised front door.)

RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ20, ESDQ28, ESDQ29.

SODC Local Plan Policies: CON7, D1, D2, D4, H13

Core Strategy Policies: CSQ3, CSEN3

9402 **29 ASTLEY ROAD**
P14/S3325/HH

Single storey rear extension.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ28

SODC Local Plan Policies: H13

Core Strategy Policies: CSQ3

Cllr Welply entered the meeting.

9403 **20 GARDEN CITY**
P14/S3213/HH

Provision of larger dormer on rear roof slope. New single storey rear extension.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ28

SODC Local Plan Policies: D1, H13

Core Strategy Policies: CSQ3

9404
P14/S3385/HH

38 YOUENS DRIVE

Demolition of existing conservatory. Construction of single storey rear extension.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ28

SODC Local Plan Policies: D1, H13

Core Strategy Policies: CSQ3

9406
P14/S3529/A

HSBC 44 UPPER HIGH STREET

Proposed new signage.

RECOMMEND REFUSAL

- 1. Impact on the character and appearance of the conservation area.** It was considered that the materials used for the proposed fascia signage and projecting sign, together with their form and method of illumination, would be inappropriate and detract from the character and visual amenities of the Conservation Area.
- 2. The proposed plan contravenes the Conservation Area Policy.**

9407
P14/S3525/FUL

HSBC 44 UPPER HIGH STREET

Removal of existing ATM machine and replace with new ATM machine.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: WS2, ESDQ15, ESDQ16, ESDQ20

SODC Local Plan Policies: CON5, CON7, CON8, D1, AD1

Core Strategy Policies: CSQ3, CSEN3

9408
P14/S3516/HH

45 SOUTHERN ROAD

Extension at first floor level at the rear.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ20

SODC Local Plan Policies: CON7, D1, H13

Core Strategy Policies: CSQ3, CSEN3

9409
P14/S3536/HH

14 CROFT CLOSE

Porch extension to provide ground floor w.c.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16

SODC Local Plan Policies: D1, H13

Core Strategy Policies: CSQ3

6 Site F

The draft Design Brief sets out the framework for the development of the site based on the information contained in the Neighbourhood Plan and needed to be approved before the submission of the planning application.

The Design Brief had been the subject of a number of amendments and discussion over the last few months including two changes to the Brief received today. Namely the inclusion of two Neighbourhood Plan Policies (HA1 and HA2) on page 5 and the figure of 17ha of the wider area to be set aside for publicly accessible open space added to page 14. The detailed access arrangements on pages 24 & 25 had been removed.

RESOLVED that:

- i) The amended Design Brief be approved.***

7 Residential Childrens Home

Following due consideration of the application, which Members acknowledged and recognised was contrary to the provisions of the Development Plan, the Council resolved, having exercised the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004, that there were significant material considerations that justified a Departure from the Development Plan. These considerations included:

- The social need and justification for the facility;
- The strategic case for the geographic spread of facilities across the County and linkages with neighbouring authorities;
- The need for such a facility to be in a semi-rural location with ease of access to services and facilities; and
- The child welfare benefits that would result.

Members considered the evidence submitted with the application and, in particular, the detailed information provided since the last meeting regarding the site selection process and the criteria applied to such. Whilst it was acknowledged that this criteria included some non-planning matters, it was nevertheless considered a robust evidence base, and that the development of the site for the proposed use was appropriately reasoned and justified against alternative site opportunities.

Accordingly, the Members resolved to support the application on the basis of the above, subject to the provision of a robust landscaping scheme across the site to mitigate the landscape impact of the development - a scheme that should be the subject of prior consultation with the Town Council.

RESOLVED that:

- i) The application be supported on the basis of the above, subject to the provision of a robust landscaping scheme across the site.***

8 Reports from Town Council Representatives

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

9 For Information

The items for information were noted.

The meeting concluded at 7.09pm

Signed
Chairman, 16 December 2014