

THAME TOWN COUNCIL

Minutes of a Meeting of the Planning & Environment Committee held on 29 April 2014 at 6.30pm in the Upper Chamber, Thame Town Hall.

Present: Cllrs D Butler, A Dite, N Dixon, H Fickling (Chairman), V Humphries and J Matelot Green (Deputy Mayor)

Non Voting

Cllr N Champken-Woods

Officers

H Stewart, Town Clerk

L Spokes, Community Project Support Officer

1 Apologies for Absence

Apologies for absence were received from Cllrs D Dodds (SODC), P Lambert (Business), D Laver (Family), M Stiles (Unwell) and M Welply (SODC).

2 Declarations of Interest

There were no declarations of interest.

3 Public Participation

A letter in support of application P14/S0661/HH from the owner, Mr Wright, was read out.

Mr Rea of 12 Maple Road and Wing Commander Hyde of 5 Maple Road spoke against application P14/S0661/HH on behalf of their families and five immediate neighbours on the grounds that the proposed extension would offend neighbouring properties. Mr Rea and Mr Hyde highlighted that the proposed plan was contrary to the Neighbourhood Plan and SODC Core Strategy and would have an adverse effect on daylight levels in their respective properties.

Ms O'Sullivan of 26 Pelham Road spoke against application P14/S0898/HH on the grounds that when she purchased her property, which is directly opposite 31 Pelham Road, it was assumed that the green would be preserved. Ms O'Sullivan argued that should the development be approved, her property would feel blocked in. She also voiced concern regarding the insufficient parking provision noting that the road already suffers from a surplus of parked cars.

The resident of 24 Hopton Road addressed the Committee, about the trees in Hopton Road potentially falling onto their properties should they not be removed.

4 Minutes

The Minutes of the meeting held on 8 April 2014 were confirmed as a correct record and signed by the Chairman.

5 Planning Applications

9302

P14/S0898/HH

31 PELHAM ROAD

Two storey side extension. New off road parking space added.

RECOMMEND REFUSAL

- 1. Overdevelopment**
- 2. Overlooking**

9303
P14/S0929/HH

39 BEECH ROAD
Rear and side extension.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ17, ESDQ18, ESDQ19, ESDQ21, ESDQ29

SODC Local Plan Policies: D1, D4
Core Strategy Policies: CSQ3

9304
P14/S0956/D

LAND AT COTMORE WELLS FARM, TOWERSEY ROAD
Demolition of existing farm buildings and structures.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: None relevant

SODC Local Plan Policies: None relevant
Core Strategy Policies: None relevant

9305
P14/S0954/FUL

COTMORE WELLS FARM, TOWERSEY ROAD
Erection of bat house to accommodate roosting bats.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ21, ESDQ22

SODC Local Plan Policies: D1
Core Strategy Policies: CSQ3

9306
P14/S1150/HH

25 CONDUIT HILL RISE
Erection of a single storey rear extension.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ17, ESDQ18, ESDQ19

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

9307
P14/S1141/HH

68 WELLINGTON STREET
Demolition of existing garage and conservatory. Erection of single storey side and rear extension.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ17, ESDQ18, ESDQ19

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

9308
P14/S1115/HH

17 VANE ROAD
Single storey rear extension with kitchen and dining area. Conversion of existing single garage to bedroom and utility room.

RECOMMEND APPROVAL

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

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

9309
P14/S1074/HH

25 MORETON LANE

Single storey side and rear extension

RECOMMEND APPROVAL

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

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

9292
P14/S0661/HH

14 MAPLE ROAD
Amendment 1.

First floor side extension over existing double garage and single storey rear extension. (As amended by drawings and sunlight and daylight assessments accompanying email and covering letter from Jake Collinge Planning Consultancy dated 16 April 2014).

RECOMMEND REFUSAL

- 1. Overdevelopment**
- 2. Unneighbourly**
- 3. Adverse impact on light and outlook**

6 Hopton Road

Trees in Hopton Road are causing concern to local residents. Members agreed that a site visit was required and that an arborist accompany them to assist in the options available.

7 Conservation Area Advisory Committee (CAAC)

The minutes of the meeting held on 23 April 2014 were noted.

8 Reports from Town Council Representatives

- a) Transport Representative – Nothing to report

9 For Information

The items for information were noted.

The meeting concluded at 7.26pm

Signed
Chairman, 20 May 2014