

THAME TOWN COUNCIL

Minutes of a Meeting of the Planning & Environment Committee held on 25 April 2017 at 6.30pm
In the Upper Chamber, Thame Town Hall.

Present: Cllrs B Austin, D Bretherton, P Cowell, M Deacock, N Dixon (Deputy Mayor), D Dodds, L Emery (Town Mayor), H Fickling (Chairman), C Jones and A Midwinter (Deputy Chairman)

Officers

G Markland, Neighbourhood Plan Continuity Officer

A Oughton, Committee Services Officer

1 Apologies for Absence

Apologies for absence were received from Cllr Stiles (Unwell).

2 Declarations of Interest and Dispensations

The Chairman reminded Members that a general dispensation had been granted to all Members allowing them to vote on planning applications relating to Thame Town Council property.

3 Public Participation and Public Questions

Mrs Lynn Palmer, spoke in favour of planning application P17/S1393/HH as the architect. The proposal was to demolish an existing outbuilding and erect a single storey side extension and two storey rear extension. There was a mix of residential semi and detached dwellings on either side of Queens Road. The rear building line to both of the neighbouring properties were set further back than no. 14 and both had added two storey extensions.

The proposed two storey rear extension would project by 4.9m on the south part and 2.2m on the north part. Both single and two storey extensions complied with 45 and 60 degree guidelines set out in District Council's Design Guide.

The applicant was aware of concerns raised by neighbours at no. 16 relating to loss of light to a secondary kitchen window and did not believe the proposals would have an adverse effect.

The Town Clerk provided background information to planning application P17/S1296/FUL. The latest application had been made in the name of the Town Council as the Council owned the land. An organisation had expressed a great deal of interest in hiring the first floor, once the new pavilion was built and this in part had led to some of the proposed changes which would benefit all users of the new pavilion. In particular improvements to accessibility were needed. The staircase had been moved from one side of the building to the other and a lift installed. The secondary ground floor access had moved from the rear to the side of the pavilion. The ridge height of the main building has also been raised to accommodate a structural load bearing beam. Overall the changes were considered minimal.

4 Minutes

The Minutes of the meeting held on 4 April 2017 were confirmed as a correct record and signed by the Chairman.

5 Planning Applications

9808	HIGHCLERE, THAME PARK ROAD
P17/S1165/HH	Extension to existing out building
	RECOMMEND APPROVAL

Subject to use of the annex being ancillary to the main dwelling in perpetuity

Neighbourhood Plan Policies: ESDQ16, ESDQ19, ESDQ21, ESDQ22, ESDQ28, ESDQ29

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

Core Strategy Policies: CSQ3

9809
P17/S1210/HH

20 HAMILTON ROAD

Proposed conversion of garage, proposed porch and widening of car spaces.

RECOMMEND APPROVAL

Comment: The Committee regretted the loss of the garage for its original purpose and the loss of garden to the front of the dwelling.

Neighbourhood Plan Policies: ESDQ16, ESDQ29

SODC Local Plan Policies: D1, D2, D4, H13, T2

Core Strategy Policies: CSQ3

9810
P17/S1252/HH

8 LUDLOW DRIVE

Garage conversion.

RECOMMEND APPROVAL

Comment: The Committee regretted the loss of the garage for its original purpose and the loss of the garden to the front of the dwelling.

Neighbourhood Plan Policies: ESDQ16, ESDQ29

SODC Local Plan Policies: D1, D2, D4, H13, T2

Core Strategy Policies: CSQ3

9812
P17/S1296/FUL

THAME CRICKET CLUB, CHURCH ROAD

Variation of conditions 2 and 3 of P16/S1048/FUL to include a new porch with ramp, improved internal room heights and change to fenestration. Demolition of existing cricket pavilion and replacement with new cricket pavilion.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ1, ESDQ11, ESDQ12, ESDQ15, ESDQ16, ESDQ17, ESDQ18, ESDQ20, ESDQ26, ESDQ27, ESDQ29

SODC Local Plan Policies: G6, CON5, CON6, CON7, EP2, EP8, D1, D2, D4, D10, H13, R2, T1, T2

Core Strategy Policies: CSQ2, CSQ3, CSEN3

9813
P17/S0503/MPO

LAND EAST OF THAME PARK ROAD

Proposed deed of modification varying the section 106 agreement relating to P14/S1619/O.

RECOMMEND APPROVAL

Subject to the timescale for disposal being extended from three months to six months.

9814
P17/S1287/HH

15 YOUENS DRIVE

Demolish conservatory. Proposed single storey extension (on same footprint / tiled roof).

RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ28

SODC Local Plan Policies: D1, D4, H13

Core Strategy Policies: CSQ3

9815
P17/S1344/HH

HIGHFIELD, 33 OXFORD ROAD

Demolition of single storey attached store. Single storey kitchen extension.

RECOMMEND REFUSAL

- 1. The extension is not in keeping with the dwelling**
- 2. The flat roof is contrary to the Design Guide**

Comment: The Committee were not against the addition of an extension in principle.

9816
P17/S1288/FUL

WHAT'S COOKING, 6-8 CORNMARKET

Installation of seating to the front and change of use of premises from A1 – Shop to a mixed use of A1 – Shop and A3 Café.

RECOMMEND NO STRONG VIEWS

Comment: The Committee expressed concern with regard to health and safety as a result of cafes extending onto the pavement and requested that officers seek clarification from the Highways Authority.

9817
P17/S1393/HH

14 QUEEN'S ROAD

Demolition of outbuilding and erection of single storey side extension and two storey rear extension.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ17, ESDQ19, ESDQ28, ESDQ29
SODC Local Plan Policies: D1, D2, D4, H13
Core Strategy Policies: CSQ3

6 Reports from Town Council Representatives

- a) Transport Representative – Cllr Stiles had given her apologies. There was nothing further to report.

7 For Information

The items for information were noted.

The meeting concluded at 7.22pm

Signed
Chairman, 16 May 2017