

THAME TOWN COUNCIL

Minutes of the Meeting of Thame Town Council held on 30 September 2014 at 6.30pm in the Upper Chamber, Thame Town Hall

Present: Cllr D Bretherton, N Champken-Woods, N Dixon (Deputy Mayor), D Dodds, L Emery, H Fickling, V Humphries, P Lambert, D Laver, J Matelot Green (Town Mayor), M Welply and T Wyse.

Officers

H Stewart, Town Clerk

A Oughton, Committee Services Officer

1 Apologies for Absence

Apologies for absence were received from Cllrs Butler (Holiday), Dite (Holiday), Dyer (Conference) and Stiles (Holiday).

2 Declarations of Interest

Declarations of Interest were received from Cllr Dodds, regarding Item 8 in that he was related to the owners of the site and he left the meeting during discussion of this item. Cllr Humphries regarding Item 5 – planning application P14/S2697/FUL & P14/S2652/A in that it was a neighbouring property and Cllr Dixon – planning application P14/S2825/HH in that she was the applicant and left the meeting during discussion of this item.

3 Public Participation

Mr Marianczak spoke on behalf of the Elms Petition Group (EMG) in reference to the planning application for The Elms. The Group agreed with all the points raised in the Council's report and reiterated that in their view the plan to build up to 45 houses contravened the Neighbourhood Plan. Mr Marianczak finished by stating the Council had a duty to act against the development and the EMG would continue to campaign to have The Elms removed from the Neighbourhood Plan.

4 Notices of Motion

There were no notices of motion.

5 Minutes

The minutes of the Council meeting held on 16 September 2014 were approved as a correct record and signed by the Mayor.

6 Land at The Elms, 32 Upper High Street

RESOLVED that:

- i) The Council objects to application 9364 – P14/S2176/FUL & 9364 – P14/S2395/LB for the reasons set out on page 25 of the Application Assessment Report.*

7 Elms Park, Park Street

RESOLVED that:

- i) The Council objects to application 9356 – P14/S2310/O for the reasons set out on page 25 of the Application Assessment Report.*

**8 Land East of Thame Park Road (Neighbourhood Plan – Site C)
P14/S1619/O – Amendment Nos. 1 and 2**

Representatives from Nexus Planning and Taylor Wimpey addressed the Council before consideration of the planning application.

Concerns from previous discussions on the number of bedrooms per dwelling and the incorporation of dressing rooms and studies which could then be used as bedrooms had been addressed. Also the character of the dwellings had been amended to reflect the key features of existing housing in the town with the east to west central core slightly different providing a contemporary look to contrast the rest of the development.

The following comments were to be taken in conjunction with the recommendation:

- Sewerage – further detail required.
- Traffic – clarification on the capacity of the existing road network and its ability to cope with increased traffic movement from construction traffic and future occupiers.
- Thame Park Road/Wenman Road junction – recent changes made to the junction are not ideal and consideration should be given to the junction layout with the increase in traffic movement that will be generated from Site C.

RESOLVED that:

- i) The Council supports the proposals for the reasons set out on page 22 of the Report.*

Cllr Dodds left the meeting during discussion of this item.

9 Planning Applications

9363 **42 QUEENS ROAD**
P14/S2097/FUL Proposed dwelling and 2 bay garage.

RECOMMEND APPROVAL

9369 **1 & 2 MOATS CRESCENT**
P14/S2609/FUL **Amendment No. 2 & Amendment No. 3**

Erection of 2 two-bed chalet bungalows. (As amended by documentation received 29 August & 4 September submitted by the applicant/agent).

RECOMMEND REFUSAL

1. The proposals represent an inappropriate form of backland development, that would be cramped, with unacceptable access arrangements, and which would detract from the pattern, grain and layout of development in the area.
2. The proposals would have an unacceptable impact on neighbouring residential amenity by reason of: overbearing to neighbouring amenity areas, noise and disturbance, crime/safety implications.
3. The parking layout and access arrangements would result in

vehicle conflicts that would be of detriment to highway safety

9372
P14/S2672/FUL

JAY'S FARM, MORETON

Construction of a new agricultural barn and concrete yard.

RECOMMEND APPROVAL

9373
P14/S2511/O

69 PARK STREET

Demolition of existing buildings and erection of 3 three bedroom two storey dwellings with parking and amenity space.

RECOMMEND REFUSAL

1. Overdevelopment
2. Access onto the highway

Comment: Insufficient detail contained within the application.

9374
P14/S2615/HH

1 HUNT ROAD

Convert part of the existing garage to make an L-shaped room. Keep the existing garage door on the front of the house which will be a store room. Fit a roof light on the front elevation. Form a new opening from existing room. Form a new internal partition to divide existing garage.

RECOMMEND APPROVAL

Comment: The Council regretted the loss of the garage for original purpose.

9375
P14/S2659/HH

23 QUEENS ROAD

Two storey extension to rear of property creating kitchen/living and additional bedroom and en-suite. Utility room/bike shed/bin store extension to side of existing dwelling.

RECOMMEND REFUSAL

1. Overbearing and loss of light to 21 Queens Road.
2. Increased level and perception of overlooking to 25 Queens Road.
3. Insufficient parking leading to additional pressures for on-street parking and associated highway safety dangers.

Comment: A condition should be made to provide onsite parking as a necessity.

9376
P14/S2828/HH

11 BEECH ROAD

Proposed first floor side extension over existing garage and single storey rear extension.

RECOMMEND APPROVAL

9378
P14/S2760/FUL

116 WELLINGTON STREET

Demolition of existing garage and parking area. Erection of 2 x 2 bed semi-detached cottages with off-street parking.

RECOMMEND REFUSAL

1. The proposals would fail to provide an appropriate standard of amenity for future occupiers, particularly in respect of matters of privacy and quality of amenity space.
2. That insufficient parking would be provided leading to on-street parking and associated highway safety dangers (noting that the parking proposed cannot be physically accommodated on the site without overhanging the footway).
3. The design of the building, particularly the gabled flank elevation, would be out of character with the prevailing built form in the street.
4. The proposed buildings would appear overbearing from the neighbouring properties, to the detriment of their amenity.

9379
P14/S2775/HH

23 CROFT ROAD

Erection of a two storey front extension.

RECOMMEND APPROVAL

9380
P14/S2841/HH

29 AYLESBURY ROAD

Two storey rear extension, a single storey side extension, increased height of the existing garage and new dormer windows. The proposals also include a new external swimming pool.

RECOMMEND APPROVAL

Subject to receipt of an amended plan correctly defining the cartilage of the property.

9382
P14/S2850/HH

45 AYLESBURY ROAD

Demolition of existing conservatory and the construction of a front/side extension and alterations to the existing dormer window.

RECOMMEND APPROVAL

Comment: Insufficient detail contained within the application, some drawings not legible.

9383
P14/S2825/HH

42 KINGS CLOSE

Erection of a front bay extension.

RECOMMEND APPROVAL

Cllr Dixon left the meeting during discussion of this item.

9385
P14/S2942/FUL

46B NORTH STREET

Proposed internal alterations to first floor and change of use from storage to office.

RECOMMEND APPROVAL

**9386
P14/S2697/FUL**

2 CORNMARKE

To attach a retractable awning to the front elevation to include advertisement.

RECOMMEND REFUSAL

- 1. Impact on the visual amenity and public safety, having regard to the Conservation Area location.**
- 2. Impact on the special architectural and historic interest of the listed building.**

The proposal involves the provision of two awnings to the front of the listed building. The building has a simple, uncluttered appearance and the introduction of awnings would disrupt the balance and symmetry of the building. To that extent, therefore, it is considered the proposals would be of detriment to the visual amenities of the area and, by implication, the special interest of the listed building.

**9387
P14/S2652/A**

2 CORNMARKE

To attach a retractable awning to the front elevation to include advertisement.

RECOMMEND REFUSAL

- 1. Impact on the visual amenity and public safety, having regard to the Conservation Area location.**
- 2. Impact on the special architectural and historic interest of the listed building.**

The proposal involves the provision of two awnings to the front of the listed building. The building has a simple, uncluttered appearance and the introduction of awnings would disrupt the balance and symmetry of the building. To that extent, therefore, it is considered the proposals would be of detriment to the visual amenities of the area and, by implication, the special interest of the listed building.

**9317
P14/S1156/FUL**

ANGUS HOUSE, THAME PARK ROAD: Amendment No. 2

Demolition of existing rear wing to Angus House and detached bungalow.

RECOMMEND APPROVAL

10 Reports from Transport Representative – Cllr M Stiles

Nothing to report.

11 For Information: items were noted.

The meeting concluded at 8.05pm

Signed
Chairman, 21 October 2014