

THAME TOWN COUNCIL

Minutes of a Meeting of the Planning & Environment Committee held on 16 May 2017 at 6.30pm In the Upper Chamber, Thame Town Hall.

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

Officers

G Markland, Neighbourhood Plan Continuity Officer
A Oughton, Committee Services Officer

1 Apologies for Absence

Apologies for absence were received from Cllrs Stiles (Unwell) and Wyse (Holiday).

2 Declarations of Interest and Dispensations

Cllr Cowell declared an interest in item 6 – Moorend Lane Farm as a near neighbour and member of Lea Park Residents Association.

Cllr Cowell had written to the Town Clerk to request a dispensation to speak on this item. It was confirmed that a dispensation had been granted, for the period up to the next full Council elections in 2019, permitting Cllr Cowell to speak and vote on any matter relating to the Moorend Lane Farm site.

3 Public Participation and Public Questions

Mrs Christine Sidwell, resident of 19 Queens Road, spoke against planning application P17/S1463/HH. This section of Queens Road was made up of traditional terraced properties with a service road to the rear which was well used. Mrs Sidwell had written a letter of objection to the District Planning Officer, and copied to Thame Town Council, which included some technical issues relating the inaccurate scale used on the plans together with the boundary line shown on the red line plan.

The main objection was the size of the proposed extension which would take away light from the kitchen and living room and breached the 45 degree rule in the SODC Design Guide both in horizontal and vertical plane. The living room in particular was well used by the occupants and the proposals would obliterate daylight from the kitchen altogether. Parking was also a concern, on street parking was at capacity and white advisory, no parking lines were on the street outside the terraced properties and the corners of Horton Avenue opposite. Recently residents had received letters from the Police advising them not to park on the white lines.

4 Minutes

The Minutes of the meetings held on 25 April 2017 and 9 May 2017 were confirmed as a correct record and signed by the Chairman.

5 Planning Applications

9819	21 QUEENS ROAD
P17/S1463/HH	Rear two storey and single storey extension and box dormer loft conversion on rear main roof space.
	RECOMMEND REFUSAL

1. Overdevelopment
2. Unneighbourly
3. Loss of light to a habitable room
4. Inaccurate plans
5. Lack of parking

9820
P17/S1474/HH

52 BROADWATERS AVENUE

Single storey rear extension.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ28
SODC Local Plan Policies: D1, D4, H13
Core Strategy Policies: CSQ3

9821
P17/S1462/HH

62 ORMOND ROAD

Single storey front extension to replace part of existing covered entrance and move kitchen out to line with existing covered area.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ28
SODC Local Plan Policies: D1, D4, H13
Core Strategy Policies: CSQ3

9822
P17/S1471/HH

35 AYLESBURY ROAD

Single storey rear extension, side extension with conversion of garage roof space and internal alterations.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ19, ESDQ21, ESDQ22, ESDQ28, ESDQ29
SODC Local Plan Policies: D1, D2, D4, H13
Core Strategy Policies: CSQ3

9823
P17/S1339/FUL

4-5 UPPER HIGH STREET

Subdivision of existing retail unit, and use of Unit A for mixed A1/A3 purposes and Unit B for A1 purposes.

RECOMMEND REFUSAL

1. Loss of A1 Retail space

Comment:

Evidence showed there was a need for A1 retail units within the town centre and wider town, currently there are no vacant units.

Members noted on the application form that the storage of waste would be within the building. Evidence showed that at existing units within the town centre where food and beverages were served waste bins are being stored outside on the pavement. In some cases contrary to the original planning permission. The reasons for waste bins being stored on the pavement was unclear but may relate to Health & Safety restrictions which do not allow for the storage of waste food within the building.

4-5 Upper High Street is also a Listed Building which would need to be taken into consideration when making provision for the storage of waste.

9824
P17/S0549/LB

73 HIGH STREET

Repair (and potential partial replacement) of front bow window.

RECOMMEND APPROVAL

Subject to no objection from the District Conservation Officer

Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ19, ESDQ20

SODC Local Plan Policies: CON3, CON5, CON7, D1

Core Strategy Policies: CSQ3, CSEN3

9825
P17/S1250/A

CHINNOR RUGBY CLUB, KINGSEY ROAD

Display of new signage.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ21, ESDQ22

SODC Local Plan Policies: D1

Core Strategy Policies: CSQ3

9826
P17/S1470/AG

PARK GRANGE FARM, THAME PARK ROAD

Agricultural building

RECOMMEND APPROVAL

Neighbourhood Plan Policies: WS3, ESDQ11, ESDQ12, ESDQ16, ESDQ19, ESDQ20, ESDQ21, ESDQ22, ESDQ26, ESDQ27

SODC Local Plan Policies: CON5, CON7, EP2, D1, D4, E2, E5

Core Strategy Policies: CSQ2, CSQ3, CSEM1, CSEM4, CSEN3

6 P17/S1500/CM – Moorend Lane Farm, Moorend Lane (MW.0032/17)

Section 73 application for the variation of condition 11 attached to planning consent P15/S3167/CM (MW.0124/15) to allow up to four heavy goods vehicles (HGVs) to leave the site in both morning and evening rush hour.

The Neighbourhood Plan Continuity Officer advised Members that a meeting had taken place with David Einig and his agent at which assurance had been given that the variation of condition would not result in intensification of the site but was to stagger vehicles leaving the site rather than in convoy as currently happened.

Cllr Austin stated that David Einig was to be commended on the fact that 90% of his vehicle fleet was Euro 6 compliant.

Members discussed the current situation with regard to vehicle movements on and off the site and raised concerns with regard to safety by allowing vehicles to leave the site during the morning and evening rush hour.

RESOLVED that:

- i) A recommendation of refusal be submitted.*

7 Eclipse Hair Design, 56 North Street

The New Premises Licence application was discussed.

RESOLVED that:

i) A recommendation of approval be submitted.

8 Reports from Town Council Representatives

a) Transport Representative – Cllr Stiles had given her apologies for the meeting, there was nothing further to report.

9 For Information

The items for information were noted.

With regard to item 9e – The removal of condition 24 – Code for sustainable homes on application ref P13/S2330/O – Land West of Thame Park Road. Members noted that the Neighbourhood Plan Continuity Officer would examine the application in further detail and if appropriate would submit the same representations as made for Bellway – Site C2 – Land East of Thame Park Road.

The meeting concluded at 7.21pm

Signed
Chairman, 6 June 2017