

THAME TOWN COUNCIL

Minutes of a Meeting of the Planning & Environment Committee held on 27 June 2017 at 6.30pm In the Upper Chamber, Thame Town Hall.

Present: Cllrs D Bretherton (Deputy Chairman), D Dodds, H Fickling (Chairman), A Midwinter and M Stiles

Officers

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

1 Apologies for Absence

Apologies for absence were received from Cllrs Austin (Personal), Cowell (Business), Deacock (Holiday), Emery (Holiday), Jones (Holiday) and Wyse (Council Business).

2 Declarations of Interest and Dispensations

The Chairman reminded Councillors that a general dispensation was in place that allowed them to discuss and vote on planning applications MW.0045/17 & P17/S2139/CM – Thame Football Partnership, Meadow View Park.

3 Public Participation and Public Questions

Mr Taynton of No. 72 Queens Road spoke against the amendments to planning application P17/S1018/FUL. The original application had been discussed at a previous meeting and the Town Council had recommended refusal. Mr Taynton had taken time to look at the proposed amendments to the scheme and tabled three diagrams showing the adverse effect the new dwelling would have on his bungalow.

Although not a primary window, the light to the side window to the lounge of no. 72 was significant and would be blocked by the new dwelling. Mr Taynton considered the amendments had made things worse and were a retrograde step. If the Town Council considered the original scheme to be unneighbourly these amendments should also be considered unneighbourly for the same reasons.

The previous suggestion of 'flipping' the design so the mass of the new dwelling was towards no. 68 should be considered. The current scheme was, due to its height and mass overbearing, unneighbourly and the loss of light harmful to the amenity of no.72.

Mr Rodriguez of Lynn Palmer Architects spoke for planning application P17/S1018/FUL. The location on the site of the new dwelling had been revised to allow more light to no.72 and to follow the same plot lines as the rest of the street. The ridge height had been reduced, again following the logical pattern of dwellings in the street. All 45 degree angles had been observed and it should be noted that the window to the side of no.72 was not the primary window to the lounge.

The Committee then discussed and agreed a recommendation on planning application P17/S1018/FUL.

Mr Rodrigues spoke for planning application P17/S1986/HH. There was currently adequate off street parking provision for three cars to the front of the property which would not change as a result of the proposals. The garage was not used to park a vehicle as it was too small.

The Committee then discussed and agreed a recommendation on planning application P17/S1986/HH.

Mr Rodrigues spoke for planning application P17/S2118/FUL. The proposed location on the plot maximised the views and light to the balcony to the rear and avoided the disturbance of trees, with preservation orders, located along the boundary. The floor plan followed the same criteria as neighbouring properties connecting the garage to the main dwelling. The design complied with the 45 degree angle rule.

The Committee then discussed and agreed a recommendation on planning application P17/S2118/HH.

Mr Spiliotis spoke in favour of planning application P17/S1992/HH. The application was a revision to the previously approved application to demolish an existing annexe and build a new single storey dwelling at the end of the garden. The main reasons for the new proposal were two fold; one was financial constraints and the second was to reduce the effect on neighbours by locating the new lodge away from neighbouring boundaries. The proposal was more modest yet retained a contemporary feel.

The original reason for the proposed new dwelling had not changed. It was intended that Mr Spiliotis mother and father in law would remain in the dwelling at no. 30 and Mr Spiliotis and his family would occupy the new dwelling, at some time in the future the families would switch accommodation. With this in mind the new dwelling was also wheelchair accessible.

The Committee then discussed and agreed a recommendation on planning application P17/S1992/HH.

4 Minutes

The Minutes of the meeting held on 6 June 2017 were confirmed as a correct record and signed by the Chairman.

5 Planning Applications

**9722
P16/S3057/FUL**

**TIMBERLAKE MOTORS, UNIT C5, STATION YARD
Amendment No. 1**

Variation of condition 1 on application P04/E0986/RET – to enable the area to be used for parking / storage. Change of use from B8 (wholesale warehouses, distribution centres, repositories) to B2 (general industrial), retrospective. (As amplified by drawing 16/016/P/003 accompanying Agent email of 12 June 2017).

RECOMMEND REFUSAL

1. Unneighbourly

**9806
P17/S1018/FUL**

**THE WYCHENS, 70 QUEENS ROAD
Amendment Nos. 1, 2 & 3**

Demolition of existing bungalow and construction of new 4 bedroom dwelling. Amendment No.1: Amended plans received 31 March 2017 to show distance of new dwelling to boundary of no. 72 Queens Road. Amendment No.2: Amended plans received 3 April 2017 to show widening of existing access following highways comments.

Amendment No.3: Amended plans received 13 April 2017 in response to neighbours comments including sun study plans.

RECOMMEND REFUSAL

1. **Unneighbourly**
2. **Overdevelopment**
3. **Scale and bulk**
4. **Out of character with the area**

Comment:

- The amendments showed some improvement but were not significant enough to alter the recommendation of the Town Council,
- The suggestion of 'flipping' the design may address some of the concerns raised.

The Committee noted that this planning application would be considered at the District Planning Committee meeting on Wednesday 5 July 2017. The Chairman called for a volunteer to attend the meeting.

**9816
P17/S1288/FUL**

WHAT'S COOKING, 6-8 CORNMARKET

Amendment No. 1

Change of use of premises from A1 - Shop to a mixed use of A1 - Shop and A3 - Cafe (amended by plans received 09/06/2017 omitting outdoor seating).

RECOMMEND APPROVAL

Subject to no objection from the District Conservation Officer

Neighbourhood Plan Policies: WS2, WS7, ESDQ15, ESDQ16, ESDQ19, ESDQ20

SODC Local Plan Policies: CON5, CON7, D1, TC8

Core Strategy Policies: CSQ3, CSEM1, CSEM4, CST1, CSEN3

**9819
P17/S1463/HH**

21 QUEENS ROAD

Amendment No. 1

Rear two storey and single storey extension and box dormer loft conversion on rear main roof slope (as amended by plans received 6 June 2017: new red line boundary, reduced extensions).

RECOMMEND REFUSAL

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

**9822
P17/1471/HH**

35 AYLESBURY ROAD

Amendment No. 1

Single storey rear extension, side extension with conversion of garage roof space and internal alterations. (As per amended plans received 12 June 2017).

RECOMMEND APPROVAL

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

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

Core Strategy Policies: CSQ3

**9832
P17/S1872/A**

CREW CLOTHING COMPANY, 2 CORNMARKET

1 x fascia sign, 1 x hanging sign and letters and logo on canopy, all non-illuminated.

RECOMMEND APPROVAL

Subject to no objection from the District Conservation Officer

Neighbourhood Plan Policies: WS2, WS7, ESDQ15, ESDQ16, ESDQ17, ESDQ20

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

Core Strategy Policies: CSQ3, CSEM1, CSEM4, CST1, CSEN3

9833
P17/S1986/HH

62 CROMWELL AVENUE

Garage conversion to accommodate playroom and utility room, garage door replaced with window.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ28, ESDQ29

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

Core Strategy Policies: CSQ3

9834
P17/S1992/HH

30 PARK STREET

Removal of the existing annexe near main house and build a new single storey lodge at the rear of the garden.

RECOMMEND APPROVAL

Subject to:

1. The use of the new annexe remaining ancillary to the existing dwelling.
2. Vehicle access to the rear of the site be restricted to the duration of the construction period.
3. No objection from the District Conservation Officer.

Neighbourhood Plan Policies: H5, H6, ESDQ15, ESDQ16, ESDQ18, ESDQ20, ESDQ26, ESDQ27, ESDQ28, ESDQ29, D1

SODC Local Plan Policies: G5, G6, CON7, D1, D2, D4, D10, T2

Core Strategy Policies: CSQ2, CSQ3, CSEN3

9835
P17/S2093/FUL

BLACK HORSE HOTEL, 11 CORNMARKE

Replacement of existing clear plastic roofing with patent glazing. Introduction of new brick kitchen extract chimney and round intake air louvre. Internal alterations.

RECOMMEND APPROVAL

Subject to no objection from the District Conservation Officer

Neighbourhood Plan Policies: WS13, ESDQ15, ESDQ16, ESDQ17, ESDQ20, ESDQ28, ESDQ29

SODC Local Plan Policies: G5, CON2, CON3, CON5, CON7, EP2, D1, D2, D4, H13, TC8, T1, T2, AD1

Core Strategy Policies: CSQ3, CSEM1, CSEM4, CST1, CSEN3

9836
P17/S2095/LB

BLACK HORSE HOTEL, 11 CORNMARKE

Replacement of existing clear plastic roofing with patent glazing. Introduction of new brick kitchen extract chimney and round intake air louvre. Internal alterations.

RECOMMEND APPROVAL

Subject to no objection from the District Conservation Officer

Neighbourhood Plan Policies: WS13, ESDQ15, ESDQ16, ESDQ17, ESDQ20, ESDQ28, ESDQ29

SODC Local Plan Policies: G5, CON2, CON3, CON5, CON7, EP2, D1, D2, D4, H13, TC8, T1, T2, AD1

Core Strategy Policies: CSQ3, CSEM1, CSEM4, CST1, CSEN3

9837
P17/S2150/HH

31 PARK STREET

Proposed replacement single storey rear extension.

RECOMMEND APPROVAL

Subject to no objection from the District Conservation Officer

Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ17, ESDQ20, ESDQ28

SODC Local Plan Policies: CON5, CON6, CON7, D1, D4, H13

Core Strategy Policies: CSQ3, CSEN3

9838
P17/S2118/FUL

PEMBERLEY, 1 HIGHFIELD CLOSE

Demolition of existing dwelling. Construction a new 4 bedroom dwelling.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: H5, H6, H7, ESDQ11, ESDQ12, ESDQ13, ESDQ14, ESDQ16, ESDQ17, ESDQ19, ESDQ26, ESDQ27, ESDQ28, ESDQ29, D1

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

Core Strategy Policies: CSQ2, CSQ3

9839
P17/S2188/LB

CREW CLOTHING CO, 2 CORNMARKE

Shop fit in existing retail premises. Removal of two modern plywood partitions to open up the room and expose old beams. New electrics, lighting, flooring, decoration & merchandising system. Decoration of shopfront. New signage over door. New fabrics for existing canopies x2.

RECOMMEND APPROVAL

Subject to no objection from the District Conservation Officer

Neighbourhood Plan Policies: WS2, WS7, ESDQ15, ESDQ16, ESDQ17, ESDQ20

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

Core Strategy Policies: CSQ3, CSEM1, CSEM4, CST1, CSEN3

9840
MW.0045/17
P17/S2139/CM

THAME FOOTBALL PARTNERSHIP, MEADOW VIEW PARK

Planning application by David Einig Contracting Ltd, Unit 1, Christmas Lane, Thame for planning permission for the importation of approximately 11,900m³ of inert material to create a full sized football pitch and two small football pitches at Thame Football Partnership, Meadow View Park.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ10, ESDQ16, ESDQ21, ESDQ22

SODC Local Plan Policies: D1, R2

Core Strategy Policies: CSQ2, CSQ3

9842
P17/S2303/LB

CREW CLOTHING CO, 2 CORNMARKE

Painting of the shopfront door in Farrow & Ball 'Yellow Ground'.

RECOMMEND APPROVAL

Subject to no objection from the District Conservation Officer

Neighbourhood Plan Policies: WS2, WS7, ESDQ15, ESDQ16, ESDQ17, ESDQ20

It was noted that this planning application was received after publication of the agenda. As two separate applications associated with the same site were on the agenda, Members agreed that this application should be discussed and a recommendation made.

6 Street Furniture

The Neighbourhood Plan Continuity Officer had investigated the current regulations regarding the placing of street furniture on the highway, as requested by Members of the Committee at the meeting held on 25 April 2017.

The process was threefold; firstly a planning application is submitted to the District Council, following approval an application is made for a licence to place tables and chairs on the highway which, if successful, is issued through the Local Highway Authority (Oxfordshire County Council) or by agreement with the District Council. Thirdly, if appropriate, a premises licence is applied for.

A conversation had taken place with Oxfordshire County Council who stated they were applying a 'softly softly' approach to Thame and where appropriate encouraging businesses to follow the correct procedures. During the course of the conversation the Highways Officer suggested that the Town Council may wish to consider taking on the monitoring of street furniture on the highway. It was agreed that this would require very careful consideration.

7 The Deli at No. 5, 5a Buttermarket

The Premises Licence Variation application was discussed. Members agreed that they had no problem with the proposed variation to accommodate alcohol tastings.

8 Reports from Town Council Representatives

- a) Transport Representative – Cllr Stiles apologised for not submitting a written report. The next meeting of Transport Representatives was due to take place on 30 June 2017. The Town Clerk had arranged a meeting on 7 July 2017 with Oxfordshire County Council to discuss the tender for a new bus service for Thame.

9 For Information

The items for information were noted.

The meeting concluded at 7.23pm

Signed
Chairman, 18 July 2017