

## THAME TOWN COUNCIL

Minutes of a Meeting of the Planning & Environment Committee held on 18 July 2017 at 6.45pm  
In the Upper Chamber, Thame Town Hall.

**Present:** Cllrs B Austin, D Bretherton (Deputy Chairman), P Cowell, M Deacock, D Dodds,  
H Fickling (Chairman), C Jones and 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 Emery (Holiday), Stiles (Unwell) 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 application P17/S1978/LB – Various Listed Buildings, Thame Town Centre.

Cllr Fickling declared a personal interest in planning application P17/S2306/O – Land between Elmfield House and the Old Dairy, Moreton and left the meeting during discussion of this item.

### 3 Public Participation and Public Questions

Mr Hunt, spoke as the Proper Officer of Thame Town Council, in whose name application P17/S1978/LB had been submitted. At a meeting held on 25 April 2017 the Council agreed to provide further support to this project both financially and officer time. Also that the planning application would be submitted in the Council's name with Helen Johns acting as the agent.

It was always known that the District Conservation Officer had concerns about the project and these have now been published on the planning portal. Concerns have also been raised, on conservation grounds, by the Conservation Area Advisory Committee and a resident in Great Milton.

Letters of support have been submitted from the District Economic Development team, the Henley Town Centre Manager and Tourism South East together with 12 implicit letters of support from the owners of each of the listed buildings on which the plaques are to be placed.

We disagree with the District Conservation Officer's conclusion. The Officer has also raised concern with regard to the position of two of the plaques which we would be happy to revisit via a revision to the application. The report states that the public benefit does not outweigh the harm to the area. We disagree and believe it is in the interests of the public and the vibrancy and vitality of the town as the plaques will encourage more visitors with each building becoming more visited and more recognisable. We appreciate that the past has played an important part in Thame's present but that the past should not overly dictate its future.

### 4 Minutes

The Minutes of the meeting held on 27 June 2017 were confirmed as a correct record and signed by the Chairman.

## 5 Planning Applications

**9841**                      **36 CEDAR CRESCENT**  
**P17/S2216/HH**          Single storey side and rear extensions.  
**RECOMMEND APPROVAL**

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

**9843**                      **VARIOUS LISTED BUILDINGS, THAME TOWN CENTRE**  
**P17/S1978/LB**          Production and installation of commemorative plaques denoting the use of 12 listed buildings in Thame as filming locations for the Midsomer Murders ITV series.  
**RECOMMEND APPROVAL**

Neighbourhood Plan Policies: WS2, ESDQ15, ESDQ16, ESDQ17, ESDQ20  
SODC Local Plan Policies: CON3, CON5, CON7, CON8, D1, AD1  
Core Strategy Policies: CSQ3, CSEM1, CST1, CSEN3

**9844**                      **70 CHINNOR ROAD**  
**P17/S2227/HH**          Single storey front and rear extensions.  
**RECOMMEND APPROVAL**

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

**9845**                      **THE OLD PLOUGH HOUSE, 9 PRIEST END**  
**P17/S1894/HH**          Extend existing side extension by 2 metres to provide a utility room to kitchen / diner, breach current wall to the street in order to provide access to the side / rear of the property.  
**RECOMMEND REFUSAL**  
**1. Breach of the wall to the street**

**Comment:** The Committee were not opposed in principle to the proposed side extension.

**9846**                      **24 COOMBE HILL CRESCENT**  
**P17/S2267/HH**          Single storey rear / side extension to replace existing conservatory.  
**RECOMMEND APPROVAL**

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

**9848**                      **42 CHINNOR ROAD**  
**P17/S2223/HH**          Single storey front and rear extensions.  
**RECOMMEND APPROVAL**

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

- 9849**  
**P17/S1762/HH**      **41 HAMPDEN AVENUE**  
A complete single storey extension to the front of the property utilising an existing roof structure and replacing a bay window. The extension incorporates a storm porch and a small extension to the kitchen and was completed in February 2017.  
**RECOMMEND APPROVAL**
- Neighbourhood Plan Policies: ESDQ16, ESDQ28  
SODC Local Plan Policies: D1, D4, H13  
Core Strategy Policies: CSQ3
- 9850**  
**P17/S2444/HH**      **2 CROFT CLOSE**  
Demolition of existing side garage and creation of two storey side extension, creation of new front porch.  
**RECOMMEND APPROVAL**
- Neighbourhood Plan Policies: ESDQ16, ESDQ28, ESDQ29  
SODC Local Plan Policies: D1, D2, D4, H13, T2  
Core Strategy Policies: CSQ3
- 9851**  
**P17/S2358/LB**      **21 BUTTERMARKE**  
Replacement of top window.  
**RECOMMEND APPROVAL**  
**Subject to no objection from the District Conservation Officer**
- Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ20  
SODC Local Plan Policies: CON3, CON5, CON7, D1, D4  
Core Strategy Policies: CSQ3, CSEN3
- 9852**  
**P17/S2483/HH**      **35 QUEENS CLOSE**  
Erection of a two storey side extension, single storey rear extension and loft conversion with a flat roof dormer to the rear and Velux roof lights to the front elevation.  
**RECOMMEND REFUSAL**
1. **Poor design**
  2. **Massing**
  3. **Out of character with the area**
- 9853**  
**P17/S2306/O**      **LAND BETWEEN ELMFIELD HOUSE AND THE OLD DAIRY, MORETON**  
Erection of a detached chalet-style dwelling with garaging, parking and amenity space.  
**RECOMMEND REFUSAL**
1. **Contrary to Policy CSR1 of the Core Strategy**
- Cllr Bretherton took the chair during discussion of this item.*
- 9854**  
**P17/S2471/HH**      **16 COOMBE HILL CRESCENT**  
Demolition of garage and single storey extension of house with loft conversion.  
**RECOMMEND REFUSAL**
1. **Overdevelopment**
  2. **Poor design**
- 9855**  
**P17/S2508/HH**      **8 GRENVILLE WAY**  
Conversion of existing integral garage to habitable living space.

## **RECOMMEND APPROVAL**

**Comment:** The Committee regretted the loss of the garage for its original purpose.

Neighbourhood Plan Policies: ESDQ16, ESDQ28, ESDQ29  
SODC Local Plan Policies: D1, D2, D4, H13, T1, T2  
Core Strategy Policies: CSQ3

### **6 P17/S2429/T28- Installation of 1x DSLAM equipment cabinet Land adjacent to 68 East Street**

The installation of 1x DSLAM equipment cabinet olive green, the dimensions of which are: Height 1600mm x Length 1200mm x Depth 450mm.

After discussion Members agreed that the following comments should be sent to the District Planning Authority:

1. The proposed location of the DSLAM equipment cabinet would result in the width of the pavement being reduced to a level that is considered dangerous.
2. Consideration should be given to installing the equipment underground.

### **7 Statement of Community Involvement**

Members noted that South Oxfordshire District Council had published a new Statement of Community Involvement (SCI), Planning Service – June 2017. The SCI set out how the District Council will engage with communities and businesses in South Oxfordshire to enable them to comment on planning applications and new Development Plans.

During the consultation period the Town Council had submitted 16 comments of which one concerning contact details had been accepted and another concerning the area of notification for planning applications which had been partially accepted. The 5m boundary of the consultation area will now be able to be extended where the officer feels it is appropriate.

### **8 Reports from Town Council Representatives**

- a) Transport Representative – Cllr Stiles had provided a written report. With regard to the new bus route for Thame, the Neighbourhood Plan Continuity Officer confirmed that the Town Clerk would continue to press the County Council Officer for further details

### **9 For Information**

The items for information were noted.

The meeting concluded at 7.40pm

Signed .....  
Chairman, 8 August 2017