

THAME TOWN COUNCIL

Minutes of a Meeting of the Planning & Environment Committee held on 5 September 2017 at 6.30pm In the Upper Chamber, Thame Town Hall.

Present: Cllrs P Cowell, M Deacock, L Emery (Deputy Mayor), H Fickling (Chairman), C Jones, A Midwinter, M Stiles and T Wyse (Town Mayor)
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) and Dodds (SODC). Cllr Bretherton absent without apology.

2 Declarations of Interest and Dispensations

Cllr Emery declared an interest in planning application P17/S2868/FUL as the owner of the premises was a near neighbour.

3 Public Participation and Public Questions

Mrs Lock, spoke in favour of planning application P17/S2868/FUL as the applicant. Mrs Lock ran a successful family business in Thame. Established 14 years ago the health clinic provided treatment and counselling delivered by qualified practitioners which complemented treatments supplied through the NHS. Doctors continued to pass on patient referrals to the clinic.

The lease for the current premises at 98 High Street was due to end soon and the building was difficult to access for those people with disabilities. The application for 40 Upper High Street would provide four treatment rooms on the ground floor all with disabled access and would suit the needs of the business well.

Mr Dyer, spoke against planning applications P17/S2976/FUL and P17/S2977/LB as the resident of 10 Swan Walk and representative of the owner. His initial reaction to the application had been benign, however, after looking at it in more detail it had become apparent that the proposals would have an adverse impact on residential amenity.

Mr Dyer met with the Town Clerk as a Councillor to advise of his personal interest in the application and had no further contact or sought advice from Council Officers on the application. He then met with the applicant and architect last week to discuss the proposals and was given the impression that either an amendment would be submitted or the application withdrawn, neither of which had happened to date.

Mr Dyer urged the Council to recommend refusal for the application on the grounds of loss of amenity and the deprivation of natural light to his home and tabled information at the meeting to substantiate his view. The architect had chosen to ignore the properties in Swan Walk on the drawings submitted with the application. His home would be within touching distance of the new building. The only window on the west facing wall of the property would look onto the boundary wall and the new building would dominate the outlook and block light into the living room.

4 Minutes

The Minutes of the meeting held on 8 August 2017 were confirmed as a correct record and signed by the Chairman.

5 Planning Applications

- 9856**
P17/S2529/HH **20 FANSHAWE ROAD**
Amendment No. 1
Removal of rear conservatory and construction of front and rear single storey extensions. (As per amended plans submitted 21 August 2017.)
RECOMMEND REFUSAL
 1. **Scale of front extension**
 2. **Poor design of front extension and porch**
 3. **Not in keeping with the character of the area**
 4. **Overdevelopment**
- 9863**
P17/S2789/HH **1 HENRIETTA ROAD**
Garage conversion into habitable room and incorporating external alterations.
Amendment No. 1
Additional parking plan received 23 August 2017.
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: CSQ2, CSQ3
- 9864**
P17/S2837/FUL **48 PARK STREET**
Replacement of garage building with a new one bedroom dwelling to match that approved under planning ref: P16/S2222/FUL.
RECOMMEND NO STRONG VIEWS
- 9865**
P17/S2868/FUL **40 UPPER HIGH STREET**
Material change of use of premises from betting shop (sui generis) to health and sports therapy consulting and treatment rooms (D1).
RECOMMEND APPROVAL

Neighbourhood Plan Policies: WS7, WS13, ESDQ15, ESDQ16, ESDQ17, ESDQ20
SODC Local Plan Policies: CON3, CON4, CON5, CON7, CON8, EP2, D1, D4, H13, TC8, AD1
Core Strategy Policies: CSQ3, CSEM1, CSEN3
- 9866**
P17/S2976/FUL **8 UPPER HIGH STREET**
Demolition of a shed; alterations and extension to outbuilding to accommodate a chocolate kitchen and store.
RECOMMEND REFUSAL
 1. **Loss of light**
 2. **Lack of clear information, drawings did not show neighbouring properties in Swan Walk and potential impact**
 3. **Unneighbourly**
- 9866**
P17/S2977/LB **8 UPPER HIGH STREET**
Demolition of a shed; alterations and extension to outbuilding to accommodate a chocolate kitchen and store.
RECOMMEND REFUSAL
 1. **Loss of light**
 2. **Lack of clear information, drawings did not show neighbouring properties in Swan Walk and potential impact**

3. Unneighbourly

9868
P17/S3033/HH **38 HAMILTON ROAD**
Erection of two storey side extension.
RECOMMEND APPROVAL

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

9869
P17/S3023/FUL **LAND AT ELM TREE FARM, MORETON**
Change of use of land from agricultural to residential garden to plot two and the erection of eight ground-mounted solar PV panels (including all enabling works) to serve both plots.
RECOMMEND APPROVAL

Neighbourhood Plan Policies: H6, ESDQ13, ESDQ16, ESDQ19, ESDQ20, ESDQ22, ESDQ27, ESDQ28
SODC Local Plan Policies: CON5, CON6, CON7, D1, H13
Core Strategy Policies: CSQ2, CSQ3, CSEN3

9870
P17/S3005/A **UNIT P, HOWLAND ROAD INDUSTRIAL ESTATE**
Display of internally illuminated fascia sign.
RECOMMEND APPROVAL

Neighbourhood Plan Policies: WS13, ESDQ16
SODC Local Plan Policies: D1, AD1
Core Strategy Policies: CSQ3, CSEM1

9871
P17/S3066/HH **2 PARK TERRACE**
Loft Conversion including dormer window.
RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ17, ESDQ20, ESDQ29
SODC Local Plan Policies: CON7, D1, D2, D4, H13
Core Strategy Policies: CSQ3, CSEN3

6 P17/S2928/T28- Installation of 1x DSLAM equipment cabinet PCP012 Cromwell Avenue S/O 17 Dunbar Drive Thame

The installation of 1x DSLAM equipment cabinet olive green, the dimensions of which are: Height 1300mm x Length 800mm x Depth 450mm.

Members made no comment on the proposal to install a DSLAM cabinet in Cromwell Avenue / Dunbar Drive.

7 P16/S3057/FUL – Timberlake Motors, C5 Station Yard

Cllr Midwinter reported that she had attended the District Planning Committee on 16 August 2017 to represent the Town Council's recommendation of refusal for planning application P16/S3057/FUL. District Councillor Matelot also spoke against the application.

Cllrs Midwinter and Matelot had suggested a site visit but this was declined. However, the Committee did agree to defer making a decision as the agent for the applicant appeared to have reached a compromise with the residents of the flats on what would be an acceptable distance between the site boundary and the retaining wall of the proposed development. The District Planning Committee

agreed to delegate the final decision to the Planning Officer once he was satisfied that the proposals were acceptable.

Members thanked Cllr Midwinter for representing the Town Council and for meeting with the residents and the applicant.

8 Reports from Town Council Representatives

- a) Transport Representative – Cllr Stiles reported that the Town Clerk had written to the Senior Transport Planner at the County Council to request an update on the new hourly bus service serving Thame Park Road and Wenman Road but had yet to receive a response.

The new timetable for the No. 40 bus service was now operational but did not include an hourly service covering the eastern end of the town.

Cllr Stiles had received the minutes from the meeting of the Parish Transport Representatives and would forward them to the Committee Services Officer for circulation.

9 For Information

The items for information were noted.

- 9a. 17 Buttermarket, it was noted that work had commenced and it appeared that the existing wooden fascia board had been retained.

Officers confirmed that the official Planning Notification granting approval had been received today. Paragraphs 6.2 and 6.3 of the delegated officer's report stated that the application proposed to reuse the existing timber fascia, with amended acrylic lettering and associated timber hanging sign with black metal bracket. The District Council's Conservation and Design Officer had reviewed the application proposal and was satisfied that, subject to the use of a timber main fascia, the proposed advertisements would not have a harmful impact on the visual amenity of the site or the surrounding Conservation Area.

- 9f. P17/S1398/FUL – Land West of Thame Park Road – Removal of condition 24 – Code for Sustainable Homes on application P13/S2330/O. Members were displeased that the Town Council's comments had been ignored.

The meeting concluded at 7.27pm

Signed
Chairman, 26 September 2017