

THAME TOWN COUNCIL

Minutes of a Meeting of the Planning & Environment Committee held on 17 October 2017 at 6.30pm In the Upper Chamber, Thame Town Hall.

Present: Cllrs B Austin, D Bretherton (Deputy Chairman), P Cowell, L Emery (Deputy Mayor), H Fickling (Chairman), C Jones, 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 Deacock (Business), Dodds (Unwell) and Wyse (Council Business).

2 Declarations of Interest and Dispensations

There were no declarations of interest.

3 Public Participation and Public Questions

Mrs. K Lock spoke for planning application P17/S3483/LB. Mrs. Lock declared that parts of the building are in poor repair and require intervention before any works can be started. The District's Conservation Officer is recommending that planning permission for the associated change of use to a health clinic is withheld until full details of the works to be carried out have been agreed. Further delays are expected as the former tenant may have some liability for the repairs.

Mrs. Lock stated that separate treatment rooms will be provided by the use of stud walls. Planned alterations to the existing building include moving a disabled access toilet to the front of the building to enable better access and the change of pitch of an original staircase to enable safer access to the first floor. Although not ideal, the retention of a modern suspended ceiling would allow for services to be routed through the building with the least harm to the original fabric.

4 Minutes

The Minutes of the meeting held on 26 September 2017 were confirmed as a correct record and signed by the Chairman.

5 Planning Applications

9854 **16 COOMBE HILL CRESCENT**
P17/S2471/HH **Amendment No. 1**
Demolition of garage and single storey extension of house with loft conversion (amended plans received 2 October 2017 showing omission of front dormer window and reduction in size of rear extension).
RECOMMEND APPROVAL

9866 **8 UPPER HIGH STREET**
P17/S2976/FUL **Amendment No. 1**
Demolition of a shed; alterations & extension to outbuilding to accommodate a chocolate kitchen & store (as amended by plans received 06 October 2017 showing reduced extension).
RECOMMEND APPROVAL
Subject to no objection from the District Conservation Officer

Neighbourhood Plan Policies: WS7, WS13, ESDQ15, ESDQ16, ESDQ17, ESDQ20

SODC Local Plan Policies: CON2, CON3, CON5, CON6, CON7, EP1, EP2, D1, D4, H13
Core Strategy Policies: CSQ3, CSEM1, CST1, CSEN3

9866
P17/S2977/LB

8 UPPER HIGH STREET
Amendment No. 1

Demolition of a shed; alterations & extension to outbuilding to accommodate a chocolate kitchen & store (as amended by plans received 06 October 2017 showing reduced extension).

RECOMMEND APPROVAL

Subject to no objection from the District Conservation Officer

Neighbourhood Plan Policies: WS7, WS13, ESDQ15, ESDQ16, ESDQ17, ESDQ20

SODC Local Plan Policies: CON2, CON3, CON5, CON6, CON7, EP1, EP2, D1, D4, H13

Core Strategy Policies: CSQ3, CSEM1, CST1, CSEN3

9880
P17/S3336/HH

7 GARDEN CITY, CHINNOR ROAD

Rear single storey extension. Replacement and additional dormer on rear roof slope.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ19, ESDQ28

SODC Local Plan Policies: G6, D1, D4, H13

Core Strategy Policies: CSQ3

9881
P17/S3202/FUL

UNIT 4, INTERNATIONAL HOUSE, STATION YARD

Extension to existing industrial unit.

RECOMMEND APPROVAL

Subject to the planning officer being satisfied that adequate detail has been provided on the construction of the retaining wall to ensure stability of the neighbouring land.

Neighbourhood Plan Policies: WS13, ESDQ16, ESDQ29

SODC Local Plan Policies: G5, G6, EP2, D1, D2, D10, H13

Core Strategy Policies: CSQ3, CSEM1, CSEM4

9882
P17/S3489/HH

25 CAVALIER ROAD

Single storey rear extension with raised timber decking and single storey front porch extension.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ28

SODC Local Plan Policies: D1, D4, H13

Core Strategy Policies: CSQ3

9883
P17/S3483/LB

40 UPPER HIGH STREET

Works and alterations to interior.

RECOMMEND APPROVAL

Subject to no objection from the District Conservation Officer

Neighbourhood Plan Policies: WS2, WS7, WS13, ESDQ15, ESDQ16, ESDQ17, ESDQ20

SODC Local Plan Policies: CON3, CON4, CON5, CON7, CON8, EP2, D1, D4, D10, H13, TC8, AD1

Core Strategy Policies: CSQ3, CSEM1, CST1, CSEN3

9884 **MONERA BEAUTY CLINIC, 62-63 NORTH STREET**
P17/S3325/FUL Replacement first floor door on north elevations insert window into blocked up opening on ground floor, north elevation.
RECOMMEND APPROVAL
Subject to no objection from the District Conservation Officer

Neighbourhood Plan Policies: WS13, ESDQ15, ESDQ16, ESDQ17, ESDQ20
SODC Local Plan Policies: CON5, CON7, D1, D4, H13
Core Strategy Policies: CSQ3, CSEM1, CST1, CSEN3

9885 **AUSTINS OF THAME LTD, 104 HIGH STREET**
P17/S3541/LB Repaint store front and install new signs, frontage is currently black, all window frames, fascia , doors are to be repainted to match RAL 6005 Green, 5mm foamtex letters are to be installed to the fascia area in white no reflective finish. A traditional style hanging sign to be installed above the fascia level, folded aluminium trays in RAL 6005 with white vinyl to each face mounted to a traditional style aluminium bracket.
RECOMMEND REFUSAL
1. Materials not in keeping with the Conservation Area

9886 **AUSTINS OF THAME LTD, 104 HIGH STREET**
P17/S3542/A 1 Fascia sign. 1 hanging sign.
RECOMMEND REFUSAL
1. Materials not in keeping with the Conservation Area

6 Reports from Town Council Representatives

- a) Transport Representative – Cllr Stiles apologised for not producing a written brief prior to the meeting but events had been moving at a fast pace. Cllr Stiles explained that she had been hoping to meet with Arriva over local bus services, including the potentially problematic routing of the Wenman Road, X8/280 service. County Councillor Nick Carter has now become involved in the dispute and has arranged for a meeting with the Head of Arriva Beds and Bucks. Cllr Stiles cannot attend this meeting due to a prior engagement. It was noted that the County has cancelled the planned visit of a County Highways officer who had been tasked with finding suitable locations for the bus stops for the Wenman Road service pending the outcome of Cllr Carter’s meeting.

Despite further attempts to enquire about the possibility of a hopper bus service for Thame Cllr Stiles stated that no reply has been made by County. Cllr Stiles hoped County Councillor Carter’s involvement would raise the profile of this proposal and suggested the Town Council await the outcome of his meetings with Arriva and County Officers.

Councillor Stiles has recently advised Towersey residents on who to complain to with regard to the lack of any reasonable Towersey - Thame bus service.

7 For Information

The items for information were noted.

It was also noted that since publication of the agenda planning approval had been granted by the District Council for planning application P17/S2443/LB, 74 High Street – Replacement of two dormer windows (with like for like, single glazed timber joinery as per additional information and plans received 27 September 2017).

The meeting concluded at 7 pm

Signed
Chairman, 7 November 2017