

THAME TOWN COUNCIL

Minutes of a Meeting of the Planning & Environment Committee held on 19 December 2017 at 6.30pm In the Upper Chamber, Thame Town Hall.

Present: Cllrs B Austin, D Bretherton (Deputy Chairman), P Cowell, 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 Deacock (Personal), Dodds (Unwell) and Emery (Personal).

2 Declarations of Interest and Dispensations

Cllr Midwinter declared an interest in item 7 on the agenda as the applicant was well known to her. Cllr Midwinter did not take part in the discussion or vote on this item.

3 Public Participation and Public Questions

There was no public participation.

4 Minutes

The Minutes of the meeting held on 28 November 2017 were confirmed as a correct record and signed by the Chairman.

(Cllr Stiles entered the meeting during this item)

5 Planning Applications

9853 P17/S2306/O **LAND BETWEEN ELMFIELD HOUSE AND THE OLD DIARY, MORETON**
Amendment No. 1
Erection of a detached chalet-style dwelling with garaging, parking and amenity space (red line site area extended to include access and ecological report received 10 November 2017).

RECOMMEND REFUSAL

1. Contrary to Policy CSR1 which applies as the site falls within the Thame Neighbourhood Plan area and the District has a 4.1yr land supply.

9905 P17/S4087/HH **10 CHINNOR ROAD**
Two storey side extension, single storey rear extension to replace existing, and single storey side / rear extension to replace existing outbuilding.

RECOMMEND APPROVAL

Subject to no render being applied to the front elevation of the dwelling with the exception of the area between the ground floor and first floor bay windows.

Neighbourhood Plan Policies: ESDQ16, ESDQ28, ESDQ29

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

Core Strategy Policies: CSQ3

9906 P17/S4222/HH	32 YOUNENS DRIVE Demolition of existing conservatory and construction of a two storey rear extension. RECOMMEND REFUSAL 1. Overdevelopment
9907 P17/S4221/HH	20 FANSHAWE ROAD Remove rear conservatory. Construct front / side and rear single storey extensions. RECOMMEND APPROVAL Neighbourhood Plan Policies: ESDQ16,ESDQ28, ESDQ29 SODC Local Plan Policies: D1, D2, D4, H13 Core Strategy Policies: CSQ3
9908 P17/S4041/FUL	UNIT 1, LUPTON ROAD Proposed rear extension for additional production area. RECOMMEND APPROVAL Neighbourhood Plan Policies: WS13, ESDQ16 SODC Local Plan Policies: EP2, D1, D4, H13 Core Strategy Policies: CSQ3, CSEM1, CSEM4
9909 P17/S4241/FUL	PARK MEADOW FARM, THAME PARK ROAD Change of use from agricultural storage to light industrial use B1(C) – retrospective. RECOMMEND APPROVAL Neighbourhood Plan Policies: ESDQ16, ESDQ21, ESDQ22, ESDQ29 SODC Local Plan Policies: EP2, D1, D2, D10, E5, E8 Core Strategy Policies: CSQ3, CSEM1, CSEM4
9910 P17/S4182/A	BOOTS THE CHEMISTS LTD, 4-5 HIGH STREET 1 x illuminated fascia sign. RECOMMEND REFUSAL 1. Halo lighting – fails to preserve or enhance the historic character and appearance of the Conservation Area
9911 P17/S4272/HH	86 COOMBE HILL CRESCENT Erection of single storey extension to the front and rear, with associated demolitions of existing single storey unit to front and conservatory to rear. RECOMMEND APPROVAL Neighbourhood Plan Policies: ESDQ16, ESDQ19, ESDQ21, ESDQ22, ESDQ28 SODC Local Plan Policies: D1, D4, H13 Core Strategy Policies: CSQ3
9912 P17/S4262/HH	11 BEECH ROAD Two storey extension to the front and side elevation of the existing dwelling. RECOMMEND APPROVAL Neighbourhood Plan Policies: ESDQ16, ESDQ19, ESDQ28, ESDQ29 SODC Local Plan Policies: D1, D2, D4, H13 Core Strategy Policies: CSQ3

- 6 9903 – P17/S4127/PDO – Building 1 (DAF Trucks), Kingsmead Business Park, Howland Road
Change of use from offices (Class B1) to residential (Class C3) to comprise 45 flats with ancillary facilities and parking.**

The Neighbourhood Plan Continuity Officer (NPCO) presented the report. The application proposes a change of use from offices (B1a) to residential, dwelling-house use (C3). The plans for the building are unchanged from the previously approved scheme, however, the amount and layout of parking has changed.

It was agreed that the application included works likely to be considered development, enhancements to the building's landscape and a change in the parking layout to the front of the offices which should not be granted under Permitted Development Rights. As with the previous application (P17/S2624/PDO), the principle of changing the use of the offices to residential use via a permitted development application was flawed. The building remain in mixed-use development due to the volume of training carried out as part of the normal business operations of DAF Trucks, the training therefore should not be considered ancillary.

RESOLVED that:

- i) ***Planning application P17/S4127/PDO be recommended for refusal on the current mixed use nature of the application site and the works proposed, as defined in the Officer's report.***

- 7 9904 – P17/S4100/PAR – Bates Leys Farm
Change of use and conversion of three agricultural barns to three residential dwellings.**

The NPCO presented the report. Members considered the application failed the test of permitted development primarily on two grounds; although the curtilage shown equaled the land area occupied by the agricultural building, building C used garden curtilage from the adjacent Bates Ley Farm garden, resulting in the conversion of residential land.

Secondly the two parking spaces shown to the south of Unit B and east of Unit A are assumed to be hard standing laid down where none currently exists. Concern was also raised with regard to the safety of pedestrians and cyclists on Moreton Lane as vehicle movements would increase if the agricultural barns were converted to residential dwellings.

RESOLVED that:

- i) ***Planning application P17/S4100/PAR be recommended for refusal on the grounds that access arrangements are such that intensification of use would lead to significant safety concerns for pedestrians and cyclists; that the remote location of the buildings would lead to an overreliance on private motor vehicles; and that the application included both work and change of use that did not meet the criteria for permitted development, as defined in the Officer's report.***

- 8 P17/S2210/FUL – Land Adj. Park Meadow Cottage, Thame Park Road
Erection of 4 x 3 bedroom houses and 5 x 2 bedroom houses, car and cycle parking, bin stores, access and landscaping (layout altered to accommodate revised waste vehicle tracking as shown on amended plans received 1 September 2017)**

The NPCO reported that he, Cllr Emery, District Councillors Dodds and Matelot Green all put forward the Town Council's various arguments for recommending refusal to the District Planning Committee on 29 November 2017. After discussion, when put to the vote the Planning Committee approved the application, by 4 votes to 3.

Cllr Matelot Green later emailed members of the District Planning Committee to point out that later at the same meeting the District Council had supported another Neighbourhood Plan on a minor matter

refusing permission for a proposal to remove one parking space but had completely overlooked primary allocation policies in the Thame Neighbourhood Plan when granting permission for this planning application.

9 Reports from Town Council Representatives

- a) Transport Representative – Cllr Stiles apologised for not providing a written report. The minutes from the Parish Transport Representatives meeting held in October had been circulated.

Cllr Stiles highlighted a few points; a successful community transport scheme had been set up in Goring, initially through an individual purchasing a minibus and running a not for profit scheme. The scheme now operated four minibuses, providing 7 services a day over several routes. The operator was happy to offer advice and help to others considering setting up a similar scheme.

Cllr Stiles asked if the Town Council had received surveys being conducted by Community First Oxfordshire and Oxfordshire Neighbourhoods Partnership. Cllr Stiles also drew Members attention to the Government's plans to apply restrictions to s.19 and s.22 licences for community transport, the cost of which could see most community transport schemes fold if affected.

Separately Cllr Stiles reported that a meeting had taken place between County Councillor Carter, representatives from Arriva Bus Company, County Council Officer David Taylor and Town Councillors Dyer and Lambert to discuss proposed changes to the recently revised X8 and 280 bus service to Wenman Road. Plans were now being made to alter the route to travel along East Street to the Eastern Bypass and onto Wenman Road, returning along Thame Park Road and Park Street. It was hoped the new route to commence mid-January.

Some residents had commented that they would still appreciate a hopper bus service to cover areas of the town without easy access to a bus service. Cllr Stiles said that David Taylor is interested in meeting to discuss any proposals.

[Post meeting note: The Town Clerk confirmed to Cllr Stiles that he had completed the CFO Transport Survey on behalf of the Town Council on 19 October 2017.]

10 For Information

The items for information were noted.

The meeting concluded at 7.21pm

Signed
Chairman, 9 January 2018