

## THAME TOWN COUNCIL

Minutes of a Meeting of the Planning & Environment Committee held on 30 January 2018 at 6.30pm In the Upper Chamber, Thame Town Hall.

**Present:** Cllrs B Austin, D Bretherton (Deputy Chairman), P Cowell, L Emery (Deputy Mayor), 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 (SODC) and Fickling (Business).

Cllr Bretherton chaired the meeting in Cllr Fickling's absence.

### 2 Declarations of Interest and Dispensations

There were no declarations of interest.

### 3 Public Participation and Public Questions

Mrs Peters spoke for planning application P17/S3700/HH as the applicant. Mrs Peters stated that they had tried hard to take on board the comments made by the Committee when the planning application was first discussed at the Planning & Environment Committee meeting on 7 November 2017.

The proposed garage to the front of the dwelling had been removed and the footprint of the property had only increased slightly by 50cm to the rear and front of the new extension. Mr & Mrs Peters had worked closely with their neighbour with regard to concerns that the proposals would block light into their garden.

The height of the perimeter wall had been reduced to 1.6m and would be constructed using traditional stone to be in keeping with other frontages in Southern Road. With regard to the sliding gate, another property in Southern Road did have a sliding gate, the gate proposed will be a more open natural design to maintain a pleasant feel and not to cut us off from the street. It is primarily for safety reasons as we have a young family.

### 4 Minutes

The Minutes of the meeting held on 9 January 2018 were confirmed as a correct record and signed by the Chairman.

### 5 Planning Applications

**9910**

**P17/S4182/A**

**BOOTS THE CHEMIST LTD, 4-5 HIGH STREET**

**Amendment No. 1**

1 x non-illuminated fascia sign as per amended plans received 11 January 2018.

**RECOMMEND APPROVAL**

**Subject to no objection from the District Conservation Officer**

Neighbourhood Plan Policies: WS2, WS13, ESDQ15, ESDQ16, ESDQ20  
SODC Local Plan Policies: CON2, CON3, CON5, CON7, CON8, D1, AD1  
Core Strategy Policies: CSQ3, CSEM1, CST1, CSEN3

**9919**  
**P17/S4431/LB**

**BOOTS THE CHEMIST LTD, 4-5 HIGH STREET**  
**Amendment No. 1**

1 x non-illuminated fascia sign as per amended plans received 11 January 2018.

**RECOMMEND APPROVAL**

**Subject to no objection from the District Conservation Officer**

Neighbourhood Plan Policies: WS2, WS13, ESDQ15, ESDQ16, ESDQ20  
SODC Local Plan Policies: CON2, CON3, CON5, CON7, CON8, D1, AD1  
Core Strategy Policies: CSQ3, CSEM1, CST1, CSEN3

**9924**  
**P18/S0030/LB**

**39 UPPER HIGH STREET**

Change of boiler flue at rear of property necessitated by new boiler being required due to failure and old flue setup not meeting current code.

**RECOMMEND APPROVAL**

**Subject to no objection from the District Conservation Officer**

Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ20  
SODC Local Plan Policies: CON3, CON7, CON8, D1  
Core Strategy Policies: CSQ3, CSEN3

**9925**  
**P18/S0078/FUL**

**LAND AT NEW BARN FARM, KINGSEY ROAD**

Alterations to existing access off Kingsey Road and provision of access way in connection with the use of land for sport and recreational purposes as approved under planning permission P17/S2445/FUL.

**RECOMMEND REFUSAL**

**1. Safety:**

- a) **Exiting the site onto Kingsey Road would be very dangerous, the road is busy and vehicles travel at high speed despite the 60mph speed limit.**
- b) **It would be impossible to limit the access to just motor vehicles, as the applicant proposes. Cyclists and pedestrians would want to use the Kingsey Road entrance too, if it were permitted, as it would save a walk of well over 400m from the Towersey Road.**

**9926**  
**P18/S0039/HH**

**2 PARK TERRACE**

Formation of habitable room in loft space with rear dormer.

**RECOMMEND APPROVAL**

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

**9927**  
**P18/S0045/FUL**

**104 HIGH STREET**

Internal alterations and conversion from store, office and toilets in connection with retail unit to a single residential unit.

**RECOMMEND APPROVAL**

**Subject to no objection from the District Conservation Officer**

Neighbourhood Plan Policies: H5, WS7, WS12, ESDQ15, ESDQ16, ESDQ17, ESDQ18, ESDQ20, ESDQ28  
SODC Local Plan Policies: CON4, CON5, CON7, D1, D2, D4, D10, H13  
Core Strategy Policies: CSQ3, CST1, CSEN3

**9927**  
**P18/S0046/LB**

**104 HIGH STREET**

Internal alterations and conversion from store, office and toilets in connection with retail unit to a single residential unit.

**RECOMMEND APPROVAL**

**Subject to no objection from the District Conservation Officer**

Neighbourhood Plan Policies: H5, WS7, WS12, ESDQ15, ESDQ16, ESDQ17, ESDQ18, ESDQ20, ESDQ28  
SODC Local Plan Policies: CON4, CON5, CON7, D1, D2, D4, D10, H13  
Core Strategy Policies: CSQ3, CST1, CSEN3

**9928**  
**P18/S0115/HH**

**8 BROOKSIDE**

Proposed conversion of existing garage, extension over garage to create first floor accommodation. Remove existing rear conservatory and construct single storey rear extension. Re-submission of P17/S3681/HH.

**RECOMMEND APPROVAL**

Neighbourhood Plan Policies: ESDQ16, ESDQ19, ESDQ28, ESDQ29  
SODC Local Plan Policies: D1, D2, D4, H13  
Core Strategy Policies: CSQ3

**9929**  
**P18/S0155/LB**

**4-5 UPPER HIGH STREET**

Alterations to existing shopfront and subdivision of existing A1 retail unit to provide three A1 retail units.

**RECOMMEND APPROVAL**

**Subject to:**

- 1. Units B & C having access to toilet and handwashing facilities**
- 2. No objection from the District Conservation Officer**

Neighbourhood Plan Policies: WS2, WS7, WS13, ESDQ15, ESDQ16, ESDQ17, ESDQ20  
SODC Local Plan Policies: CON2, CON3, CON4, CON5, CON7, CON8, D1, D4, G5, TC8 AD1  
Core Strategy Policies: CSQ3, CSEM1, CSEM4, CST1, CSTHA1, CSEN3

**9930**  
**P18/S0154/FUL**

**4-5 UPPER HIGH STREET**

Alterations to existing shopfront and subdivision of existing A1 retail unit to provide three A1 retail units.

**RECOMMEND APPROVAL**

**Subject to:**

- 1. Units B & C having access to toilet and handwashing facilities**
- 2. No objection from the District Conservation Officer**

Neighbourhood Plan Policies: WS2, WS7, WS13, ESDQ15, ESDQ16, ESDQ17, ESDQ20  
SODC Local Plan Policies: CON2, CON3, CON4, CON5, CON7, CON8, D1, D4, G5, TC8 AD1  
Core Strategy Policies: CSQ3, CSEM1, CSEM4, CST1, CSTHA1, CSEN3

**9894  
P17/S3700/HH**

**MENTON, 20 SOUTHERN ROAD  
Amendment No. 1**

Two storey side extension, single storey rear extension and new garage and internal remodel (as amended by plans received 14/12/2017 omitting front garage and reducing height of boundary wall and gate).

**RECOMMEND APPROVAL**

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

**6 Reports from Town Council Representatives**

- a) Transport Representative – Cllr Stiles apologised for not providing a written report. Cllr Stiles, together with the Information Centre Officer, had met with representatives from Arriva, Carousel, Oxfordshire County Council (OCC) and police re the location of the bus stops for the X8 / 280 following the re-routing along East Street and Kingsey Road.

It was agreed that bus stop outside the Health Centre was in a good position but the next stop at Orchard Close was too close and should move to the far end of Kingsey Road. The X8 / 280 will then travel along the Eastern Bypass and stop at the Howland Road bus stop (outside Windles / Groves) before continuing along Wenman Road, Thame Park Road, Park Street and back into the town centre as before. Mr Bellchamber of OCC would check to see what funding was available to provide two bus shelters outside the Health Centre and along Kingsey Road.

Carousel said they may re-route the No.40 bus to omit Kings Road and Queens Road but they will survey passengers before making a decision.

Members congratulated Cllr Stiles and Town Council Officers for their work in ensuring the bus stops are positioned in a practical and sensible location.

**7 For Information**

The items for information were noted.

The Neighbourhood Plan Continuity Officer reminded Members that the minutes of the Thame Conservation Area Advisory Committee meetings were available in the drop box to view.

The meeting concluded at 6.58pm

Signed .....  
Chairman, 20 February 2018