

THAME TOWN COUNCIL

Minutes of a Meeting of the Planning & Environment Committee held on 20 February 2018 at 6.30pm In the Upper Chamber, Thame Town Hall.

Present: Cllrs B Austin, M Deacock, L Emery (Deputy Mayor), H Fickling (Chairman), 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 Bretherton (Holiday), Cowell (Business), Dodds (Holiday), Jones (Holiday) and Midwinter (Holiday).

2 Declarations of Interest and Dispensations

Cllr Fickling declared an interest in planning application P18/S0367/HH – 46 Wykeham Park as a Church Warden of St Mary's church who own a property to the rear of the application site.

3 Public Participation and Public Questions

There was no public participation.
There were no public questions put to the Committee.

4 Minutes

The Minutes of the meeting held on 30 January 2018 were confirmed as a correct record and signed by the Chairman.

5 Planning Applications

9931 **82 CORBETTS WAY**
P18/S0020/HH Loft conversion, including alteration to the rear elevation.
RECOMMEND REFUSAL

1. **Unneighbourly**
2. **Overbearing**
3. **Inappropriate design**
4. **Parking**

9932 **1 BEECH ROAD**
P18/S0121/HH Single storey ground floor extension to enlarge lounge and provide garage / store. Extension at first floor level to extend bedroom. Extend porch.
RECOMMEND APPROVAL

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

9933 **6A LUPTON ROAD**
P18/S0176/FUL Internal and external alterations and subdivision of building to create three B1(c) B8 units.
RECOMMEND APPROVAL

Neighbourhood Plan Policies: WS12, WS13, ESDQ16, ESDQ29
SODC Local Plan Policies: G5, EP2, D1, D2, D4, D10, H13, E5, T1, T2
Core Strategy Policies: CSQ3, CSME1, CSEM2, CSEM4

9934
P18/S0293/HH

7 DROVERS CRESCENT
Proposed conservatory to the side of property.
RECOMMEND APPROVAL

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

9935
P18/S0352/LB

PARKERS ESTATE AGENTS / CREW CLOTHING COMPANY
2 & 2A CORNMARKE
Repair and restoration works.
RECOMMEND APPROVAL
Subject to no objection from the District Conservation Officer

Neighbourhood Plan Policies: WS2, WS13, ESDQ15, ESDQ16, ESDQ17, ESDQ19, ESDQ20
SODC Local Plan Policies: CON3, CON5, CON7, CON8, D1
Core Strategy Policies: CSQ3, CSEM1, CSEM4, CST1, CSEN3

9936
P18/S0367/HH

46 WYKEHAM PARK
Construction of part two storey and part single storey side and rear extension.
RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ19, ESDQ28, ESDQ29
SODC Local Plan Policies: D1, D2, D4, H13, T1, T2
Core Strategy Policies: CSQ3

9937
P18/S0071/HH

4 CHINNOR ROAD
Single storey front porch and bay window extensions.
RECOMMEND APPROVAL

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

9939
P18/S0073/HH

10 LANGDALE ROAD
Single storey rear extension and garage conversion.
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, H13, T1, T2
Core Strategy Policies: CSQ3

9940
P18/S0287/A

NATIONWIDE BUILDING SOCIETY, 99 HIGH STREET
Replacement of current signage with 2 fascia, 1 projecting, and 3 other non-illuminated signs.
RECOMMEND APPROVAL

Subject to the fascia sign being made of natural materials and no objection from the District Conservation Officer

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

**9941
P18/S0402/FUL**

JEFFERSON WAY

Refurbishment of existing industrial units including re-cladding and re-roofing.
RECOMMEND APPROVAL

Neighbourhood Plan Policies: WS12, WS13, ESDQ16, ESDQ28, ESDQ29
SODC Local Plan Policies: G5, D1, D2, D4, D10, E5, T1, T2, AD1
Core Strategy Policies: CSQ3, CSEM1, CSEM2, CSEM4

6 9938 – P18/S0370/PAR – Bates Leys Farm

Change of use and conversion of three agricultural barns to three residential dwellings.

Members noted the report and were pleased that some of the comments related to planning application P17/S4100/PAR had been addressed in this latest application.

Although Members felt the development of the three agricultural barns to three residential dwellings was now acceptable, the application should be recommended for refusal on the grounds of the access. The intensification of vehicle movement generated by the new dwellings would lead to significant safety concerns for pedestrians, cyclists and horse riders along the whole length of Moreton Lane.

RESOLVED that:

- i) ***This application is recommended for refusal on the grounds that the scheme is not permitted development under the relevant class as it proposes development outside of a building and its curtilage; access arrangements are such that intensification of use would lead to significant safety concerns for pedestrians, cyclists and horse riders; that safe access along the whole length of Moreton Lane could not be guaranteed; that the remote location of the buildings would lead to an overreliance on private motor vehicles.***

7 9942 - P18/S0422/PDO – Avon House, 82 Wellington Street

Change of use to two x 2 bed flats from B1 Office use.

Members noted the application and regretted the loss of employment land.

8 Reports from Town Council Representatives

- a) Transport Representative – Cllr Stiles apologised for not providing a written report. Cllr Stiles had attended the Parish Transport Representatives meeting and reported it had been a very positive one. Once the minutes have been received Cllr Stiles would circulate them to Councillors.
The County Officer responsible for school transport reported that school bus contracts were due for renewal next year. For the first time the community, as well as the schools, would be consulted.

David Taylor, with whom Cllr Stiles and the Town Clerk had met previously, was present and spoke to Cllr Stiles at the end of the meeting. He was open to the idea of a hopper

bus for Thame and was aware he needed to set a date for a meeting. The delay was due to finding a suitable date when senior county officers were available.

A representative from Stagecoach Bus Company attended the PTR meeting to listen to the discussion.

The Comet Service did not have any spare capacity at present. The Service covering North Oxford had been stopped due to lack of use. Cllr Stiles reported the Comet Service was quite expensive for some people.

Cllr Stiles reported to PTRs the positive meeting with Arriva which resulted in the change to the X8 and 280 route servicing the new developments on Wenman Road and the location of some of the temporary bus stops.

Members commented that the new stops along East Street and Kingsey Road had been welcomed by residents but noted that no temporary bus stop signs were had been put in place.

Cllr Austin reported that members of East Thame Residents Association were meeting with County Officer Keith Stenning to discuss what measures could be put in place to protect pedestrians and residential property on the roundabout at Tythrop Way / Kingsey Road.

Members noted the amount of mud / debris along the edges and middle of Tythrop Way. The issue had been raised with the County Officer responsible for monitoring the site on Moorend Lane.

9 For Information

The items for information were noted.

The meeting concluded at 7.21pm

Signed
Chairman, 13 March 2018