

THAME TOWN COUNCIL

Minutes of a Meeting of the Planning & Environment Committee held on 22 May 2018 at 6.30pm In the Upper Chamber, Thame Town Hall.

Present: Cllrs B Austin, D Bretherton (Deputy Chairman), D Dodds, H Fickling (Chairman), C Jones, A Midwinter (Town Mayor), 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 Cowell (Business), Deacock (Personal) and Emery (Personal).

2 Declarations of Interest and Dispensations

There were no declarations of interest.

3 Public Participation and Public Questions

Mr Jake Collinge spoke as the agent for planning application P18/S1352/HH and made reference to a previous application submitted a couple of years ago. The application had been withdrawn to enable further discussions to take place with the District Tree Officer concerning the line of trees along the western boundary of the site.

A full arboricultural survey has been carried out and the scheme amended to ensure the tree roots are not compromised. Pre-application discussions with the District Planning Officer have been positive. The proposed rear extension is now 1.4m deep opposed to 4.3m deep on the original application. This significantly reduces the mass and impact on neighbouring amenity.

The Committee then considered the planning application.

Mr Mike Lambert spoke as the agent for planning application P18/S1562/FUL. The proposal is to demolish the existing BT Repeater Station and erect a two bedroom dwelling. The applicant had lived in Thame most of his life but had to relocate due to affordability issues linked to house prices in the town. The benefit of application is that it allows the applicant to move back into Thame and live next door to his mother at No. 1 Oxford Road.

The design is subtle, providing a two bedroom dwelling of one and half storeys in height. It is in keeping with surrounding properties and windows are such that neighbouring amenity will not be compromised. Land is being donated from No. 1 Oxford Road to enable the dwelling to sit well in the space. The existing access will be maintained and overall it will be an improvement on the current brownfield site.

The Committee then considered the planning application.

4 Minutes

The Minutes of the meetings held on 1 May 2018 and 8 May 2018 were confirmed as a correct record and signed by the Chairman.

5 Planning Applications

9970	3 JUBILEE GARDENS
P18/S1352/HH	Single storey extension to west elevation and provision of two dormer windows in the east elevation of the existing garage.

RECOMMEND APPROVAL

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

9971
P18/S1205/FUL

35 SOUTHERN ROAD

Rebuild existing garage with extensions to create a studio / guest house.

RECOMMEND APPROVAL

Subject to: a) the fenestration on the northern elevation being altered to prevent overlooking, b) the use of the studio / guest house remaining ancillary to the main dwelling and c) no objection from the District Conservation Officer.

Neighbourhood Plan Policies: H5, H6, ESDQ11, ESDQ13, ESDQ16, ESDQ17, ESDQ19, ESDQ20, ESDQ26, ESDQ27, ESDQ28, ESDQ29, D1
SODC Local Plan Policies: G5, CON7, D1, D2, D4, T1, T2
Core Strategy Policies: CS1, CSR1, CSTHA1, CSQ2, CSQ3, CSEN3

9972
P18/S1333/HH

10 CHESHIRE ROAD

Single storey side extension and replacement bay windows to the front elevation.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ17, ESDQ28
SODC Local Plan Policies: D1, D3, D4, H13
Core Strategy Policies: CSQ3

9973
P18/S1394/HH

2 COOMBE HILL CRESCENT

Two storey side extension and single storey rear extension.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ17, ESDQ21, ESDQ22, ESDQ28, ESDQ29
SODC Local Plan Policies: D1, D2, D4, H13, T2
Core Strategy Policies: CSQ3

9974
P18/S1362/FUL

2 LUPTON COURT, LUPTON ROAD

Proposed industrial unit associated with Media Ace Ltd.

RECOMMEND APPROVAL

Comment: The Committee were pleased to note the new employment space.

Neighbourhood Plan Policies: WS11, WS12, WS13, ESDQ16, ESDQ17, ESDQ19, ESDQ26, ESDQ27, ESDQ29
SODC Local Plan Policies: G5, EP2, D1, D2, D4, D10, E5, T1, T2, AD1
Core Strategy Policies: CSQ2, CSQ3, CSEM1, CSEM2, CSEM4

9975
P18/S1086/HH

23 HOPTON ROAD

Garden studio room, single storey, with front facing double glass doors (no other windows). Pitched roof with ridge height 2640mm above ground.

RECOMMEND APPROVAL

Subject to the Garden Room not being used for residential accommodation and remaining ancillary to the dwelling in perpetuity.

Neighbourhood Plan Policies: ESDQ16, ESDQ17, ESDQ28
SODC Local Plan Policies: D1, D4
Core Strategy Policies: CSQ3

9976
P18/S1562/FUL

BT REPEATER STATION, OXFORD ROAD

Demolition of existing BT repeater station and erection of a single two bedroom dwelling.

RECOMMEND APPROVAL

Subject to the withdrawal of permitted development rights for extensions

Comment: The Committee noted as this was a new dwelling no paperwork had been submitted in relation to CIL.

Neighbourhood Plan Policies: H5, ESDQ11, ESDQ12, ESDQ13, ESDQ16, ESDQ17, ESDQ19, ESDQ21, ESDQ22, ESDQ26, ESDQ27, ESDQ28, ESDQ29, D1

SODC Local Plan Policies: D1, D2, D3, D4, D10, T1, T2

Core Strategy Policies: CS1, CSR1, CSTHA1, CSQ2, CSQ3, CSI1

9977
P18/S1602/HH

56 CEDAR CRESCENT

Rear single storey extension.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ21, ESDQ22, ESDQ28, ESDQ29

SODC Local Plan Policies: D1, D2, D4, H13, T1, T2

Core Strategy Policies: CSQ3

6 Reports from Town Council Representatives

- a) Transport Representative – Cllr Stiles reminded Members that at the previous meeting she had mentioned that she might not be able to attend the next Parish Transport Representatives (PTR) meeting on 4 June 2018. Cllr Stiles reported that she now plans to attend the surgery at 1.30pm which lasts for half an hour but will not be able to stay for the PTR meeting which follows. If plans change Cllr Stiles will email Members to seek a volunteer to attend in her place.

A question was raised with regard to when the new bus stops would be installed on Kingsey Road? Cllr Stiles replied that the delay might be due to a complaint received from a neighbour concerning the proposed bus stop opposite the Health Centre.

Cllr Austin reported that following a meeting between representatives of East Thame Residents Association and the County Highways team, OCC had agreed to install reflector lights at Kingsey Road roundabout on the side where a vehicle had hit the wall & part of the residential dwelling.

7 For Information

The items for information were noted.

The meeting concluded at 6.55pm

Signed
Chairman, 12 June 2018