

THAME TOWN COUNCIL

Minutes of a Meeting of the Planning & Environment Committee held on 3 July 2018 at 6.30pm In the Upper Chamber, Thame Town Hall.

Present: Cllrs B Austin, D Bretherton (Deputy Chairman), P Cowell, M Deacock, D Dodds, L Emery (Deputy Mayor), H Fickling (Chairman), C Jones, A Midwinter (Town Mayor), M Stiles and T Wyse

Officers

G Markland, Neighbourhood Plan Continuity Officer
A Oughton, Committee Services Officer

1 Apologies for Absence

There were no apologies for absence.

2 Declarations of Interest and Dispensations

Cllrs Deacock and Midwinter declared an interest in planning application P18/S1762/O as the applicant was a personal friend. Cllr Austin declared an interest in planning application P18/S1798/HH as the applicant lived in the neighbouring property. Cllr Wyse declared an interest in planning application P18/S2077/FUL as he lived in the same road as the application site.

3 Public Participation and Public Questions

Mr Collinge spoke as the agent for planning application P18/S1762/O – 8 Chinnor Road. The proposed new bungalow would allow the applicant to downsize from their current dwelling, 8 Chinnor Road. The application was an outline one with all matters reserved except for layout and means of access.

The footprint of the new dwelling would be comparable to that of the existing outbuildings it replaces. The layout would conform to existing development and not have an adverse impact on neighbouring amenity in terms of outlook and privacy.

With regard to parking, the access would be via the existing access to No. 8 Chinnor Road. Two parking spaces would be provided for the new dwelling and two for No. 8 Chinnor Road. Finally, the proposal complied with both Local Plan and Thame Neighbourhood Plan policies.

The Committee then discussed and agreed a recommendation on planning application P18/S1762/O.

Mr Lowe spoke as the agent for planning applications P18/S1908/FUL and P18/S1909/LB – 1a Cornmarket. His client had specialised in the sale of guitars for many years and whilst the business remained successful there was an increasing shift to online sales. For this reason permission was being sought to alter the building to residential use and relocate the business.

1a Cornmarket is located between the two primary shopping frontages of the Cornmarket and Buttermarket and the only retail property in the service yard. It has a low footfall and a history of previous short term uses. It is considered the change of use would not undermine the vitality of the Town Centre.

The proposed residential dwelling would retain the ‘shop window’ and front door and with the exception of the removal of the shop signage there would be no material change to the character or appearance of the property. The proposal conformed with both Local Plan and Thame Neighbourhood Plan policies.

The Committee then discussed and agreed recommendations on planning applications P18/S1908/FUL and P18/S1909/LB.

Mr Collinge spoke as the agent for planning application P18/S2077/FUL – 48a Ludsdan Grove. The application sought to build a detached two storey three bed dwelling with parking and amenity space designed to fit with the existing pattern of properties in Ludsdan Grove. There would be no adverse impact on neighbouring amenity in terms of outlook and privacy.

Pre-application discussions had taken place with the Highway Authority and as a result parking provision for 5 spaces together with adequate turning space had been included in the scheme. Further South Oxfordshire District Council had no objection to the access arrangements.

The Committee then discussed and agreed a recommendation on planning application P18/S2077/FUL – 48a Ludsdan Grove.

4 Minutes

The Minutes of the meeting held on 12 June 2018 were confirmed as a correct record and signed by the Chairman.

5 Planning Applications

9984 **11 FANSHAWE ROAD**
P18/S1798/HH Single storey rear / side extension to existing dwelling.
RECOMMEND APPROVAL

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

9985 **8 CHINNOR ROAD**
P18/S1762/O Demolition of existing buildings and erection of single storey dwelling with parking and amenity space.
RECOMMEND REFUSAL
1. Overdevelopment
2. Insufficient parking – the proposed tandem parking would not be used leading to an increase in on street parking on Chinnor Road which was already a congested busy road.
3. Poor amenity space for future occupiers of No. 8 Chinnor Road

9986 **4 QUEENS CLOSE**
P18/S1824/FUL Erection of one new dwelling (semi-detached).
RECOMMEND APPROVAL

Neighbourhood Plan Policies: H5, H6, ESDQ11, ESDQ12, ESDQ13, ESDQ16, ESDQ17, ESDQ19, ESDQ26, ESDQ27, ESDQ28, ESDQ29, D1
SODC Local Plan Policies: G5, D1, D2, D3, D4, D10, H13, T1, T2
Core Strategy Policies: CS1, CSR1, CSTHA1, CSH2, CSQ2, CSQ3

9987 **1A CORNMARKET**
P18/S1908/FUL Proposed internal and external alterations. Conversion to single dwelling.
RECOMMEND REFUSAL
1. Loss of retail use
2. Insufficient parking
3. Poor residential amenity for future occupiers

9988 **1A CORNMARKET**
P18/S1909/LB Proposed internal and external alterations. Conversion to single dwelling.
RECOMMEND REFUSAL
1. Loss of retail use

2. Insufficient parking
3. Poor residential amenity for future occupiers

9989
P18/S1924/LB

1 CHURCH ROAD

Remove current render and replace lime with natural sandy render and lime wash.

RECOMMEND APPROVAL

Subject to no objection from the District Conservation Officer

Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ17, ESDQ20

SODC Local Plan Policies: CON3, CON5, CON7, D1

Core Strategy Policies: CSQ3, CSEN3

9990
P18/S1972/HH

8 KINGS CLOSE

Single storey front porch extension and single storey rear extension.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ28

SODC Local Plan Policies: D1, D4, H13

Core Strategy Policies: CSQ3

9992
P18/S1998/HH

13 RUSHALL ROAD

Single storey side extension.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16

SODC Local Plan Policies: D1, D4, H13

Core Strategy Policies: CSQ3

9993
P18/S1867/AG

GRAIN DRYER FIELD NEXT TO A418, THAME BYPASS

Erection of two number, circular, galvanised, corrugated steel walled, bulk grain storage silos, with galvanised steel panelled roofs, of ribbed construction, with roof slope at 37.5 degrees to horizontal.

The Committee noted the application was registered at the District Council on 31 May 2018 but the Town Council were not notified until 14 June 2018. This meant the application missed the agenda for the Planning & Environment Committee meeting on 12 June 2018.

The Planning Decision Notice had been received advising that a formal application for planning permission was not required.

9994
P18/S2025/LB

39 UPPER HIGH STREET

Replacement of windows at rear of 39 Upper High Street.

RECOMMEND APPROVAL

Subject to no objection from the District Conservation Officer

Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ17, ESDQ19, ESDQ20

SODC Local Plan Policies: CON3, CON5, CON7, D1, D4

Core Strategy Policies: CSQ3, CSEN3

9995
P18/S2022/HH

20 SOUTHERN ROAD

Two storey side and rear extension

RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ28

SODC Local Plan Policies: D4, H13

Core Strategy Policies: CSQ3

9996
P18/S2067/HH

2 KINGS ROAD

Single storey rear extension (replacing existing conservatory) and single storey side extension

RECOMMEND REFUSAL

1. **Insufficient information provided in the application for the Committee to make an informed decision.**

Particularly with regard to no dimensions provided on the plans, unresolved issues of soakaways and foul drainage, drawings show the incorrect position of the sun.

9997
P18/S1980/HH

14 CHURCHILL CRESCENT

Demolition of existing conservatory and the construction of a rear extension

RECOMMEND REFUSAL

1. **Insufficient information provided in the application for the Committee to make an informed decision, particularly with regard to scale and no side elevation drawings.**

Comment: On the information that has been provided the Committee felt the scheme to be unneighbourly.

9998
P18/S2077/FUL

48A LUDSDEN GROVE

Demolition of existing garage, alterations to existing garage, and erection of detached two-storey dwelling with parking and amenity space

RECOMMEND REFUSAL

1. **Poor design**
2. **Overdevelopment of the site**
3. **Insufficient parking**

Comment: A Member suggested the proposal may be looked on more favourably if it were smaller and set further back on the plot?

6 Reports from Town Council Representatives

- a) Transport Representative – Cllr Stiles reported a meeting had taken place with Oxfordshire County Council (OCC), Chinnor Parish Council and Thame Town Council to discuss school transport and its possible use outside of journeys to and from school. The discussion centred more on the needs for Chinnor but it provided an opportunity for the Town Clerk to push for a separate meeting to discuss Thame's needs.

A site meeting had taken place at which it was agreed the bus stop, originally planned to be outside the Health Centre on East Street would be moved to the other side of the mini-roundabout near Orchard Close. A request was made again for temporary bus stops to be put on this part of the route.

The minutes from the Parish Transport Representatives meeting held on 4 June 2018 had been circulated to Members. Cllr Stiles apologised she had not yet been able to respond to the question raised regarding payment for school transport but she would shortly.

7 For Information

The items for information were noted.

The meeting concluded at 7.32pm

Signed
Chairman, 24 July 2018