

THAME TOWN COUNCIL

Minutes of a Meeting of the Planning & Environment Committee held on 16 October 2018 at 7.40pm In the Upper Chamber, Thame Town Hall.

Present: Cllrs B Austin, D Bretherton (Deputy Chairman), M Deacock, D Dodds and H Fickling (Chairman)
Officers
G Markland, Neighbourhood Plan Continuity Officer
A Oughton, Committee Services Officer

1 Apologies for Absence

Apologies for absence were received from Cllrs Cowell (Holiday), Emery (Holiday), Jones (Holiday), Midwinter (Council Business), Stiles (Unwell) and Wyse (Holiday).

2 Declarations of Interest and Dispensations

There were no declarations of interest.

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 25 September 2018 were confirmed as a correct record and signed by the Chairman.

5 Planning Applications

1042 **55 NORTH STREET**
P18/S3082/FUL Renewal of temporary permission for 5 years – change of use from office to A1 retail.
NO OBJECTIONS

Neighbourhood Plan Policies: WS2, WS7
SODC Local Plan Policies: CON7, TC8
Core Strategy Policies: CSEM1, CST1, CSEN3

1043 **27 UPPER HIGH STREET**
P18/S2958/A Letter signage above main window and swing sign.
OBJECTS
1. Failure to preserve the character and appearance of the Conservation Area.
2. Materials do not conform to Conservation Area Policy.

1044 **ROYAL OAK, MORETON**
P18/S3217/FUL Proposed erection of a two storey dwelling house linked to an existing single storey outbuilding, sub-division of existing curtilage and re-opening of former access to provide separate vehicular access and parking.
NO OBJECTIONS – Provided there is no objection from the County Highways Officer

Neighbourhood Plan Policies: H5, H6, H7, H9, H10, GA6, ESDQ11, ESDQ13, ESDQ14, ESDQ15, ESDQ16, ESDQ18, ESDQ19, ESDQ20, 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, CSEN1

1045
P18/S3093/FUL

LAND TO THE REAR OF UNIT 1, CHRISTMAS LANE

Proposed contractors storage yard B8 and associated office B1.

NO OBJECTIONS – Provide there are no objections from the County Highways Officer

Comments:

- a) It was noted that the office building roof will be corrugated plastic. Concern was raised with regard to temperature control, ventilation and noise and that the roof should be adequately insulated.
- b) The application represented further incremental growth on a site which has been subject to incremental growth over recent years.

Neighbourhood Plan Policies: WS12, WS13, ESDQ16, ESDQ22, ESDQ29

SODC Local Plan Policies: EP2, EP8, D1, D2, D10, E5, T1, T2

Core Strategy Policies: CSQ2, CSQ3, CSEM1, CSEM2, CSEM4

1047
P18/S3211/HH

20 GARDEN CITY, CHINNOR ROAD

Provision of larger dormer on rear roof slope. New single storey rear extension.

NO OBJECTIONS

Neighbourhood Plan Policies: ESDQ16, ESDQ19, ESDQ28, ESDQ29

SODC Local Plan Policies: D1, D2, D3, D4, H13, T2

Core Strategy Policies: CSQ3

6 Notification of Appeal - APP/Q3115/W/18/3206667

Land to the rear of White Horse Mews, Cornmarket – Erection of single storey dwelling (P18/S0720/FUL)

It was noted that the Appeal will be determined on the basis of written representations submitted to the Planning Inspector. Members agreed that the Town Council writes to the Planning Inspector to reinforce the reasons for recommending refusal on the grounds of access, poor design, overdevelopment, adverse impact on the burgage plot / conservation area and adverse impact on the setting of adjacent listed buildings.

7 SODC Planning Committee Notification – P18/S1215/FUL

Thame Park Road, Variation of Condition 2 (approved plans) of Planning Permission P15/S2166/RM – to remove the side windows from plots 12 & 13.

The above application is due to be discussed at the District Planning Committee meeting on 17 October 2018. Cllr Fickling will attend the meeting to put forward the Town Council's reasons for recommending refusal.

8 Understanding Local Distinctiveness – 12 September 2018

Cllr Fickling gave a brief report on the recent course she attended 'Understanding Local Distinctiveness: the challenge of new housing in town and country'. It was an extremely interesting day, there is a move to ensure planning applications for new developments are more representative of their locality by using appropriate materials and boundary treatments this is to prevent generic housing estates being built.

The toolkits, available via the website, can be used to identify what makes an area individual. For example in Thame the areas around Croft Road, the High Street and St Mary's church are different but all add to the town's character.

The presentations and toolkits can be access via <http://www.htvf.org/PastEvents/> .

9 Reports from Town Council Representatives

- a) Transport Representative – The report from the Parish Transport Representatives meeting held on 9 October 2018 was noted.

10 For Information

The items for information were noted.

The meeting concluded at 8.01pm

Signed
Chairman, 6 November 2018