

## THAME TOWN COUNCIL

Minutes of a Meeting of the Planning & Environment Committee held on 4 September 2018 at 6.30pm In the Upper Chamber, Thame Town Hall.

**Present:** Cllrs P Cowell, 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

Apologies for absence were received from Cllrs Austin (Personal) and Bretherton (Holiday). Cllr Deacock absent without apology.

### 2 Declarations of Interest and Dispensations

The Chairman reminded Councillors that a general dispensation was in place that allowed them to discuss and vote on planning application P18/S2735/LB – Various Listed Buildings, Thame Town Centre.

Cllr Fickling declared an interest in planning application P18/S2590/LB as the owner and left the meeting during discussion of this item.

### 3 Public Participation and Public Questions

Mr Collinge spoke for planning application P18/S2684/FUL, 7 Swan Walk. The application was for change of use from A2 to sui generis (nail salon). No. 7 Swan Walk formed part of the primary retail frontage of which the Thame Neighbourhood Plan, Policy WS2 states that no more 35% of the whole length of primary frontage should be in A1 use. Given that the current use class is A2 the proposal to change to sui generis would not alter the percentage of primary retail frontage. It is considered the nail salon will increase footfall along Swan Walk.

*The Committee then discussed and agreed a recommendation on planning application P18/S2684/FUL.*

Mr Hunt spoke for planning application P18/S2735/LB as Proper Officer of Thame Town Council in whose name the application is submitted. The Town Council has always supported the proposal committing both financial and Officer support to the project.

In July 2017 an application was submitted to install 12 plaques. During discussions with District Planning Officers, issues were raised with two of the proposed locations and the number of plaques. Following the discussion the decision was taken to withdraw the application and resubmit with fewer sites.

The application before you is for the installation of six plaques and is supported by a comprehensive Design & Assessment Statement. The application has resulted in wider media coverage including articles in the Daily Telegraph and The Times. So far there are two responses on the planning portal, one from Historic England referring back to the Conservation Officer with no further comment and one from the Thame Conservation Area Advisory Committee who last time were completely against the application but now had an equal split both for and against.

The application was also supported by letters from the South Oxfordshire Economic Development Team, Thame's Market Town Co-ordinator, Tourism South East and the owners of the six buildings on which the plaques are to be installed.

It is in the public interest to support the application which will enhance the vibrancy and vitality of the town centre by encouraging more visitors. The buildings will become more visited, more noticed and more recognised. We appreciate Thame's past has played an important part in its present but we must not let the past overtake the future. Any harm from the application does not outweigh the benefit. Mr Hunt urged the Committee to fully support the application.

*The Committee then discussed and agreed a recommendation on planning application P18/S2735/LB.*

#### **4 Minutes**

The Minutes of the meeting held on 14 August 2018 were confirmed as a correct record and signed by the Chairman.

#### **5 Planning Applications**

The Committee noted that since April 2018, South Oxfordshire District Council now required consultees, including town and parish councils, to respond to planning applications in the following way, rather than recommending approval or refusal.

The consultee must decide on one of the following. To:

- a) Fully Support the application and give the reasons why or
- b) Declare No Objections to the application or
- c) Declare No Objections to the application but add comments to be taken into consideration or
- d) Object to the application and give the reasons why.

There was also the unstated right to make no comment (as opposed to the prior 'no strong views').

It was considered this to be a significant improvement on the old model, removing potential confusion on ultimate decision making and allowing greater flexibility in response.

**1018**                      **75 HIGH STREET**  
**P18/S2590/LB**          Replace three sliding sash windows on street elevation with like for like horned sliding sash windows with weights.  
**NO OBJECTIONS – Provided there is no objection from the District Conservation Officer**

Neighbourhood Plan Policies: ESDQ16, ESDQ20  
SODC Local Plan Policies: CON3, CON5, CON7, D1, D4  
Core Strategy Policies: CSQ3, CSEN3

*Cllr Midwinter took the chair during discussion of this item.*

**1019**                      **1 CAVENDISH WALK**  
**P18/S2657/FUL**          Proposed first floor extension / roof alterations. Proposed single storey rear extension including new side door and window inserted in existing wall.  
**NO OBJECTIONS**

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

**1020**                      **101 CHINNOR ROAD**  
**P18/S2606/HH**          Erection of two storey rear extension.  
**NO OBJECTIONS**

Neighbourhood Plan Policies: ESDQ16, ESDQ28

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

**1021**  
**P18/S2684/FUL**

**7 SWAN WALK**

Change of use from financial and professional services (A2 use) to nail salon (sui generis use).

**NO OBJECTIONS – Provided there is no objection from the District Conservation Officer**

Neighbourhood Plan Policies: WS2, WS7, ESDQ16, ESDQ20  
SODC Local Plan Policies: CON7, CON8, D1, D10, TC8, AD1  
Core Strategy Policies: CSQ3, CSEM1, CSEM4, CSEM3

**1022**  
**P18/S2595/LB**

**THE POPLARS, 31 UPPER HIGH STREET**

Remove existing plasterboard linings internally to living room and re-insulate to current building regulations and re-plasterboard walls and vaulted ceilings. Insert 4 No. conservation roof lights. Replace existing high level boarded / part glazed infill panels with fully glazed windows.

**NO OBJECTIONS – Provided there is no objection from the District Conservation Officer**

Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ19, ESDQ20  
SODC Local Plan Policies: CON3, CON5, CON7, D1, D4  
Core Strategy Policies: CSQ3, CSEN3

**1023**  
**P18/S2689/HH**

**19 ARNOLD WAY**

Erection of single storey side extension.

**NO OBJECTIONS**

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

**1024**  
**P18/S2660/HH**

**7 ORMOND ROAD**

Convert current grass surface to a block paving surface and use as a driveway along with the removal of tree.

**NO OBJECTIONS SUBJECT TO:**

- 1. The retention of the tree**
- 2. No objection from the County Highways Officer**
- 3. The surface is permeable**

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

**1025**  
**P18/S2704/LB**

**WAVERTREE HOUSE, 18 HIGH STREET**

To reduce height of 1960's dividing wall between flat 17 and original garden wall of no. 18.

**NO OBJECTIONS – Provided there is no objection from the District Conservation Officer**

Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ17, ESDQ20  
SODC Local Plan Policies: CON5, CON7, D1, D4  
Core Strategy Policies: CSQ3, CSEN3

**1026**  
**P18/S2564/FUL**

**27 UPPER HIGH STREET**

Change of use from A1 to mixed used A1 and A3.

**NO OBJECTIONS**

**Comment:** The Committee noted the comments from the District's Conservation and Design Team relating the new signage which does not conform to Conservation Area Policy and the recommendation that it is returned to that granted under application P97/N0401/A.

Neighbourhood Plan Policies: WS2, WS7, ESDQ16, ESDQ20  
SODC Local Plan Policies: CON7, CON8, D1, D10, TC8, AD1  
Core Strategy Policies: CSQ3, CSEM1, CSEM2, CST1, CSEN3

**1027**  
**P18/S2735/LB**

**VARIOUS LISTED BUILDINGS, THAME TOWN CENTRE**

Production and installation of commemorative plaques denoting the use of six listed buildings in Thame as filming locations for the Midsomer Murders series.

**FULLY SUPPORTS**

**Comments:**

- 1. Asset to the town**
- 2. Increase footfall**
- 3. Positive effect on the local business economy**
- 4. Increase the vibrancy and vitality of the town centre**

Neighbourhood Plan Policies: WS2, ESDQ15, ESDQ16, ESDQ17, ESDQ20, ESDQ21  
SODC Local Plan Policies: CON3, CON5, CON7, CON8, D1, AD1  
Core Strategy Policies: CSQ3, CSEM1, CST1, CSEN3

**1028**  
**P18/S2759/HH**

**9 CHARLES DRIVE**

Changing front elevation from dormer in sloping roof to brick gable end.

**NO OBJECTIONS**

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

**1029**  
**P18/S2768/HH**

**21 CEDAR CRESCENT**

Proposed pitched roof over existing side extension. New cladding to front and rear elevations.

**NO OBJECTIONS**

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

**1030**  
**P18/S2757/LB**

**40 PARK STREET**

Application for works already carried out to replace front elevation windows and door and the provision of a new fireplace in front reception room.

**NO OBJECTIONS – Provided there is no objection from the District Conservation Officer**

Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ19, ESDQ20  
SODC Local Plan Policies: CON3, CON5, CON7, D1, D4  
Core Strategy Policies: CSQ3, CSEN3

**1031**  
**P18/S2832/HH**

**13 COTMORE GARDENS**

Erection of single storey rear extensions.

**NO OBJECTIONS**

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

## **6 Reports from Town Council Representatives**

- a) Transport Representative – Cllr Stiles reported no meetings had taken place, there was nothing further to report.

## **7 For Information**

The items for information were noted.

Item c) – Members reiterated the concerns previously raised by the Town Council related to this application and the A329. The road was a major route from the M40 to Aylesbury and vice versa and also for traffic travelling through to Abingdon and Didcot.

Item e) – Members were pleased to note the District Authority’s decision to refuse permission for the proposed conversion of 1a Cornmarket to a single residential dwelling.

The meeting concluded at 7.08pm

Signed .....  
Chairman, 25 September 2018