

THAME TOWN COUNCIL

Minutes of a Meeting of the Planning & Environment Committee held on 5 November 2013 at 6.30pm In the Upper Chamber, Thame Town Hall.

Present: Cllrs D Butler, A Dite, N Dixon, H Fickling (Chairman), P Lambert (Town Mayor), D Laver, J Matelot Green (Deputy Mayor) and M Stiles

Officers

A Oughton, Committee Services Officer
H Stewart, Town Clerk

1 Apologies for Absence

Apologies for absence were received from Cllrs Dodds (SODC), Humphries (Holiday) and Welply (Medical).

2 Declarations of Interest

There were no declarations of interest.

Cllr Laver entered the meeting

3 Public Participation

Mr Slater of Ian Slater Architectural Design addressed the Committee regarding planning application 9131 P13/S3093/FUL, 51 Rooks Lane. Previously an application for a pair of semi detached dwellings (a three bedroom and a two bedroom) had been submitted but was recommended refusal by the Town Council due to insufficient parking. This application was subsequently withdrawn prior to determination. An application was then submitted for the construction of a detached three bedroom dwelling which was recommended for approval by the Town Council and planning permission was granted by the District Council.

The application before the Committee was for the construction of 2 x two-bedroom, semi-detached dwellings with the design, scale and form of the scheme preserving the character and appearance of this part of the Conservation Area. The parking layout had been carefully designed with the overall level of parking provision of one vehicle per dwelling plus two for the original dwelling at 51 Rooks Lane being appropriate for the town centre location.

Cllr Butler entered the meeting

4 Minutes

The Minutes of the meeting held on 15 October 2013 were confirmed as a correct record and signed by the Chairman.

5 Planning Applications

9130

**P12/S2922/FUL
(Retrospective)**

THE DAIRY, MORETON

Amendment No. 2 – dated 9 October 2013

Change of use of land to touring caravan and camping site for up to 20 pitches and erection of toilet/shower block (As amended by letter and plans received 30 July 2013). As clarified by letter dated 4 October 2013 received on 8 October 2013.

RECOMMEND REFUSAL

1. Traffic generation
2. Over development
3. Scale

Neighbourhood Plan Policies: GA6, ESDQ1, ESDQ15, ESDQ16, ESDQ19, ESDQ21, ESDQ22

SODC Local Plan Policies: G3, C6, CON5, CON7, EP3, D1, TSM6, T1, T2
Core Strategy: CSQ3, CSEN3

9131
P13/S3093/FUL

51 ROOKS LANE

Erection of 2 x two bedroom semi-detached houses and demolition of existing garage/workshop attached to 51.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: H7, GA3, GA6, CLW4, ESDQ10, ESDQ11, ESDQ12, ESDQ13, ESDQ14, ESDQ15, ESDQ16, ESDQ17, ESDQ18, ESDQ19, ESDQ20, ESDQ26, ESDQ27, ESDQ28, ESDQ29, D1

SODC Local Plan Policies: G5, CON6, CON7, D1, D2, D3, D4, D10, T1, T2
Core Strategy: CS1, CSTHA1, CSH2, CSQ2, CSR1, CSQ3

9132
P13/S3097/FUL

ELM TREE FARMHOUSE, MORETON

Change of use from highway to residential garden. This land has been maintained and mown by the owners of Elm Tree Farmhouse since 1976. A Stopping Up Order has to be granted before I can apply to register the land with Land Registry. Planning permission is needed for change of use.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ28

SODC Local Plan Policies: D3
Core Strategy: CSQ3

9133
P13/S3150/FUL

LORD WILLIAMS'S UPPER SCHOOL, OXFORD ROAD

Resurfacing of existing footpath to improve accessibility.

RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16

SODC Local Plan Policies: EP7, D1
Core Strategy: CSQ3

9134
P13/S3199/HH

35 CHURCHILL CRESCENT

Replace existing attached outbuilding with two storey extension.

RECOMMEND REFUSAL

1. Overdevelopment
2. Unneighbourly
3. Development does not relate well to its site and its surroundings (ESDQ16)

Neighbourhood Plan Policies: GA6, ESDQ16, ESDQ17, ESDQ26, ESDQ27
SODC Local Plan Policies: D1, H13, T1, T2

Core Strategy: CSQ3

- 9135**
P13/S3090/HH **16 KINGS CLOSE**
Erection of a single storey rear extension.
RECOMMEND APPROVAL
Neighbourhood Plan Policies: GA6, ESDQ16, ESDQ17, ESDQ26, ESDQ27, ESDQ28

SODC Local Plan Policies: D1, H13, T1, T2
Core Strategy: CSQ3
- 9137**
P13/S3185/FUL **CHINNOR RUGBY FOOTBALL CLUB, RECTORY PAVILION, KINGSEY ROAD**
Erection of two storey front extension, two storey side extension, first floor viewing terrace extension to existing clubhouse building and internal alterations. Erection of spectator grandstand.
RECOMMEND APPROVAL

Neighbourhood Plan Policies: GA6, ESDQ16, ESDQ17, ESDQ18. ESDQ22

SODC Local Plan Policies: D1, D2, D7, T1, T2
Core Strategy: CSQ3
- 9138**
P13/S3258/HH **23 NELSON STREET**
Demolish existing conservatory at rear. Construct two storey rear extension. Alterations to window door openings including replacement units.
RECOMMEND APPROVAL

Neighbourhood Plan Policies: GA6, ESDQ15, ESDQ16, ESDQ17, ESDQ18, ESDQ19, ESDQ20, ESDQ26, ESDQ27

SODC Local Plan Policies: D1, CON6, CON7, H13, T1, T2
Core Strategy: CSQ3, CSEN3
- 9139**
P13/S3203/HH **MORETON FARM BARN, MORETON**
Erection of single storey extension (amendment to planning permission P13/S1491/HH).
RECOMMEND APPROVAL

Neighbourhood Plan Policies: GA6, ESDQ12, ESDQ15, ESDQ16, ESDQ17, ESDQ18, ESDQ20, ESDQ22, ESDQ26, ESDQ27, ESDQ28, ESDQ29

SODC Local Plan Policies: D1, CON5, CON7, H13, T1, T2
Core Strategy: CSQ3, CSEN3

6 Conservation Area Advisory Committee (CAAC)

The minutes of the meeting held on 30 October 2013 were noted.

7 Reports from Town Council Representatives

Cllr Stiles had attended the recent Public Transport Representatives (PTR) meeting at County Hall. Oxfordshire County Council officers worked closely with developers and local councils on Section 106 funding but this could only be spent on improvements to existing bus routes. New routes had to be written into the plans for new developments.

Go Ride CIC, a not-for-profit company, operated some bus services, mainly in more rural areas of the County. The company was keen to work with PTRs to plug the gaps in existing services in order to reach isolated communities.

There would be no new screens for Real Time Information at bus stops and no timetables would be printed this year. However, on screen mapping of where to catch buses would be maintained. From January 2014 the low emission zone in central Oxford (Euro 5 standard) would apply to all registered buses.

8 Free Trees Scheme

It was agreed that an application for tree packs should be made to the Free Trees Scheme in 2014 and consideration be given to possible planting areas in Thame.

9 Tree Preservation Order

The Council had received notification from SODC of its intention to consider the preservation of seven Beech trees located in the rear gardens of properties in the High Street and Brook Lane.

The Committee fully supported the preservation order and a formal response would be sent to SODC.

10 Design Code Working Group

Members of the Committee were invited to join the Design Code Working Group to review design guidance for future developments in Thame. The group would not have delegated powers but would make recommendations to the Planning & Environment Committee reporting back by March 2014.

RESOLVED that:

- i) Cllrs Bretherton, Butler, Fickling and Matelot Green for the Design Code Working Group.*

11 For Information

- a) P13/S3196/LDP – 58 Youens Drive – Lawful Development
- b) P13/S2512/HH – 82 Corbetts Way – Contrary decision

The above items were noted.

The meeting concluded at 7.40pm

Signed
Chairman, 26 November 2013