

THAME TOWN COUNCIL

Minutes of a Meeting of the Planning & Environment Committee held on 27 November 2018 at 6.30pm In the Upper Chamber, Thame Town Hall.

Present: Cllrs B Austin, P Cowell, D Dodds, L Emery (Deputy Mayor), H Fickling (Chairman) 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 Bretherton (Personal), Deacock (Business), Jones (Holiday), Midwinter (Council Business) and Stiles (Personal).

2 Declarations of Interest and Dispensations

There were no declarations of interest.

3 Public Participation and Public Questions

Mrs Gascoyne spoke for planning application P18/S3687/FUL as the applicant. The piece of land was her sole inheritance from her late father's estate and it was his wish that she and her family would be able to return to the village after leaving, like so many other young couples had to due to affordability.

Both Mr & Mrs Gascoyne have strong roots in Moreton, Mr Gascoyne's Great Great Grandfather built the house next to the application site; Elmfield House. Recently a new single storey dwelling was built on another neighbouring boundary with the site for the retired parents of Mr Reaston Brown. This application was supported by the Town Council as being compliant with the Thame Neighbourhood Plan. We would like the Town Council to give our application the same regard as we would like to bring our family back to the village. We understand these are not planning issues but they are facts that are important to us, hence the application.

Dr Burch spoke for the application as a resident of Moreton with no vested interest in the application. The first point is the human factor which Mrs Gascoyne has already touched upon. Both the applicants are children of the village. If we have any interest in sustainable communities we should support local children to return to live in the village in which they grew up.

The second point relates to planning, the plot is in between two existing dwellings and the proposal fits well on the site, with the density about right. Recently two dwellings in the vicinity have been approved and built, yet the Gascoyne's application for outline permission was turned down a year ago. Mr & Mrs Gascoyne have taken pre-application advice from the District Planning Authority. Dr Burch said he thought the proposals enhanced and not detracted from the views across the fields. He had spoken to near neighbours who had no objection to the proposals.

Mr Collinge spoke for the application as the agent. As already mentioned the adjoining site, Elmfield House was granted permission for a new dwelling that was considered compliant with the Thame Neighbourhood Plan by the Town Council and the District Council, that scheme was no less infill than this proposal. The principle is consistent with the approach taken on the neighbouring site.

This is now a detailed application for an innovative and modern designed, single storey dwelling. The scale and form of design sits comfortably in the site. There are no other constraints in matters

related to highways, ecology or drainage. There is a degree of local support and human factors as well as planning matters to consider and I urge the Town Council to support this application.

4 Minutes

The Minutes of the meeting held on 6 November 2018 were confirmed as a correct record and signed by the Chairman.

5 Planning Applications

- 1062** **68 SOUTHERN ROAD**
P18/S3629/HH Loft conversion and provision of box dormer on rear roof slope.
OBJECT
1. Impact on neighbouring amenity
2. Impact on the character and setting of the Conservation Area.
3. The proposed roof line would upset the rhythm of the row of dwellings.
- 1063** **BRERETON, 7-8 BELL LANE**
P18/S3647/LB Repair of timber frame, rear elevation of second floor (works already commenced).
NO OBJECTIONS – Provided there is no objection from the District Conservation Officer
- Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ19, ESDQ20
SODC Local Plan Policies: CON3, CON7, D1
Core Strategy Policies: CSQ3, CSEN3
- 1066** **17 AUGUSTINE WAY**
P18/S3728/HH Proposed single storey rear extension to existing dwelling and proposed timber framed covered garden structure.
NO OBJECTIONS
- Neighbourhood Plan Policies: ESDQ16, ESDQ28
SODC Local Plan Policies: D1, D4, H13
Core Strategy Policies: CSQ3
- 1067** **15 FANSHAWE ROAD**
P18/S3738/HH Garage Conversion.
NO OBJECTIONS
Subject to clarification of point 8 of the application form that existing off street parking in front of the converted garage is retained.
- Neighbourhood Plan Policies: ESDQ16, ESDQ29
SODC Local Plan Policies: D1, D2, D4, H13, T2
Core Strategy Policies: CSQ3
- 1068** **LAND BETWEEN ELMFIELD HOUSE AND THE OLD DAIRY, MORETON**
P18/S3687/FUL Erection of detached single storey dwelling with parking and amenity space.
FULLY SUPPORTS
1. The application is considered in this case only appropriate infill
2. The proposal enables a family with a long local connection to Moreton to move back to the village

1069 **THAME FIRE STATION, NELSON STREET**
P18/S3793/FUL The installation of 3 no. new antennas on wall-mounted poles fixed to the Fire Station drill tower, the installation of ancillary equipment cabinets internally within the tower and development ancillary thereto.
NO OBJECTIONS
Subject to the air conditioning unit being positioned so as not to impact on neighbouring residential properties, especially 17 Rooks Lane, in terms of amenity and noise.

Neighbourhood Plan Policies: ESDQ16, ESDQ20
SODC Local Plan Policies: CON5, CON7, D1, H13, H18, R2
Core Strategy Policies: CSQ3, CSEM1, CSEN3

1070 **18 MOOREND LANE**
P18/S3791/HH Demolition of existing conservatory and erection of single storey rear and side extension.
NO OBJECTIONS

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

1071 **6 VICTORIA MEAD**
P18/S3798/HH Proposed single storey front/side/rear extension.
NO OBJECTIONS
Comment: The Committee regretted the loss of the garage, in the rear garden, for its original purpose

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

6 Reports from Town Council Representatives

- a) Transport Representative – Cllr Stiles had given her apologies, there was nothing to report.

The Neighbourhood Plan Continuity Officer reported the Oxfordshire Growth Board had met earlier today. One of the items on the Infrastructure Delivery Plan was the Haddenham to Thame cycleway to which £10m of funding had been allocated for feasibility and implementation.

7 For Information

The items for information were noted.

The Neighbourhood Plan Continuity Officer reported that the proposal to change the colour of the newly painted front door at Prezzo's had not been included in their recent planning application.

Cllr Emery reported that she had spoken to Prezzo's National Manager earlier today during the official opening of the refurbished restaurant and drew his attention to the problems the waste bins were causing by being stored on the highway.

The meeting concluded at 7.10pm
Signed

Chairman, 18 December 2018