

## THAME TOWN COUNCIL

Minutes of a Meeting of the Planning & Environment Committee held on 18 December 2018 at 7.10pm In the Upper Chamber, Thame Town Hall.

**Present:** Cllrs B Austin, D Bretherton (Deputy Chairman), P Cowell, M Deacock, H Fickling (Chairman), C Jones, A Midwinter (Town Mayor), M Stiles and T Wyse  
**Non Voting**  
Cllr Dyer  
**Officers**  
G Markland, Neighbourhood Plan Continuity Officer  
A Oughton, Committee Services Officer

### 1 Apologies for Absence

Apologies for absence were received from Cllrs Dodds (SODC) and Emery (Council Business).

### 2 Declarations of Interest and Dispensations

Cllr Fickling declared an interest in planning application P18/S3874/HH as she had provided professional advice to the applicant. Cllr Fickling did not take part in discussion or vote on this item.

The Committee Services Officer reminded Members there is a general dispensation in place which allows the Town Council to discuss planning and licencing applications that impact on Thame Town Council. On the agenda this applied to planning application P18/S3895/FUL and Item 7, the premises licence application for Thame Town Cricket Club.

### 3 Public Participation and Public Questions

Mr Anderson spoke in favour of planning application P18/S3531/FUL, he had worked in the fitness industry for nearly 20 years training, working as a personal trainer and managing gyms. The biggest thing that makes the most difference is not the number of pieces of equipment or size of the facility but the difference it makes to people's lives.

The applicant and his team have introduced me to the concept they have for the Invictus scheme, creating a community; a hub not just for excellence but an opportunity to help people at every stage of their fitness journey. Nationally there is an epidemic of obesity and inactivity in adults and children. There are clear links between physical well-being and mental health. Invictus cannot solve all the problems in Thame related to fitness and well-being but this centre can be part of the solution.

Mr Emmett spoke in favour of planning application P18/S3531/FUL as the agent for the application. Changes have been made to the scheme following the concerns raised by the Town Council. The on-site parking is now 35 spaces plus 20 cycle racks. Parking will also be available in other nearby units. The facility will be at its busiest after 5.30pm when parking in Dormer Road and Lupton Road by other commercial units ceases. There are also two bus stops along Wenman Road. It is anticipated that gym users will come from nearby residential areas and also the adjacent commercial park, all within walking distance of the facility ensuring the parking requirement is covered. There are no safety issues related to the introduction of the applicant's commercial vehicles.

SODC Sports & Leisure are supportive and 130 letters of support from individuals have been received. The squash court has been replaced by a fitness studio. Different facilities will be available to those already offered at the two established gyms in Thame and the gym at the Rugby Club. Sports and Leisure is not a B class use. After marketing the property by a commercial agent for 12 months no other offers have been received. B8 class use generates the lowest employment of all B class uses, the former carpet warehouse employed 6 people. The gym will create 14 jobs mainly for younger people. The sports and leisure use more than meets the test of the exceptions to Thame Neighbourhood Plan Policy WS12. If concerns persist over B class use the applicant is prepared to

accept a planning condition that in the event the gym was to fail the building would revert to its original B class use.

*After answering a number of questions, along with the applicant, Mr Anderson and Mr Emmett returned to the public gallery. The Committee then discussed and agreed a recommendation on planning application P18/S3531/FUL, Amendment No. 1.*

#### 4 Minutes

The Minutes of the meeting held on 27 November 2018 were confirmed as a correct record and signed by the Chairman.

#### 5 Planning Applications

**1057**  
**P18/S3531/FUL**

**UNIT 3, WENMAN ROAD**  
**Amendment No. 1**

Change of use from B8 (Storage and Distribution) to D2 (Indoor Sports and Leisure) incorporating internal alterations (car parking redesigned, cycle stands amended, disabled access ramp and delivery door added and internal layout altered as shown on amended plans and additional information received 23 November 2018).

**OBJECTS**

1. **Contrary to Thame Neighbourhood Plan Policy WS12**
2. **Parking provision – contrary to Core Strategy T2 – Parking in line with the District’s maximum parking standards.**
3. **Ancillary business use.**

*Cllr Dyer left the meeting following this item.*

**1072**  
**P18/S3537/HH**

**CLARENDON HOUSE, MORETON**

Alterations to car port to create an enclosed double garage and extension to hardstanding driveway.

**NO OBJECTIONS**

**Subject to:**

1. **The double garage being retained as such in perpetuity and not adapted for living purposes.**
2. **The hard standing driveway is permeable.**

Neighbourhood Plan Policies: ESDQ16, ESDQ20, ESDQ22, ESDQ26, ESDQ27, ESDQ28, ESDQ29

SODC Local Plan Policies: CON7, D1, D2, D4, T2

Core Strategy Policies: CSQ3

**1073**  
**P18/S3870/HH**

**1 CONDUIT HILL RISE**

Demolish existing garage in rear garden and existing conservatory. New single storey rear and side extension along with small front porch and loft conversion.

**NO OBJECTIONS**

Neighbourhood Plan Policies: ESDQ16, ESDQ28, ESDQ29

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

Core Strategy Policies: CSQ3

**1074**  
**P18/S3895/FUL**

**THAME BARNES CENTRE, CHURCH ROAD**

Insertion of two new windows in the eastern elevation of the existing building.

**FULLY SUPPORTS**

Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ19, ESDQ20

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

Core Strategy Policies: CSQ3, CSEN3

- 1075**  
**P18/S3412/HH**      **33 QUEENS ROAD**  
Extension of existing single storey rear extension.  
**NO OBJECTIONS**
- Neighbourhood Plan Policies: ESDQ16, ESDQ28  
SODC Local Plan Policies: D1, D4, H13  
Core Strategy Policies: CSQ3
- 1076**  
**P18/S3977/HH**      **PROSPECT COTTAGE, MORETON**  
Re-location of an existing studio garden building from the southern to the northern boundary within the garden of Prospect Cottage.  
**NO OBJECTIONS**
- Neighbourhood Plan Policies: ESDQ16, ESDQ22, ESDQ28  
SODC Local Plan Policies: D1, D4  
Core Strategy Policies: CSQ3, CSH3, CSH4, CSI1, CSEM1, CSEM2, CSEM4, CST1, CSEN1, CSEN3
- 1077**  
**P18/S3874/HH**      **21 CLARENDON DRIVE**  
Conversion of existing integral garage to study / office / consulting room with installation of new WC and fitting of new external door and window.  
**NO OBJECTIONS**  
**Subject to clarification around business use and no objections from the County Highways Department**
- Neighbourhood Plan Policies: ESDQ16, ESDQ28, ESDQ29  
SODC Local Plan Policies: D1, D2, D4, H13, T2  
Core Strategy Policies: CSQ3
- Cllr Bretherton took the Chair for this item.*
- 1078**  
**P18/S3997/FUL**      **10 MOATS CRESCENT**  
Erection of detached chalet bungalow.  
**OBJECTS**
1. **Overlooking**
  2. **Overdevelopment**
  3. **Unneighbourly**
- Comment:**  
No drawings submitted to show the relationship between the proposed bungalow and the bungalows in Ludsdan Grove. The proposed site of the Chalet Bungalow appears to be on higher ground than properties in Ludsdan Grove which adds to the concern of overlooking.
- Clarification is sought that the distance between the chalet bungalow and nearest property in Ludsdan Grove meets the requirement of 25m as set out in the SODC Design Guide.
- 1079**  
**P18/S3989/HH**      **1 QUEENS ROAD**  
Formation of habitable rooms in roof space with 2 no. front elevation dormers.  
**OBJECTS**
1. **Overdevelopment**
  2. **Awkwardness of the design**
  3. **Parking**
- 1080**  
**P18/S4008/HH**      **11 RUSHALL ROAD**  
Two storey side extension and single storey rear extension. Existing front dormer extended.  
**NO OBJECTIONS**

Neighbourhood Plan Policies: ESDQ16, ESDQ28, ESDQ29

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

Core Strategy Policies: CSQ3

**1081**

**P18/S4064/HH**

**77 PARK STREET**

Demolition of an existing garage, erection of scaffolding and removal of existing render to all elevations.

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

Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ17, ESDQ19, ESDQ20, ESDQ28, ESDQ29

SODC Local Plan Policies: CON1, CON3, CON5, CON6, CON7, D1, D2, D4, T2

Core Strategy Policies: CSQ3, CSEN3

**1082**

**P18/S4065/LB**

**77 PARK STREET**

Demolition of an existing garage, erection of scaffolding and removal of existing render to all elevations.

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

Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ17, ESDQ19, ESDQ20, ESDQ28, ESDQ29

SODC Local Plan Policies: CON1, CON3, CON5, CON6, CON7, D1, D2, D4, T2

Core Strategy Policies: CSQ3, CSEN3

**6 P17/S4415/FUL - Land off Rycote Lane, Christmas Hill, Rycote Lane**

To **note** planning application P17/S4415/FUL for the proposed relocation of Thame Cattle Market is scheduled to be discussed by the District Planning Committee on 19 December 2018. Following ongoing work with the applicant over the past year, the technical matters have now been resolved and the District Planning Officer's recommendation will be to approve the application.

It was agreed Officers will write to the District Council and thank them for the opportunity to attend the Planning Committee meeting but that it was felt there was no need to make further representations than those previously submitted. That is, as the site is outside of the Parish, the Town Council did not make a recommendation but restricted its response on the initial application to comments and residents' observations. Further comments were supplied following amendments in September 2018.

**7 Thame Town Cricket Club, Church Meadow**

It was agreed to fully support the Premises Licence application.

**8 Reports from Town Council Representatives**

- a) Transport Representative – Cllr Stiles reported that the draft minutes of the Parish Transport Representatives meeting held on 9 October 2018 had been circulated to Members.

**9 For Information**

The items for information were noted.

The meeting concluded at 8.03pm

Signed .....  
Chairman, 8 January 2019