

THAME TOWN COUNCIL

Minutes of a Meeting of the Planning & Environment Committee held on 29 January 2019 at 6.30pm In the Upper Chamber, Thame Town Hall.

Present: Cllrs B Austin, D Bretherton (Deputy Chairman), P Cowell, M Deacock, 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

There were no apologies for absence.

2 Declarations of Interest and Dispensations

Cllr Deacock declared an interest in planning application P19/S0095/FUL as a neighbour. Cllr Deacock made a statement at the beginning of the item but did not take part in the discussion or vote.

Cllr Emery declared an interest in planning application P18/S3531/FUL as the applicant was known to her.

3 Public Participation and Public Questions

Mr Mike Lambert spoke as the agent in support of planning application P18/S4160/FUL. The applicant had grown up in Thame and wished to return to the Town to live. Planning permission had been granted to demolish the BT Repeater Station and build a two bedroom detached house on the site.

The applicant now wished to build a slighter larger dwelling to provide room in which to raise his family and the proposal was to build a three bedroom detached dwelling. The proposed dwelling was similar in size and shape to that previously granted permission. The footprint was slightly larger and instead of two dormer windows in the north east elevation, three were now proposed. The internal layout had improved and the dwelling was more balanced and attractive in design. The parking and access arrangements had not changed from the previously granted scheme.

After answering a number of questions, Mr Lambert returned to the public gallery. The Committee then discussed and agreed a recommendation on planning application P18/S4160/FUL.

4 Minutes

The Minutes of the meeting held on 8 January 2019 were confirmed as a correct record and signed by the Chairman.

5 Planning Applications

**9998
P18/S2077/FUL**

48A LUDSDEN GROVE

Amendment No. 1

As amended by plans received 16 January 2019 proposing an attached two-storey dwelling instead of a detached dwelling.

OBJECTS

- 1. Poor Design**
- 2. Overdevelopment of the site**
- 3. Insufficient parking**

Comment: The proposed dwelling is small, resulting in poor amenity space for future occupiers. The gross internal space is 64 sq.m against the national

standard of 79 sq.m. Furthermore the twin bedded room provides only 8.99 sq.m. of floor space against a minimum requirement of 11.5 sq.m.

1057
P18/S3531/FUL

UNIT 3, WENMAN ROAD
Amendment No. 3

Change of Use from B8 (Storage and Distribution) to D2 (Indoor Sports and Leisure) incorporating internal and external 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 23rd November 2018 and internal layout revised and gym timetable submitted 17 January 2019).

After discussion it was agreed that the amendment would not alter the Town Council's decision to Object made at the Planning & Environment Committee meeting held on 18 December 2018.

- 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.**

1087
P18/S4153/HH

10 VICTORIA MEAD

Replace rear extension flat roofs with pitched roofs. Redesign of window and door configuration to rear of property. Render rear extensions and rear elevation.

NO OBJECTIONS

Neighbourhood Plan Policies: ESDQ16, ESDQ19
SODC Local Plan Policies: D1, D4, H13
Core Strategy Policies: CSQ3

1088
P18/S4253/FUL

RECTORY PAVILION, CHINNOR RUGBY CLUB, KINGSEY ROAD

Provision of six additional floodlight luminaires onto three existing stanchions.

NO OBJECTIONS

Comment: The Committee noted this was a retrospective application.

Neighbourhood Plan Policies: ESDQ16, ESDQ22
SODC Local Plan Policies: C1, C4, D1, D4, G4, G6, R2
Core Strategy Policies: CSQ3

1089
P18/S4160/FUL

BT REPEATER STATION, OXFORD ROAD

Demolition of existing BT repeater station and erection of a single three bedroom dwelling.

NO OBJECTIONS – Subject to the withdrawal of Permitted Development Rights for future extensions.

Comment: The Committee considered the design of the dwelling and the amenity for future occupiers would be enhanced by the installation of extra windows to the ground and first floor street elevation. Similar to Nos. 1 and 3 Oxford Road.

Neighbourhood Plan Policies: H5, ESDQ11, ESDQ12, ESDQ13, ESDQ16, ESDQ17, ESDQ19, ESDQ21, 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, CS11

- 1090**
P18/S4293/HH **8A BELL LANE**
Single storey rear / side extension.
NO OBJECTIONS – Provided there is no objection from the District Conservation Officer
- Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ19, ESDQ20, ESDQ28, ESDQ29
SODC Local Plan Policies: CON5, CON7, D1, D2, D4, H13, T1, T2
Core Strategy Policies: CSQ3, CSEN3
- 1091**
P18/S4310/HH **74 YOUENS DRIVE**
Single storey rear extension.
NO OBJECTIONS
- Neighbourhood Plan Policies: ESDQ16, ESDQ28
SODC Local Plan Policies: D1, D3, D4, H13
Core Strategy Policies: CSQ3
- 1092**
P18/S4311/HH **39 HAMPDEN AVENUE**
Single storey rear extension.
NO OBJECTIONS
- Neighbourhood Plan Policies: ESDQ16, ESDQ28
SODC Local Plan Policies: D1, D4, H13
Core Strategy Policies: CSQ3
- 1093**
P18/S4266/LB **THE OLD PRINT WORKS, LAND TO REAR OF 104 HIGH STREET**
Alterations to internal partitions and external windows following approval P18/S0045/FUL – internal alterations and conversion from store, office and toilets in connection with retail unit to a single residential unit.
NO OBJECTIONS – Provided there is no objection from the District Conservation Officer
- Neighbourhood Plan Policies: H5, WS7, WS12, ESDQ15, ESDQ16, ESDQ17, ESDQ18, ESDQ20, ESDQ28
SODC Local Plan Policies: CON4, CON5, CON7, D1, D2, D4, D10, H13
Core Strategy Policies: CSQ3, CST1, CSEN3
- 1096**
P19/S0090/FUL **THE OLD PRINT WORKS, LAND TO REAR OF 104 HIGH STREET**
Alterations to internal partitions and external windows following approval P18/S0045/FUL – internal alterations and conversion from store, office and toilets in connection with retail unit to a single residential unit.
NO OBJECTIONS – Provided there is no objection from the District Conservation Officer
- Neighbourhood Plan Policies: H5, WS7, WS12, ESDQ15, ESDQ16, ESDQ17, ESDQ18, ESDQ20, ESDQ28
SODC Local Plan Policies: CON4, CON5, CON7, D1, D2, D4, D10, H13
Core Strategy Policies: CSQ3, CST1, CSEN3
- 1094**
P19/S0040/HH **38 CHURCHILL CRESCENT**
Demolition of single storey side extension. Erection of two storey side and part rear extension.
NO OBJECTIONS
- Neighbourhood Plan Policies: ESDQ16, ESDQ19, ESDQ28, ESDQ29
SODC Local Plan Policies: D1, D2, D4, H13, T1, T2
Core Strategy Policies: CSQ3

1095
P19/S0034/HH

21 UPPER HIGH STREET

Demolish existing rear extension and erect new two storey rear extension and single storey rear extension.

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

Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ19, ESDQ20, ESDQ28
SODC Local Plan Policies: CON5, CON6, CON7, D1, D4, H13
Core Strategy Policies: CSQ3, CSEN3

1097
P19/S0095/FUL

WINDRUSH, BRIDGE TERRACE

Variation of condition 2 on application P15/S3607/FUL to permit the introduction of 5 roof lights to facilitate loft conversions.

OBJECTS

- 1. Overdevelopment**
- 2. Insufficient parking**
- 3. Unneighbourly**

1098
P18/S3700/DIS

THAMES VALLEY POLICE STATION, GREYHOUND LANE

Amendment No. 1

Discharge of condition 7 – amended construction management plan (received 8 January 2019) on application ref. P16/S3525/FUL Redevelopment to form 41 sheltered apartments for the elderly, including communal facilities, access, car parking and landscaping.

OBJECTS

- 1. Lack of on-site wheel washing facility**
- 2. Lack of on-site parking for contractors**
- 3. No detail on where the bus stop is to be repositioned**
- 4. Need assurance that an appropriate body will monitor the site**
- 5. Construction traffic will turn right onto the site from North Street and exit via Greyhound Lane. This will cause traffic problems along North Street and back onto the roundabout. It would be better to enter the site via Greyhound Lane and exit left onto North Street.**

6 Reports from Town Council Representatives

- a) Transport Representative – Cllr Stiles reported the Town Clerk had still not heard from Oxfordshire County Council regarding the request to meet to discuss the proposals for a Hopper Bus.

7 For Information

The items for information were noted.

A question was raised regarding the poor state of repair of the windows at 10 Cornmarket, as referenced in the Conservation Area Advisory Committee meeting minutes dated 23 January 2019. It was agreed to report the issue to Building Control at South Oxfordshire District Council.

The meeting concluded at 7.30pm

Signed
Chairman, 19 February 2019