

THAME TOWN COUNCIL

Minutes of a Meeting of the Planning & Environment Committee held on 2 April 2018 at 6.30pm In the Upper Chamber, Thame Town Hall.

Present: Cllrs B Austin, D Bretherton (Deputy Chairman), P Cowell, 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 Deacock (Business), Dodds (Personal) and Emery (Personal).

2 Declarations of Interest and Dispensations

There were no declarations of interest.

3 Public Participation and Public Questions

Mr Spragg spoke for planning application P19/S0841/FUL as the agent. The proposal is for a two bedroom detached chalet bungalow for the applicant to live in now their children have left home.

Following refusal of the previous application a number of significant changes have been made, taking on board the concerns of the District and Town Councils and neighbouring residents. These include; a total reduction of 0.8m to the height of the building, reduction of 2.5m to the depth of the building, removal of the Juliette balcony and full length doors to the rear gable, replacement of dormer windows with high level roof lights and a brick finish rather than render to match neighbouring properties in Moats Crescent. As a result of conversations with the occupier of 41 Ludsden Grove new fencing will replace trellis fencing along the rear boundary.

The property will benefit from a large garden, four times the recommended minimum standard in the SODC Design Guide and the garden at 10 Moats Crescent will be nearly twice the recommended minimum size. The District Planning Officer raised no concerns on the previous application with regard to overlooking to the rear of properties in Ludsden Grove and changes in the proposal now result in a gap of 33m between the chalet bungalow and the closest property in Ludsden Grove.

The reduction in the depth has increased the gap between the proposed bungalow and No. 10 Moats Crescent. When viewed approaching the site the chalet bungalow will be screened by No. 11 Moats Crescent and will only be visible when standing at the end of the cul de sac. The Highways Officer has made no objections to the proposed parking provision. The District Drainage Engineer has not raised any concerns with the proposal.

Mr Spragg hoped the new proposals addressed the previous concerns raised by the Town Council.

4 Minutes

The Minutes of the meeting held on 12 March 2019 were confirmed as a correct record and signed by the Chairman.

5 Planning Applications

1116	RED ROOFS, CHINNOR ROAD, THAME
P19/S0762/HH	Single storey infill to front and single storey side extensions. Alterations to main roof and existing dormers plus formation of two dormers to existing garage.

NO OBJECTIONS

Neighbourhood Plan Policies: ESDQ16, ESDQ22, ESDQ28, ESDQ29
SODC Local Plan Policies: D1, D2, D4, T1, T2
Core Strategy Policies: CSQ3

1117
P19/S0754/HH

44 ONSLOW DRIVE

Proposed single storey front extension.

NO OBJECTIONS

Neighbourhood Plan Policies: ESDQ16, ESDQ28, ESDQ29
SODC Local Plan Policies: D1, D2, D4, H13, T1, T2
Core Strategy Policies: CSQ3

1118
P19/S0718/HH

OLD POUND COTTAGE, 46 WELLINGTON STREET

Remove existing garden office building and replace with new office building.

NO OBJECTIONS PLUS COMMENT

Subject to no objections from the District Conservation Officer

Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ20, ESDQ26, ESDQ27, ESDQ28
SODC Local Plan Policies: CON2, CON5, CON6, CON7, D1, D4, H13
Core Strategy Policies: CSQ2, CSQ3, CSEN3

1119
P19/S0823/HH

3 COOMBE HILL CRESCENT

Rear ground and first floor extension.

NO OBJECTIONS

Neighbourhood Plan Policies: ESDQ16, ESDQ28, ESDQ29
SODC Local Plan Policies: D1, D2, D4, H13, T1, T2
Core Strategy Policies: CSQ3

1120
P19/S0841/FUL

10 MOATS CRESCENT

Erection of detached chalet bungalow.

NO OBJECTIONS

(The Neighbourhood Plan Continuity Officer will share neighbour concerns with the District Planning Officer)

Neighbourhood Plan Policies: H5, H6, H7, H9, GA6, ESDQ11, ESDQ12, ESDQ13, ESDQ16, ESDQ17, ESDQ19, ESDQ26, ESDQ27, ESDQ28, ESDQ29, D1
SODC Local Plan Policies: D1, D2, D3, D4, D10, G5, H4, T1, T2
Core Strategy Policies: CSQ2, CSQ3

1121
P19/S0889/HH

28 WEBSTER CLOSE

Conversion of garage to habitable space and single storey rear extension.

NO OBJECTIONS PLUS COMMENT

Comment: The Committee regret the loss of the garage for its original purpose.

(The Neighbourhood Plan Continuity Officer will share neighbour concerns with the District Planning Officer)

Neighbourhood Plan Policies: ESDQ16, ESDQ28, ESDQ29
SODC Local Plan Policies: D1, D2, D4, H13, T1, T2
Core Strategy Policies: CSQ3

6 Reports from Town Council Representatives

- a) Transport Representative – Cllr Stiles stated no meetings had taken place and there was nothing to report.

7 For Information

The items for information were noted.

Members noted the comments received from a near neighbour to the amended planning application P18/S3162/FUL - Milton House, Station Yard. The Neighbourhood Plan Continuity Officer will write to the Planning Officer picking up the points made in the letter as well as some further observations and confirm the amendments do not alter the Town Council's original reasons for Objecting to the application.

With reference to the Thame Conservation Area Advisory Committee minutes of 27 March 2019. Members agreed the Cottage Hospital in East Street is a significant Victorian building and different options on how best to protect it, including listing, should be explored.

The meeting concluded at 6.54pm

Signed
Chairman, 30 April 2019