

THAME TOWN COUNCIL

Minutes of a Meeting of the Planning & Environment Committee held on 30 April 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

There were no declarations of interest.

3 Public Participation and Public Questions

There was no public participation.
There were no public questions put to the Committee.

4 Minutes

The Minutes of the meeting held on 2 April 2019 were confirmed as a correct record and signed by the Chairman.

5 Planning Applications

1115 **RED ROOFS, CHINNOR ROAD, TOWERSEY, THAME**
P19/S0659/HH **Amendment No. 1**
Formation of front boundary wall with electric gates (as amended by drawings received 21 March 2019).
NO OBJECTIONS PLUS COMMENT
Subject to the hedgerow and existing trees being retained in perpetuity

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

1116 **RED ROOFS, CHINNOR ROAD, TOWERSEY, THAME**
P19/S0762/HH **Amendment No. 1**
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 (as amended by drawings received 21 March 2019).
NO OBJECTIONS

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

1122 **6 WELDON WAY**
P19/S0863/HH Demolition of existing conservatory and erection of single storey rear extension.
NO OBJECTIONS

Neighbourhood Plan Policies: ESDQ16, ESDQ28
SODC Local Plan Policies: G6, C1, D1, D4, H13
Core Strategy Policies: CSQ3

1123
P19/S0975/FUL

THAMES VALLEY POLICE FEDERATION, 76 WELLINGTON STREET

Single storey rear extension and first floor extension which incorporates replacing the existing roof plus internal alterations.

OBJECTS

- 1. Insufficient on-site parking**
- 2. Lack of information on how parking will be managed when 30 seat conference room is being used.**
- 3. Potential impact on local residents and streets through increase in on street parking.**

1124
P19/S0978/HH

12 VANE ROAD

Two storey side extension.

NO OBJECTIONS

Neighbourhood Plan Policies: ESDQ16, ESDQ19, ESDQ28, ESDQ29
SODC Local Plan Policies: D1, D2, D4, H13, T1, T2
Core Strategy Policies: CSQ3

1125
P19/S0998/HH

44 CEDAR CRESCENT

Single storey rear and side extension and alterations.

NO OBJECTIONS

Neighbourhood Plan Policies: ESDQ16, ESDQ21, ESDQ22, ESDQ28, ESDQ29
SODC Local Plan Policies: D1, D2, D4, H13, T1, T2
Core Strategy Policies: CSQ3

1126
P19/S1040/HH

20 SYCAMORE DRIVE

Minor single storey front extension.

NO OBJECTIONS

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

1127
P19/S1002/HH

65 PARK STREET

Replacement of existing dormer window with new dormer window and alterations to existing attic space.

NO OBJECTIONS PLUS COMMENT

Subject to No Objections from the District Conservation Officer

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

1128
P19/S1057/FUL

13 UPPER HIGH STREET

Proposed single storey extension to rear courtyard, removal of 20th century lean-to wc extension, unblocking a blocked up ground floor doorway, reinstating existing chimneys and flues, internal alterations to create two new wc's including a disabled access wc, and removal of a partition at second floor. Use of ground floor as B1 office space.

NO OBJECTIONS PLUS COMMENT

Subject to No Objections from the District Conservation Officer

Neighbourhood Plan Policies: WS2, WS7, WS10, WS13, ESDQ15, ESDQ16, ESDQ19, ESDQ20, ESDQ29

SODC Local Plan Policies: G6, CON2, CON3, CON4, CON5, CON6, CON7, CON8, D1, D2, D4, D10, H13, E5, TC8, T1, T2, AD1

Core Strategy Policies: CSQ3, CSEM1, CSEM4, CST1, CSEN3

1129
P19/S1058/LB

13 UPPER HIGH STREET

Proposed single storey extension to rear courtyard, removal of 20th century lean-to wc extension, unblocking a blocked up ground floor doorway, reinstating existing chimneys and flues, internal alterations to create two new wc's including a disabled access wc, and removal of a partition at second floor. Use of ground floor as B1 office space.

NO OBJECTIONS PLUS COMMENT

Subject to No Objections from the District Conservation Officer

Neighbourhood Plan Policies: WS2, WS7, WS10, WS13, ESDQ15, ESDQ16, ESDQ19, ESDQ20, ESDQ29

SODC Local Plan Policies: G6, CON2, CON3, CON4, CON5, CON6, CON7, CON8, D1, D2, D4, D10, H13, E5, TC8, T1, T2, AD1

Core Strategy Policies: CSQ3, CSEM1, CSEM4, CST1, CSEN3

1130
P19/S1168/FUL

JACK AND ALICE, 14 BUTTERMARKET

Change of use from mixed A1 and A3 to mixed A3 and D1 use, and listed building consent for internal and external alterations.

OBJECTS

1. Waste Management Plan not included with the application

Comments:

- a) Existing problem with the number of waste bins being stored / left on the highway for which no enforcement action has taken place.
- b) The problem will only be exacerbated by the introduction of a cookery school and the extra waste generated.
- c) It is essential a Waste Management Plan is included with the application.
- d) The Committee had no objection in principle to the proposed change of use.

Following the resolution discussion took place on whether the introduction of a satisfactory Waste Plan would be enough to alter the Town Council's Objection. It so to give authority to convey this to the District Planning Officer without the need to come back to the Committee.

RESOLVED that:

- i) ***Authority be delegated to the Town Clerk, in conjunction with the Chairman of the Planning & Environment Committee, to take a view on any emerging Waste Management Plan as to whether it is satisfactory in detail to remove the Town Council's Objection to the application.***

1131
P19/S1169/LB

JACK AND ALICE, 14 BUTTERMARKET

Change of use from mixed A1 and A3 to mixed A3 and D1 use, and listed building consent for internal and external alterations.

OBJECTS

1. Waste Management Plan not included with the application

Comments:

- a) Existing problem with the number of waste bins being stored / left on the highway for which no enforcement action has taken place.

- b) The problem will only be exacerbated by the introduction of a cookery school and the extra waste generated.
- c) It is essential a Waste Management Plan is included with the application.
- d) The Committee had no objection in principle to the proposed change of use.

Following the resolution discussion took place on whether the introduction of a satisfactory Waste Plan would be enough to alter the Town Council's Objection. It so to give authority to convey this to the District Planning Officer without the need to come back to the Committee.

RESOLVED that:

- ii) ***Authority be delegated to the Town Clerk, in conjunction with the Chairman of the Planning & Environment Committee, to take a view on any emerging Waste Management Plan as to whether it is satisfactory in detail to remove the Town Council's Objection to the application.***

**1132
P19/S1243/HH**

7 JOHN FULKES AVENUE
Single storey rear extension.
NO OBJECTIONS

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

**1133
P19/S0853/HH**

27 HENRIETTA ROAD
Proposed single storey rear extension and proposed garage conversion.
NO OBJECTIONS PLUS COMMENT
Comment: The Committee regrets the loss of the garage for its original purpose.

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

**1135
P19/S1192/HH**

54 TOWERSEY DRIVE
Demolish existing porch and erect new porch and single storey extension.
NO OBJECTIONS

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

**1136
P19/S0852/FUL**

4 QUEENS CLOSE
Erection of one new dwelling.
NO OBJECTIONS

Neighbourhood Plan Policies: H5, H6, ESDQ11, ESDQ12, ESDQ13, ESDQ16, ESDQ17, ESDQ19, ESDQ26, ESDQ27, ESDQ28, ESDQ29, D1
SODC Local Plan Policies: G5, D1, D2, D3, D4, D10, H13, T1, T2
Core Strategy Policies: CS1, CSR1, CSTHA1, CSH2, CSQ2, CSQ3

6. District Planning Committee

Further to the email summary circulated to all Councillors, the Neighbourhood Plan Continuity Officer provided a verbal report on the District Planning Committee meeting held on Wednesday 24 April 2019.

At the meeting Members of the District Planning Committee made the following decisions:

- a) P18/S2735/LB - Various Listed Buildings, Thame Town Centre - Production and installation of commemorative plaques denoting the use of 6 listed buildings in Thame as filming locations for the Midsomer Murders series. **Refused permission.**
- b) P18/S3531/FUL - Unit 3 Wenman Road - 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 gym timetable submitted 17th January 2019 and provision of ramped fire exits as shown on amended plans received 8th February 2019). **Granted permission.**
- c) P18/S4111/FUL – 1a Cornmarket - Change of use of premises from retail (A1 use) to a 2-bedroom dwelling (C3 use) incorporating external alterations & P18/S4112/LB – Internal and external alterations to facilitate conversion of retail premises to a 2-bedroom dwelling. **Deferred decision to allow officers to carry out further investigations.**
- d) P19/S0095/FUL – Windrush, Bridge Terrace - Variation of condition 2 on application P15/S3607/FUL to permit the introduction of 5 rooflights to facilitate loft conversions. (Demolition of existing dwelling at Windrush and erection of pair of semi-detached dwellings and one detached dwelling). **Not able to discuss within the allotted time for the meeting - deferred to next planning committee meeting.**

7 Reports from Town Council Representatives

- a) Transport Representative – Cllr Stiles stated there had not been a Parish Transport Representatives (PTR) meeting so nothing further to report. Cllr Stiles hoped the new Town Council PTR will have more positive news to report in the future on the proposed Hopper Bus. The Committee thanked Cllr Stiles for all her hard over many years.

8 For Information

The items for information were noted.

The correspondence to Prezzo and CoLuCo regarding the management of waste at their premises was noted. The Committee requested the Town Clerk sends a letter to the County Council to ask for clarification on the rules regarding storage of waste on the highway and to highlight the ongoing problems with waste management, particularly waste bins on the highway at Prezzo and CoLuCo and also outside Buddies and The Thatch.

The meeting concluded at 7.38pm

Signed
Chairman, 21 May 2019