

THAME TOWN COUNCIL

Minutes of a Meeting of the Planning & Environment Committee held on 11 June 2019 at 6.30pm
In the Upper Chamber, Thame Town Hall.

Present: Cllrs B Austin, M Deacock, A Dite (Deputy Chairman), D Dodds, L Emery, H Fickling (Chairman), S Francis, K Gregory, A Midwinter (Town Mayor) 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 Cllr Cowell (Personal).

2 Declarations of Interest and Dispensations

Cllr Deacock declared an interest in noting item 9b – P19/S0095/FUL - Windrush, Bridge Terrace as a resident who lives adjacent to the site.

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 21 May 2019 were approved and signed by the Chairman.

5 Planning Applications

1112 **77 PARK STREET**
P19/S0608/HH **Amendment No. 1**
Single and two storey rear extension, single storey side extension, and interior remodelling (as amended by plans and additional information received 30 April and 24 May 2019 altering design of rear extension, proposing render on side wing, tree protection and landscaping plan).

OBJECTS

- 1. The works remain unjustified**
- 2. There is no public benefit that outweighs the less than substantial harm caused to both the listed building and the character of the Thame Conservation Area.**

1140 **25 QUEENS CLOSE**
P19/S1455/HH Demolition of existing garage and rear utility. Construction of single storey rear extension and two storey side extension.
NO OBJECTIONS PLUS COMMENTS
Subject to the hard landscaping being porous
Comment: The Committee regrets the loss of the garage for its original purpose.

Neighbourhood Plan Polices: ESDQ16, ESDQ28, ESDQ29
SO DC Local Plan Policies: G6, D1, D2, D4, H13, T1, T2
Core Strategy Policies: CSQ3

1141
P19/S1485/HH

1 BROOKSIDE
Single storey rear extension.
NO OBJECTIONS

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

1143
P19/S1472/HH

8 HORTON AVENUE
Demolish part rear construct part two storey / part single storey rear extension.
Remove front wall and form vehicular access and brick paved parking area.
NO OBJECTIONS PLUS COMMENT
Comment: The Committee regrets the loss of soft landscaping in the front garden.

Neighbourhood Plan Policies: ESDQ16, ESDQ28, ESDQ29
SODC Local Plan Policies: G6, D1, D2, D4, H13, T1, T2
Core Strategy Policies: CSQ3

1144
P19/S1532/HH

31 BROADWATERS AVENUE
Single storey rear extension (flat roof) and alterations to east elevation eaves height and window size.
NO OBJECTIONS

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

1145
P19/S1653/HH

2 COOMBE HILL CRESCENT
2 storey side extension and rear extension along with raised roof pitch and loft conversion.
OBJECTS

1. **Out of scale**
2. **Not in keeping with the character of the area**
3. **Unneighbourly**
4. **Poor design**
5. **Adverse impact on the amenity of Southern Road Recreation Ground**

Cllr Midwinter left the meeting after this item.

1146
P19/S1678/FUL

MASTERS COURT, CHURCH ROAD
Removal of existing window and demolition of wall below and the installation of new door with glazed screen within the opening and proposed glass canopy.
NO OBJECTIONS PLUS COMMENT
Subject to no objection from the District Conservation Officer

Neighbourhood Plan Policies: WS13, ESDQ15, ESDQ16, ESDQ19, ESDQ20
SODC Local Plan Policies: G6, CON5, CON7, D1, H13
Core Strategy Policies: CSQ3, CSEN3

- 6 APP/Q3115W19/3228431 – P18/S3596/FUL – Land at The Elms, Upper High Street**
The erection of a 'Housing with Care' development (Use Class C2) and a communal residents centre; the creation of new public open space; the provision of new pedestrian / cycle links from Upper High Street to Elms Road and Elms Park; repairs and alterations to the boundary walls and entrance of Elms House; and associated infrastructure works and landscaping.

The submission of the appeal to the Secretary of State against South Oxfordshire District Council's decision to refuse the above planning application was noted. It was further noted that a meeting with

Rectory Homes, the Town Clerk and the Neighbourhood Plan Continuity Officer (NPCO) has been arranged to discuss related Elms Park s106 funding.

RESOLVED that:

- i) Delegated authority be given to the Neighbourhood Plan Continuity Officer, with the assistance of other Officers as relevant, to prepare and submit representations to the appeal on behalf of the Town Council. In doing so Officers will also liaise with the District Council's team assigned to the appeal.*

**7 P18/S4111/FUL & P18/S4112/LB – 1a Cornmarket
Change of use of premises from retail (A1 use) to a 2-bedroom dwelling (C3 use) incorporating external alterations**

The NPCO reported that, as already circulated via email he had attended the District Planning Committee meeting on 22 May 2019 to speak on behalf of the Town Council against the planning application. The District Planning Officer's recommendation to Committee was for approval.

The application had come before the District Planning Committee on 24 April 2019 when attention was drawn to the fact that 1a Cornmarket / The shambles was included as primary retail frontage in the Local Plan 2034 submitted to the Inspector. Discussion had been deferred to allow Planning Officers time to investigate what weight could be given to the policy at this stage.

After seeking advice from the District Policy Team, the Development Management team concluded that at this stage the policy did not carry sufficient weight to recommend refusal. After discussion the District Planning Committee agreed to grant planning permission.

The Town Council regretted the decision and the loss of a very successful retail unit.

8 Reports from Town Council Representatives

- a) Transport Representative – Cllr Francis reported she was meeting with Mary Stiles this week and will deputise for Mary at Parish Transport Representatives (PTR) meetings when required. The next PTR meeting is Wednesday 3 July 2019.

9 For Information

The items for information were noted.

The meeting concluded at 7.20pm

Signed
Chairman, 2 July 2019