

## THAME TOWN COUNCIL

Minutes of a Meeting of the Planning & Environment Committee held on 23 July 2019 at 6.30pm In the Upper Chamber, Thame Town Hall.

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

### 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 July 2019 were approved and signed by the Chairman.

### 5 Planning Applications

**1161** **OLD SCHOOL HOUSE, MORETON**  
**P19/S1580/HH** Replacing existing wooden framed leaded windows with dark grey composite sash windows.  
**NO OBJECTIONS PLUS COMMENT**  
**Subject to no objections from the District Conservation Officer**

Neighbourhood Plan Policies: ESDQ16, ESDQ17, ESDQ19, ESDQ20, ESDQ22  
SODC Local Plan Policies: G6, C1, C4, CON5, CON7, D1, D4  
Core Strategy Policies: CSQ3, CSEN3

**1162** **HARMONY, 29 WARREN MEAD**  
**P19/S1827/HH** Provide access to the rear garden by replacing part of a garden wall with a wooden gate at the same height as the wall.  
**NO OBJECTIONS**

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

**1163** **36 QUEENS CLOSE**  
**P19/S2126/HH** First floor side extension and garden room.  
**OBJECTS PLUS COMMENTS**

1. **The first floor extension is unneighbourly and of a poor design. The south facing windows will result in overheating of the room.**
2. **Comment: The use of the garden room to remain ancillary to the dwelling in perpetuity.**

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

SODC Local Plan Policies: G6, D1, D2, D4, H13, T1, T2

Core Strategy Policies: CSQ3

**1164**  
**P19/S2165/HH**

**36 QUEENS CLOSE**

New first floor balcony.

**OBJECTS**

1. **Unneighbourly**
2. **Overlooking**

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

SODC Local Plan Policies: G6, D1, D2, D4, H13, T1, T2

Core Strategy Policies: CSQ3

**1165**  
**P19/S2118/HH**

**33 LANGDALE ROAD**

To convert the existing integral garage into a living space.

**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: G6, D1, D2, D4, H13, T1, T2

Core Strategy Policies: CSQ3

**1166**  
**P19/S2114/FUL**

**29 ROUNDHEAD DRIVE**

Change of use from highways land to private garden.

**OBJECTS**

1. **The land should remain open space and not enclosed.**

Neighbourhood Plan Policies: ESDQ1, ESDQ8, ESDQ16, ESDQ28

SODC Local Plan Policies: G6, C1, D1, D3, D4

Core Strategy Policies: CSQ3, CSEN1

With the time approaching 7.30pm, it was proposed and agreed to suspend Standing Orders in order to conclude the remaining business on the agenda.

**1167**  
**P19/S2149/HH**

**2 BRETT CLOSE**

Single storey extension to rear and side.

**NO OBJECTIONS**

Neighbourhood Plan Policies: ESDQ16, ESDQ28

SODC Local Plan Policies: G6, D1, D4, H13

Core Strategy Policies: CSQ3

**1168**  
**P19/S1986/HH**

**9A BELL LANE**

Proposed 1.5 storey replacement infill extension, porch, gable projections and alterations.

**NO OBJECTIONS PLUS COMMENT**

**Subject to no objections from the District Conservation Officer**

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

SODC Local Plan Policies: G6, CON5, CON7, D1, D2, D4, H13, T1, T2

Core Strategy Policies: CSQ3, CSEN3

## **6 Steam Car Wash**

The Town Clerk reported the applicant had met with the Community Services Manager a couple of times and also spoken with the Neighbourhood Plan Continuity Officer regarding his proposal for a Steam Car Wash in the Upper High Street Car Park. As this is a possible revenue stream for the Town Council it was appropriate for Councillors to review the request.

The report did not cover every detail but contained enough information for the Council to consider an 'in principle' decision. If approved in principle more work would be done to establish the finer details.

Mr Mikos, the applicant then answered a number of questions from Councillors, these related primarily to the location and the operational process.

After discussion it was agreed that the Upper High Street Car Park was not an appropriate location for a Steam Car Wash. It was not practical to move machinery around the car park and between vehicles, there was potential for other parked vehicles to be damaged and it would set a precedent for other schemes.

It was suggested there may be more appropriate locations in the town, e.g. the Cattle Market site.

### **RESOLVED that:**

- i) The proposal for a Steam Car Wash in the Upper High Street Car Park be refused.***

## **7 St Joseph's Church and School Signage**

The Town Clerk reported the Highway Authority had now agreed the final specification for improvements to the directional signage to St Joseph's Catholic Church and School, which had first been proposed in March 2018. It was disappointing that new signage at Southern Road could not be affixed to an existing post.

The £965.91 cost will be covered by £500 from the Town Council Localism Fund with the balance being provided by St Joseph's.

## **8 Reports from Town Council Representatives**

- a) Transport Representative – Cllr Francis had submitted a report of the Parish Transport Representatives meeting held on 3 July 2019, this had been circulated to Councillors. Cllr Francis stated this was her first meeting as Transport Representative and it had been very interesting.

Cllr Francis picked out a few highlights from the report; the work beginning on the Local Transport Plan 5 (LTP5), the plan for 'a complete modal shift' to get people out of cars to some other means, walking, cycling and public transport, bus connectivity between rural locations, the Oxfordshire Comet Service and the news that new legislation means that from October, no PSV (Public Service Vehicle) licence is required if driving less than a 10 mile radius.

## **9 For Information**

The items for information were noted.

The meeting concluded at 7.45pm

Signed .....  
Chairman, 13 August 2019