

THAME TOWN COUNCIL

Minutes of a Meeting of the Planning & Environment Committee held on 4 February 2020 at 6:30pm in the Upper Chamber, Thame Town Hall.

Present: Cllrs B Austin, A Dite (Deputy Chairman), D Dodds, L Emery, H Fickling (Chairman), S Francis, K Gregory and T Wyse

Officers

G Markland, Neighbourhood Plan Continuity Officer

L Fuller, Committee Services Officer

1 Apologies for Absence

Apologies were received from Cllrs Cowell (Personal), Deacock (Personal) and Midwinter (Council Business).

2 Declarations of Interest and Dispensations

Cllrs Emery and Gregory declared an interest in planning applications P19/S4556/HH and P19/S4657/HH as residents on the Chiltern Vale estate.

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 14 January 2020 were approved and signed by the Chairman.

5 Planning Applications

1228 **17 CHESTNUT AVENUE**
P19/S4556/HH Proposed single storey extension.

NO OBJECTIONS

Neighbourhood Plan Policies: ESDQ16, ESDQ21, ESDQ22

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

Core Strategy Policies: CSQ3

1229 **40 CEDAR CRESCENT**
P19/S4657/HH Extension to front of existing garage including convert garage to living accommodation extend flat roof form canopy to main entrance.

NO OBJECTIONS plus comment

The committee regret the loss of the garage for its original purpose.

Neighbourhood Plan Policies: ESDQ16, ESDQ21, ESDQ22, ESDQ29

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

Core Strategy Policies: CSQ3

1230 **107 HIGH STREET**
P20/S0015/FUL Conversion of existing first/second floor flat to create four flats.

OBJECTS

- 1. Insufficient amenity space**
- 2. Overdevelopment**

Neighbourhood Plan Policies: H5, H6, WS8, WS9, GA6, ESDQ15, ESDQ16, ESDQ17, ESDQ20, ESDQ28, ESDQ29
SODC Local Plan Policies: G5, G6, D1, D4, D11, TC8, T2
Core Strategy Policies: CS1, CSR1, CSTHA1, CSH2, CSQ2, CSQ3

1231
P20/S0016/LB

107 HIGH STREET

Conversion of existing first/second floor flat to create four flats.

OBJECTS

- 1. Insufficient amenity space**
- 2. Overdevelopment**

Neighbourhood Plan Policies: H5, H6, WS8, WS9, GA6, ESDQ15, ESDQ16, ESDQ17, ESDQ20, ESDQ28, ESDQ29
SODC Local Plan Policies: G5, G6, D1, D4, D11, TC8, T2
Core Strategy Policies: CS1, CSR1, CSTHA1, CSH2, CSQ2, CSQ3

1232
P19/S4581/HH

29 ROOKS LANE

Construction of front porch and first floor extension.

NO OBJECTIONS plus comment

Subject to no objection from the District Conservation Officer

Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ17, ESDQ19, ESDQ20
SODC Local Plan Policies: G6, CON7, D1, D4, H13
Core Strategy Policies: CSQ3, CSEN3

1233
P20/S0092/O

69 PARK STREET

Demolition of existing buildings and erection of 3 three bedroom two storey dwellings with parking and amenity space.

OBJECTS

- 1. Dangerous access onto the highway**
- 2. Proximity to entrance to primary school**
- 3. Loss of retail units and employment, particularly in the light of around 400 newly built homes within 500 metres of the site.**

Neighbourhood Plan Policies: H5, H6, H7, H10, WS2, WS12, GA3, GA6, CLW4, ESDQ10, ESDQ11, ESDQ12, ESDQ13, ESDQ14, ESDQ16, ESDQ17, ESDQ18, ESDQ19, ESDQ26, ESDQ27, ESDQ28, ESDQ29, D1
SODC Local Plan Policies: CON7, D1, D2, D4, D11, T1, T2
Core Strategy Policies: CSTHA1, CSH2, CSQ2, CSQ3, CSEM2, CST1, CSEN3

1234
P20/S0122/HH

77 HIGH STREET

Single-storey rear extension. This application is a slightly amended design to the previously approved application P18/S2942/HH.

NO OBJECTIONS plus comment

Subject to no objection from the District Conservation Officer

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

1235
P20/S0156/HH

7 LUDLOW DRIVE

Replacement of the existing polycarbonate roof with livinroof system on the existing conservatory at rear of the property.

NO OBJECTIONS

Neighbourhood Plan Policies: ESDQ16

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

1236
P20/S0189/FUL

15 BELL LANE

Variation of condition 2 (Approved plans) on planning application P19/S3109/FUL, to facilitate alterations to the fenestration. Conversion and alteration of double garage to form an office.

NO OBJECTIONS plus comment

Subject to no objection from the District Conservation Officer

Neighbourhood Plan Policies: WS7, ESDQ15, ESDQ16, ESDQ17, ESDQ18, ESDQ19, ESDQ20

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

Core Strategy Policies: CS1, CSTHA1, CSQ3, CSEM4, CSEN3

1237
P20/S0193/FUL

61A NORTH STREET

Upgrade of 61A North Street including 3 adjacent outbuildings to a Beauty Salon

NO OBJECTIONS plus comment

Subject to no objection from the District Conservation Officer

Neighbourhood Plan Policies: WS2, WS12, ESDQ15, ESDQ16, ESDQ17, ESDQ19, ESDQ20

SODC Local Plan Policies: G5, G6, CON3, CON7, EP2, D1, D4, TC8

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

1238
P20/S0242/A

44 UPPER HIGH STREET

Replacement of existing ATM header signage.

NO OBJECTIONS plus comment

Subject to no objection from the District Conservation Officer

Neighbourhood Plan Policies: WS2, WS13, ESDQ15, ESDQ16, ESDQ19, ESDQ20

SODC Local Plan Policies: G6, CON3, CON5, CON7, CON8, D1, AD1

Core Strategy Policies: CSQ3, CST1, CSEN3

1239
P20/S0247/HH

3 CHINNOR ROAD

Single-storey side extension, conversion of rear outbuilding store and conversion of existing loft space with new rooflights.

NO OBJECTIONS

Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ20

SODC Local Plan Policies: G6, CON7, D1, D4, H13

Core Strategy Policies: CSQ3, CSEN3

1240
P20/S0268/HH

11 GOFFE CLOSE

Erection of a single storey rear infill extension.

NO OBJECTIONS

Neighbourhood Plan Policies: ESDQ16

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

Core Strategy Policies: CSQ3

1241
P20/S0244/HH

HOPEFIELD, ROAD BETWEEN PROSPECT COTTAGE AND THE JAYS, MORETON

Single storey timber Garden Room

NO OBJECTIONS

Neighbourhood Plan Policies: ESDQ16, ESD21, ESDQ22, ESDQ28

SODC Local Plan Policies: G6, C4, D1, D3, D4

Core Strategy Policies: CSQ3, CSEN1

6 Notification of Appeal – APP/Q3115/W/19/3243524 - Milton House, Station Yard

The committee felt there was no need to change the Town Council's previous responses to the above application. It was noted that the Neighbourhood Plan Continuity Officer would expand on some of the previous comments as part of the written submission to the appeal.

7 Reports from Town Council Representatives

- a) Transport Representative – Cllr Francis reported that there would be some minor changes, both up and down, to the fare prices on the Carousel 40 Bus services. This is in preparation for the launch of 'Freeflow', which will allow customers to pay using contactless methods.

Cllr Fickling had been asked by a resident what was happening about the footpath from the Persimmon estate which should provide access to the town centre but currently finishes at a hedge? The NPCO advised that as the allotments off Windmill Road had been extended many years ago, the footpath never could have gone through them. The NPCO advised that he was monitoring one other footpath that should have already been provided close by.

8 For Information

The items for information were noted.

Cllr Francis raised concern at the size of the new advertisement board at the entrance to St Andrew's Court from Wellington Street. The sign obscures the sightline of pedestrians and cyclists, and Cllr Francis felt this was dangerous. The NPCO advised that he would undertake a site visit and raise the matter with the local planning authority.

The meeting concluded at 7:10pm.

Signed
Chairman, 25 February 2020