

Contrary Planning Decisions from 27.4.22 – 25.4.23

No.	TTC No. SODC No.	Address & Description	Date & TTC Decision	Date & SODC Contrary Decision / Reason	Application determined by SODC committee? If yes, did TTC provide representation at the meeting?
1	1489 P21/S3998/HH	<b>11 COOMBE HILL CRESCENT</b> Two-storey annexe extension (Amended plans received 12 January 2022 showing a reduction to the width and depth of the annexe and lowering the height of the roof ridge)	<b>19.10.21 and 01.02.22 OBJECTS</b> <b>1. Overdevelopment</b> <b>Comment: The annexe extension should remain ancillary to the main dwelling in perpetuity.</b>	<b>29.04.22 – Planning Permission Granted</b> The application is recommended for approval as Officers consider that the proposal complies with the relevant Development Plan policies, Supplementary Planning Guidance and Government Guidance. Subject to the recommended conditions, the proposed development would not be harmful to the character and appearance of the site, the surrounding area, or the amenity of neighbours.	<b>Committee?</b> Yes  <b>Representation?</b> Yes – Linda Emery
2	1580 P22/S1576/HH	<b>24 NELSON STREET</b> Proposed single storey rear/side extension and fenestration alterations to the existing house (Obscured glass to the South West side facing panes of the new bay window as shown on amended plans received 8th June 2022).	<b>24.5.22 OBJECTS</b> <b>1. Out of character in the Conservation Area</b> <b>2. Overlooking</b>	<b>24.6.22 – Planning Permission Granted</b> The proposal complies with the relevant Development Plan policies and it is considered that the proposed development would be acceptable in terms of its relationship to the character of the existing building, its site and the surrounding conservation area. It is also acceptable in terms of its impact on neighbouring amenity	<b>Committee?</b> No, not called in.  <b>Representation?</b> n/a
3	1604 P22/S2213/A	<b>ROBERT STANLEY OPTICIANS, 22 CORNMARKET</b> Installation of one replacement fascia sign & one projecting sign (external illumination removed from hanging sign as shown on amended plans received 11 August 2022).	<b>5.7.22 Objects</b> <b>1. The materials are out of character in the conservation area</b>	<b>26.8.22 – Consent to Display an Advertisement</b> Advertisement consent is granted as the proposal complies with the relevant Development Plan Policies and, subject to the attached conditions, would not be harmful to public safety or the visual amenity of the area.	<b>Committee?</b> No, not called in.  <b>Representation?</b> n/a

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4	1624 P22/S2932/LB	<b>WALL BETWEEN NO. 104 &amp; 105 HIGH STREET</b> Creation of new opening at the first floor level between 104 & 105 High Street to allow for increased covers for Caffe Gloria.	<b>6.9.22 Supports + subject to no objection from the Conservation Officer</b>  <i>Note: Conservation Officer objected, and therefore TTC supported their view.</i>	<b>4.11.22 – Listed Building Consent</b>	<b>Committee?</b> Yes, called in by DB who was in support.  <b>Representation?</b> Yes – Andy Gilbert
5	1611 & 1612 P22/S2416/FUL & P22/S2417/LB	<b>TOWN FARM, 8 OXFORD ROAD</b> Following previous renovation works to No.8 to create No.6, formal approval required for No.6 to be a separate dwelling.	<b>26.9.22 Objects</b> <b>1. The committee do not support the subdivision of the Listed Building.</b> <b>2. Inadequate provision of private outdoor amenity space.</b> <b>3. Poor highways safety</b>	<b>4.11.22 – Planning Permission &amp; Listed Building Consent</b> The planning permission granted under application P14/S2917/FUL has already established a separate residential use of the building for independent living albeit on an ancillary basis to the main dwelling. The internal works to facilitate the annex use have already been carried out and no further internal works are proposed under these applications. The annex is unlikely to generate additional traffic to the site and there are no parking controls over where vehicles can park. The garden areas proposed for the independent dwelling meet the council's standards and are suitable for a modest one-bedroom unit. In light of these factors, Officers do not consider that the use of the annex as an independent dwelling would harm the character or setting of the listed building, the character and appearance of the Conservation Area, or the amenity of existing neighbouring residents or the future occupiers of the proposed dwelling	<b>Committee?</b> Yes, called in by DB.  <b>Representation?</b> Yes – Andy Gilbert
6	1653 & 1654 P22/S3895/LB & P22/S3900/A	<b>26 HIGH STREET</b> Installing of lettering on the west facing elevation fronting on to Southern Road.	<b>8.11.22 Objects</b> <b>1. Not in conformance with Conservation Area Management Plan.</b> <b>2. Lack of information on affixing details.</b>	<b>21.12.22 – Advertisement and Listed Building Consents Granted</b> Advertisement consent is granted because the signage does not harm the amenity of the area, it is not detrimental to public safety, and it does not harm the significance of the listed building and it preserves the character of the Thame Conservation Area. Listed Building consent is granted because the signage conserves the significance of the listed building.	<b>Committee?</b> No, not called in.  <b>Representation?</b> n/a

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7	1629 P22/S3194/FUL	<p><b>WHITELEAF FURNITURE LTD, LUPTON ROAD</b> Alterations to an existing building and use as altered as a builders merchant (storage, distribution, trade counter, offices, tool hire and ancillary retail) with associated external storage, resurfacing of yard, erection of 2.4m high fence and gates. (Amended plans received 22 November 2022 showing some changes to the layout, parking, vehicle tracking and the removal of the new access on Lupton Road and the description has been amended to reflect the removal of the new access on the application. As amended by information received 09 January 2023).</p>	<p><b>27.9.22 &amp; 20.12.22</b> <b>Objects</b></p> <ol style="list-style-type: none"> <li><b>1. Contrary to TNP Policy WS12 – site not an employment use and has not been marketed for 12 months</b></li> <li><b>2. Impact on highways – access and traffic</b></li> <li><b>3. Impact on residential amenity</b></li> </ol>	<p><b>6.2.23 – Planning Permission</b> Planning permission is granted because the proposal would retain an employment use on an existing employment site. It does not result in a harmful impact to the character and appearance of the site, or the wider area. In conjunction with the attached conditions the proposal will not give rise to a harmful impact to highway safety or neighbouring residential amenity and will accord with development plan policies.</p>	<p><b>Committee?</b> Yes</p> <p><b>Representation?</b> Yes – Linda Emery</p>

Updated 6.4.23