

4 LUPTON ROAD

Illuminated and non illuminated fascia signs.

1. Officer Recommendation:

SUPPORTS and has a RESPONSE:

- Subject to the illumination of the fascia signs being restricted to the operational hours.
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2. Key Issues:

- Impact on Neighbouring Amenity

Given the site's location, it is considered that the proposals would not give rise to any adverse consequences on residential amenity, however, to minimise any affects, it is recommended that the application be subject to the illumination of the fascia signs being restricted to the operational hours.

- Character and Appearance

The proposed signage would be appropriate to its surroundings.

3. Planning History:

[P23/S1744/FUL](#) – The works include the removal of a damaged section of kerb, an existing raised section of kerb and an area of tarmac pavement. A new drop kerb longer in length will be installed and with new corresponding tarmac pavement sloped up to meet the existing car park tarmac finish to improve access for cars and vans wishing to enter the site.

*TTC supported + subject to no objection from the County Highways Officer
SODC granted planning permission on 3 July 2023*

[P22/S3194/FUL](#) – 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).

*TTC objected – contrary to TNP Policy WS12, impact on highways (access and increased traffic) and impact on residential amenity.
SODC granted planning permission – 6 February 2023*

[P17/S4041/FUL](#) – Proposed rear extension for additional production area.

*TTC recommended No Strong Views
SODC granted planning permission*

[P08/E0006](#) – Proposed factory portal frame extension. (As amended by agent's letter and drawings received 13 March 2008).

SODC granted planning permission

[P04/E0640](#) – Erection of factory portal frame extension. (As amplified by agent's letter dated 1 July 2004).

SODC granted planning permission

4. Risk Appraisal

Dependent on the Town Council's recommendation to SODC is it likely that there would be a contrary decision by SODC? If so then a councillor should be nominated at the meeting to represent the views of the Town Council at the planning committee.

5. Policies Relevant to the Application

The following policies are of particular relevance when considering this application.

Thame Neighbourhood Plan

- H6 Design new development to be of high quality
- WS13 Support improvements to existing employment areas
- ESDQ16 Development must relate well to its site and its surroundings

SODC Local Plan 2035 Policies

- DES1 Delivering high quality development
- DES6 Residential amenity
- DES7 Efficient use of resources
- DES8 Promoting sustainable design
- EMP6 New employment land at Thame