

THAME TOWN COUNCIL

Minutes of a Meeting of the Planning & Environment Committee held on 8 April 2014 at 6.30pm in the Upper Chamber, Thame Town Hall.

Present: Cllrs D Butler, A Dite, N Dixon, D Dodds, H Fickling (Chairman), V Humphries, P Lambert (Town Mayor), D Laver and M Stiles

Non Voting

Cllr M Dyer

Officers

C Pinnells, Community Services Manager

A Oughton, Committee Services Officer

L Spokes, Community Project Support Officer

1 Apologies for Absence

Apologies for absence were received from Cllrs Matelot Green (holiday) and Welply (unwell) and the Town Clerk.

2 Declarations of Interest

Cllr Lambert declared an interest in item P14/S0656/HH in that he knows the owner.

Cllr Fickling declared an interest in item P14/S0596/HH in that she is next door but one to the owner.

3 Public Participation

Mrs and Mrs Rae of 12 Maple Road spoke on behalf of their family and four immediate neighbours against item P14/S0656/HH on the grounds that the proposed extension would dramatically reduce the amount of daylight into their kitchen which would have an adverse effect on their day-to-day activities. They would experience a loss of privacy due to the close proximity of a neighbouring window on the proposed extension. There was also concern that this extension would set a precedent for the remaining properties in Maple Road to be extended.

Mr Wright, the owner of 14 Maple Road, spoke in favour of application P14/S0656/HH in that the extension would accommodate the growing needs of his family and that the proposal had been well considered so as not to have an adverse affect on parking. He argued that the extension would not have an impact on the light in the kitchen of 12 Maple Road as the main source of daylight is through the patio doors at the rear of the room. Referring to the proposed loss of privacy, Mr Wright highlighted that the new window would mirror what already exists between property no.12 and no.10.

4 Minutes

The Minutes of the meeting held on 18 March 2014 were confirmed as a correct record and signed by the Chairman.

5 Planning Applications

- 9227** **12A HIGH STREET**
P13/S2190/FUL **Amendment No. 1**
Erection of a single storey building to provide two 2 bedroom dwellings within the private car park at the rear of existing dwelling, incorporating new parking layout and amenity spaces (as amended by design and layout plans received 19 March 2014).
RECOMMEND REFUSAL
1. Not in keeping with the character of the area
2. Poor design
3. Lack of amenity space
4. Impact on Conservation Area
- 9289** **1 LASHLAKE ROAD**
P14/S0666/HH Two storey side/part single storey front extension.
RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ17, ESDQ18, ESDQ26, ESDQ28

SODC Local Plan Policies: D1, H13

Core Strategy Policies: CSQ3
- 9290** **FIELD HOUSE, 5 FISH POND LANE**
P14/S0686/HH Erection of a front porch.
RECOMMEND APPROVAL

Neighbourhood Plan Policies: EDSQ15, ESDQ16, ESDQ17, ESDQ20

SODC Local Plan Policies: CON7, D1, H13

Core Strategy Policies: CSQ3, CSEN3
- 9291** **70 CHURCHILL CRESCENT**
P14/S0656/HH Demolition of existing outbuilding and subsequent erection of single storey rear extension to provide enlarged living space.
RECOMMEND REFUSAL
1. Adverse impact on light and outlook
2. Privacy and design
3. Overdevelopment
4. Unneighbourly
- 9292** **14 MAPLE ROAD**
P14/S0661/HH First floor side extension over existing double garage and single storey rear extension.
RECOMMEND REFUSAL
1. Overdevelopment

2. Unneighbourly
3. Adverse impact on light and outlook

9295
P14/S0592/LB

GABLE COTTAGE, 18 AYLESBURY ROAD
Proposed ensuite to existing main bedroom.
RECOMMEND APPROVAL

Neighbourhood Plan Policies: EDSQ15, ESDQ16, ESDQ19, EDSQ20

SODC Local Plan Policies: CON3, D1

Core Strategy Policies: CSQ3, CSEN3

9296
P14/S0801/HH

42-44 AYLESBURY ROAD
Partial demolition of existing single storey rear extensions. Erection of new joint single storey extension.
RECOMMEND APPROVAL
Subject to the extensions being implemented concurrently

Neighbourhood Plan Policies: ESDQ16, ESDQ18, ESDQ19, ESDQ28

SODC Local Plan Policies: D1, H13

Core Strategy Policies: CSQ3

9297
P14/S0620/FUL

PRIEST END ALLOTMENTS, ADJACENT TO ST MARY'S CHURCHYARD, PRIEST END
Change the land use of the existing disused allotments to burial space to extend the existing graveyard at St Mary's church.
RECOMMEND APPROVAL

Neighbourhood Plan Policies: EDSQ15, ESDQ16, ESDQ18, ESDQ19

SODC Local Plan Policies: G5, CON5, CON7, EP2, EP8, D1

Core Strategy Policies: CSQ3, CSEN3

9298
P14/S0596/HH

BROOK COTTAGE, MORETON
Proposed tennis court with perimeter fencing.
NO RECOMMENDATION DUE TO INSUFFICIENT INFORMATION

9299
P14/S0790/HH

10 EAST STREET
Replace existing timber lean to and single storey utility room (single skin with brick built single storey extension with slate roof)
RECOMMEND APPROVAL

Neighbourhood Plan Policies: EDSQ15, ESDQ16, ESDQ17, ESDQ19, ESDQ20, ESDQ28

SODC Local Plan Policies: CON6, CON7, D1, D4, H13

Core Strategy Policies: CSQ3, CSEN3

9300
P14/S0855/HH

44 LUDSDEN GROVE
Single storey rear extension
RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ17, ESDQ28

SODC Local Plan Policies: D1, D4, H13

Core Strategy Policies: CSQ3

9301
P14/S0579/HH

24 SHARMAN BEER COURT
Additional window to lounge area/kitchen (to provide additional lighting to small lounge area).
RECOMMEND APPROVAL

Neighbourhood Plan Policies: ESDQ16, ESDQ17

SODC Local Plan Policies: D1, D4

Core Strategy Policies: CSQ3

6 Conservation Area Advisory Committee (CAAC)

The minutes of the meeting held on 2 April 2014 were noted.

7 Reports from Town Council Representatives

- a) Transport Representative – Cllr M Stiles had nothing to report.

8 For Information

- a) P14/S0705/PHD – 37 Chinnor Road – Permitted Development
- b) P14/S0744/LDP – 4 Putman Close – Lawful Development
- c) Addition of property name – 7 Massey Road

The above items were noted.

The meeting concluded at 7.22pm

Signed

Chairman, 29 April 2014