

## Planning Committee

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**Meeting Date:** 28 May 2024

**Contact Officer:** Graeme Markland, Neighbourhood Plan Continuity Officer

### 3 Cornmarket

#### [P24/S1371/FUL](#)

Installation of two AC condensers and a cold store unit, to be located on rear elevation facing rear yard; Installation of a vent outlet, to be installed on rear elevation facing yard.

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#### 1. Officer Recommendation:

SUPPORTS with comments:

- Subject to no objection from the District's Environmental Protection Team.

#### 2. Key Issues:

- Impact on Neighbouring Amenity

There will be no impact in visual amenity terms as the units will face onto a small, enclosed courtyard opposite the brick wall of 1a Cornmarket. The units will be hidden by an existing closed door. It is recommended that the Town Council follows the advice from the District Environmental Protection Team with regards to noise, given the complex environment of the Shambles.

- Impact on the Character and Appearance of the Area

The impact on the area will be limited to a potential addition to the ambient noise within the Shambles.

- Impact on the Character and Appearance of the Conservation Area

The site is within the Thame Conservation Area. The only building backing onto the Shambles that is not listed is 3 Cornmarket. The visual impact from the proposed development will, however, be negligible, and the units would contribute to keeping a building of local note in active use.

#### 3. Planning History:

SODC Ref	Description	TTC Decision	SODC Decision
<a href="#">P14/S3083/A</a> Amendment No. 1	Erection of new internally illuminated signage. (as amended by drawings showing alterations to design of signage)	Approved	Granted

	received with agents email of 2 December 2014)		
<a href="#">P22/S4338/FUL</a>	External works: Remove all Fascia and external signage and make good. Remove all external marketing. Remove 1no. ATM to Cornmarket elevation and infill to match existing finishes. Remove 1no. ATM and signage cover panel to The Shambles elevation. Seal letterbox. Night safe to be removed and lid sealed. Temporary correx to windows (internal face).	Supports + response	Granted 23/01/2023
<a href="#">P23/S2290/FUL</a>	New external door insertion.	Supports + response	Granted 29/08/2023
<a href="#">P23/S2335/N5D</a>	Conversion of upper floors into two self contained residential flats.	Noted	Agreed 21/08/2023
<a href="#">P23/S2600/FUL</a> Amendment No. 1	New side window insertion and rooflight to first floor and replacement doors and windows to upper floor openings. (Additional & Amended Information received 17.10.23)	Supports + response	Granted 06/11/2023
<a href="#">P23/S4096/FUL</a>	New external door insertion (alternative location to that approved under P23/S2290/FUL).	Supports + response	Granted 24/01/2024
<a href="#">P24/S1055/FUL</a> <a href="#">P24/S1056/A</a>	Alteration to the existing shopfront door and replacement of timber door panels with glazing. Two externally illuminated lettering signs to fascia band.	Supports + response	<i>Application under consideration</i>

#### 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

- WS13 Support improvements to existing employment areas
- ESDQ15 Developers must demonstrate in a Design and Access Statement how their proposed development reinforces Thame's character
- ESDQ16 Development must relate well to its site and its surroundings
- ESDQ17 Development must make a positive contribution towards the distinctive character of the town as a whole
- ESDQ20 Building style must be appropriate to the historic context

##### SODC Local Plan 2035 Policies

- DES1 Delivering high quality development
- DES2 Enhancing local character
- DES3 Design and access statements
- DES7 Efficient use of resources
- DES8 Promoting sustainable design
- ENV6 Historic environment
- ENV7 Listed buildings
- ENV8 Conservation areas
- TC5 Primary Shopping Areas