

## Planning Committee

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**Meeting Date:** 12 November 2024

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

### 27 Upper High Street

#### [P24/S3078/S73](#)

Variation of condition 2 on P18/S2564/FUL (Change of use from A1 to mixed used A1 and A3) - for the extension of opening hours from 8:30am - 6pm Monday to Saturday to new proposed hours of 7:30am - 6pm Monday - Saturday.

#### Reason for report:

There has been (or is expected to be) local objection

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### 1. Officer Recommendation:

SUPPORTS with comments:

- Subject to no objection from Environmental Protection.
- A separate application for the signage should be submitted.

#### Call-In

If the recommendation is to object, or likely to be contrary to SODC's recommendation, the Town Council must agree whether to request that SODC Councillors call the application into SODC's committee. Thame's District Councillors are not bound to this request.

### 2. Key Issues:

- Impact on Neighbouring Amenity

The proposal seeks to extend the permitted hours by 1 hour to start at 7:30am rather than 8:30am., Monday to Saturday. Overall, it is considered that the impact on neighbouring amenity would be acceptable however the application should be subject to no objection from Environmental Protection.

- Impact on the Character and Appearance of the Conservation Area

Whilst the planning application is restricted to the opening hours only, the supporting documentation includes an image of proposed new signage. This should be subject to a separate application.

### 3. Planning History:

Application Number	Description	TTC Decision	SODC Decision
<a href="#">P18/S2564/FUL</a>	Change of use from A1 to mixed use A1 and A3.	No objections – Comments re signage, use of external yard	Granted
<a href="#">P18/S2958/A</a>	Letter signage above main window and swing sign.	Objects	Granted
<a href="#">P19/S2664/FUL</a>	Variation of condition to hours of operation of planning application P18/S2564/FUL to extend trading hours to Sunday 10am - 4pm. Change of use from A1 to mixed use A1 and A3.	Objects – Unneighbourly	Granted

#### 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

- WS12 Retain existing employment land in employment use
- WS13 Support improvements to existing employment areas
- 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
- ESDQ18 New development must contribute to local character by creating a sense of place appropriate to its location
- ESDQ19 The Design and Access Statement and accompanying drawings must provide sufficient detail for proposals to be properly understood
- ESDQ20 Building style must be appropriate to the historic context

##### SODC Local Plan 2035 Policies

- DES1 Delivering high quality development
- DES2 Enhancing local character
- DES6 Residential amenity
- DES7 Efficient use of resources
- DES8 Promoting sustainable design
- EMP2 Range, size and mix of employment premises
- EMP3 Retention of employment land
- ENV6 Historic environment
- ENV8 Conservation areas
- ENV11 Pollution – impact from existing and/or previous land uses non-strategic on new development (potential receptors of pollution)
- ENV12 Pollution – impact of development on human health, the non-strategic natural environment and/or local amenity (potential sources of pollution)
- EP3 Waste collection and recycling
- TC5 Primary Shopping Areas