

## Planning Committee

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**Meeting Date:** 8 April 2025

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

### 10 High Street

[P25/S0823/A](#)  
[P25/S0831/LB](#)

Installation of fascia signage to front elevation, installation of a projecting sign to front elevation, vinyl signage to front elevation glazing and door, installation of a fascia sign to rear elevation and vinyl signage to rear door.

#### Reason for report:

- ☒ The officer recommendation is to object due to non-conformance with TNP/TNP2 policies, Local Plan, or national standards

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### 1. Officer Recommendation:

#### OBJECTS:

- Illumination should not be used in the Conservation Area.
- The continued use of vinyl lettering is regrettable.

#### 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 the Character and Appearance of the Conservation Area  
Impact on the Special Architectural and Historic Interest of the Listed Building

Whilst the proposed signage is of similar style and scale to the former Newitts sign, the proposed fascia board will be illuminated and both the fascia board and hanging sign continue to use non-traditional materials (vinyl lettering) which should be objected to.

The proposed hanging sign will use the existing fixtures which will reduce the impact on the listed building.

### 3. Planning History:

Application Number	Description	TTC Decision	SODC Decision
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<a href="#">P24/S1424/FUL</a> <a href="#">P24/S1425/LB</a>	Removal of refrigerated rooms and containers associated with previous use and the addition of a single storey rear extension to the shop.	Supports + comments	Granted 24/06/2024
<a href="#">P24/S3960/FUL</a> <a href="#">P24/S3961/LB</a>	Changes to front facade only, the entrance doors will be replaced, masonry walls/windows re-decorated, existing signage removed and the gutters and downpipes replaced.	Supports subject to no objection from Heritage Officer	Granted 04/02/2025
<a href="#">P25/S0889/FUL</a> <a href="#">P25/S0890/LB</a>	Installation of three 5kW condenser units on the north-west elevation. Installation of two 3.5kW condenser units on the south-east elevation.	<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 2 (TNP2) Policies

- GDR2 Town Centre uses
- CPQ1 Design in response to local character
- CPQ2 Design principles for employment development
- CPQ3 Town Centre design principles

##### 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