

Planning Committee

Meeting Date: 9 April 2025

Contact Officer: Graeme Markland, Neighbourhood Plan Continuity Officer

Waitrose Ltd, Greyhound Lane

[P25/S0822/FUL](#)

Alterations to existing plant at roof level and in the service yard.

Reason for report:

☒ The application is a FUL, Outline or Reserved Matters application

1. Officer Recommendation:

SUPPORTS with comments:

- Subject to no objection from Environmental Protection.

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

To protect the amenity of the neighbouring properties, the plant noise assessment should be subject to no objection from Environmental Protection.

- Impact on the Character and Appearance of the Conservation Area

Waitrose is located within the Thame Conservation Area, however the building has no architectural designation. The proposed plants are located away from public view and complement the site's use, therefore it is considered that the proposal would not harm the character or appearance of the Conservation Area.

3. Planning History:

Application Number	Description	TTC Decision	TTC Comments	SODC Decision
<u>P14/S0149/FUL</u>	Erection of external horticulture display units to front of store and associated works.	Approved	No comments	Granted

P25/S0822/FUL	Refurbishment of an existing customer carpark.	<i>Application under consideration</i>
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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
CPQ4	Self and custom-build housing

SODC Local Plan 2035 Policies

DES1	Delivering high quality development
DES2	Enhancing local character
DES3	Design and access statements
DES6	Residential amenity
DES7	Efficient use of resources
DES8	Promoting sustainable design
ENV6	Historic environment
ENV8	Conservation areas
ENV12	Pollution – impact of development on human health, the non-strategic natural environment and/or local amenity (potential sources of pollution)
TC5	Primary Shopping Areas