

## Planning Committee

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**Meeting Date:** 8 April 2025

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

### M Newitt & Sons 10 High Street

[P25/S0889/FUL](#)

[P25/S0890/LB](#)

Installation of three 5kW condenser units on the north-west elevation. Installation of two 3.5kW condenser units on the south-east elevation.

#### Reason for report:

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

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### 1. Officer Recommendation:

SUPPORTS with comments:

- Subject to no objection from Environmental Protection.
- Subject to no objection from the Heritage Officer.

#### 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

Although a predominantly retail/service area with pre-existing condensing units already in situ, a relevant noise impact assessment may be required by Environmental Protection.

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

The proposed condenser units are in a discreet position and of modest scale which is unlikely to impact on the character or appearance of the conservation area. Given the units will be affixed to the Grade II\* Listed Building, the applications should be subject to no objection from the Heritage Officer.

### 3. Planning History:

Application Number	Description	TTC Decision	SODC Decision
<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/S0823/A</a> <a href="#">P25/S0831/LB</a>	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.	<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
- DES5 Outdoor amenity space
- DES6 Residential amenity
- DES7 Efficient use of resources
- DES8 Promoting sustainable design
- ENV6 Historic environment
- ENV7 Listed buildings
- 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