

Minutes



Listening Learning Leading

OF A MEETING OF THE

Planning Committee

HELD AT 6.00 PM ON WEDNESDAY 22 JULY 2015

THE AUDITORIUM, THE CORNERSTONE, DIDCOT, OX11 7NE

Present:

Felix Bloomfield (Chairman)

Joan Bland, Anthony Dearlove, Toby Newman, Richard Pullen, David Turner, Margaret Turner and Ian White (as substitute for Jeannette Matelot)

Apologies:

Martin Akehurst, Margaret Davies, Jeannette Matelot and Lorraine Hillier tendered apologies.

Officers:

Paula Fox, Emily Hamerton and Ron Schrieber

28 **Declarations of disclosable pecuniary interest**

None.

29 **Urgent items**

None.

30 **Applications deferred or withdrawn**

None.

31 **Proposals for site visit reports**

None.

32 **P14/S2176/FUL - The Elms, Thame**

The committee considered application P14/S2176/FUL for the erection of 37 dwellings and creation of new public open space, provision of new vehicle access from Elms Road and a new pedestrian/cycle link onto Upper High Street with associated infrastructure works and landscaping.

The planning officer reported that, since the publication of the report, one additional objection had been received. Further to a member site visit held yesterday she reported that:

- The distance from the rear of the Old Baptist House to the side elevation of the new house, at the closest point, was 25m. The South Oxfordshire Design Guide did not recommend side to back distances but recommended back to back distances of 25m.
- There were windows on the side elevation of the proposed property, which was to the rear of Old Baptist House. These would serve a kitchen and family room at ground floor, a lounge area at first floor and an en-suite at second floor.
- The existing brown gates on High Street were shown as remaining; however their removal could be secured by condition. There were provisions within the S106 agreement requiring the proposed footpaths through the site to remain open, only being shut if maintenance work was required and the district council had been given notice of the closure.

The planning officer reported that she was recommending the inclusion of additional conditions requiring:

- Sample materials of the new roads.
- Details of rising bollards or other suitable traffic restriction measures for the new vehicular access off Elms Road to prevent non-residents parking in this area, together with a similar measure for access off High Street.
- Restriction of garage conversion.
- Details of the removal of the entrance gates and the restoration of brick pillars.

Mary Stiles, a representative of Thame Town Council, spoke objecting to the application.

Adrian Reynolds, a local resident and Dr Paul Winson, representing The Elms Petition Group, spoke objecting to the application.

Jolande Bowater, Mark Sitch and Peter Cross, representing the applicant, spoke in support of the application.

David Dodds, a local ward councillor, spoke objecting to the application.

A motion, moved and seconded, to approve the application with additional conditions, as recommended by the planning officer, was declared carried on being put to the vote.

RESOLVED: to authorise the Head of Planning to grant planning permission for application P14/S2176/FUL at The Elms, Thame, subject to:

- i) Prior completion of the S106 agreements with the County Council and District Council requiring provisions for the terms listed in Appendix 6 and
 - ii) Detailed conditions in accordance with the summary set out below.
:
1. Commencement three years

2. Approved plans
3. Sample materials
4. Removal of permitted development rights A, B, C, D, E
5. New vehicle access
6. Vision splay details
7. New estate road
8. Estate accesses –driveway and turning areas
9. Plan of car parking provision
10. Cycle parking facilities
11. Construction traffic management
12. No surface water to drain onto highway
13. Resident info pack – travel plan
14. Archaeology
15. Signposting
16. Air quality
17. Tree pit details
18. Arboricultural method statement
19. Sample materials road
20. Details of parking /traffic restriction – Elms Road and High Street
21. Permitted development restriction of garage conversions
22. Details of the removal of entrance gates on High Street

33 P14/S2310/O - The Elms, Thame

The committee considered application P14/S2310/O for landscaping and improvement works to Elms Park including the provision of new paths and the relocation and / or replacement of the multi-use games area.

The planning officer reported that, since the publication of the report, three additional objections had been received. She also informed the committee that the description of the proposal in the addendum report was incorrect.

Mary Stiles, a representative of Thame Town Council, spoke to confirm that the Town Council would undertake the public consultation on the proposals.

Adrian Reynolds, a local resident, spoke objecting to the application.

Jolande Bowater and Mark Sitch, representing the applicant, spoke in support of the application.

A motion, moved and seconded, to approve the application was declared carried on being put to the vote.

RESOLVED: to approve outline planning permission for application P14/S2310/O at The Elms, Thame, subject to the following conditions:

1. Outline planning permission
2. Reserved matters to be submitted
3. Approved plans
4. Construction of paths at the same time as the residential development

34 P14/S2395/LB - The Elms, Thame

The committee considered application P14/S2395/LB for listed building consent for works and alterations at The Elms, Thame.

The planning officer reported that she was recommending the inclusion of an additional condition requiring the removal of the existing double gates onto the High Street.

Adrian Reynolds, a local resident, spoke objecting to the application.

Jolande Bowater, Mark Sitch and Peter Cross, representing the applicant, spoke in support of the application.

A motion, moved and seconded, to approve the application with an additional condition, as recommended by the planning officer, was declared carried on being put to the vote.

RESOLVED: to grant listed building consent for application P14/S2395/LB at The Elms, Thame, subject to the following conditions:

1. Commencement three years
2. Approved plans
3. Materials and works to Elms Park entrance piers to match existing
4. All repairs to use lime mortar
5. New stone to match existing at northern public access point
6. Removal of the existing double gates onto High Street

The meeting closed at 7.00 pm

Chairman

Date