

PLANNING

ELECTRONIC
VERSION

Planning Decision

P14/S0620/FUL

Thame Town Council
Mr Graham Hunt
Town Hall
High Street
THAME
OX9 3DP

PLANNING PERMISSION

Application No : **P14/S0620/FUL**

Application proposal, including any amendments :

Change the land use of the existing disused allotments to burial space to extend the existing graveyard at St Mary's church. (As clarified by additional information submitted on 18 January 2016 in respect of archaeology, provision of allotments and comments from the Environment Agency).

Site Location : **Priest End Allotments Former Private Allotments Adjacent to St Mary's Churchyard Priest End Thame OX9 3AJ**

South Oxfordshire District Council hereby gives notice that **planning permission is GRANTED** for the carrying out of the development referred to above strictly in accordance with the description, plans and specifications contained in the application (as varied by any amendments as referred to above) subject to the following condition(s) :

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: By virtue of Sections 91 to 95 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

2. That the development hereby approved shall be carried out in accordance with the details shown on the following approved plans, OP1-001, LOC-001, LOC-002 and BLO-001, except as controlled or modified by conditions of this permission.



Reason: To secure the proper planning of the area in accordance with Development Plan policies.

3. Prior to any demolition and the commencement of the development a professional archaeological organisation acceptable to the Local Planning Authority shall prepare an Archaeological Written Scheme of Investigation, relating to the application site area, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason - To safeguard the recording of archaeological matters within the site in accordance with the NPPF (2012), Policy CSEN3 of the South Oxfordshire Core Strategy 2027 and Policies CON11, CON13 and CON14 of the South Oxfordshire Local Plan 2011.

4. Following the approval of the Written Scheme of Investigation referred to in condition 3, and prior to any demolition on the site and the commencement of the development (other than in accordance with the agreed Written Scheme of Investigation), a programme of archaeological mitigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority.

Reason - To safeguard the identification, recording, analysis and archiving of heritage assets before they are lost and to advance understanding of the heritage assets in their wider context through publication and dissemination of the evidence in accordance with the NPPF (2012), Policy CSEN3 of the South Oxfordshire Core Strategy 2027 and Policies CON11, CON13 and CON14 of the South Oxfordshire Local Plan 2011.

NB: The Allotments Act 1925- specifies that land purchased or appropriated by local authorities for use as allotments must not be disposed of without Ministerial consent. The Secretary of State must be satisfied that 'adequate provision will be made for allotment holders displaced by the action of the local authority, or that such provision is unnecessary or not reasonably practicable'. (Section 8).

NB: The above permission/consent may contain pre-conditions, which require specific matters to be approved by the Local Planning Authority before a specified stage in the development occurs. This means that a lawful commencement of the approved development/works cannot be made until the particular requirements of the pre-condition(s) have been met. Please read the letter attached to the decision notice for further information.

NB: This approval is specific to the details of the development as shown on the approved plans and other associated documentation. Unless otherwise agreed by the Council any departure from the approved plans will constitute

unauthorised development and may be liable to enforcement action. As such the Council must be advised in writing of any proposed variations from the approved plans and other associated documentation at the earliest stage possible. A decision will then be made as to whether the changes can be dealt with as a minor revision to the approved details or whether a revised application is required.

This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.

Reason for Decision

Planning permission is granted because, subject to the attached conditions, there is acceptable alternative provision for allotments on the new residential sites on the edges of Thame. The development is also acceptable in terms of its impact on the character and appearance of the Thame Conservation Area and on the setting of adjacent listed buildings. Subject to the attached conditions, the development would also be acceptable in terms of its impact on archaeological remains and neighbours. The proposal is otherwise in accordance with Development Plan Policies.

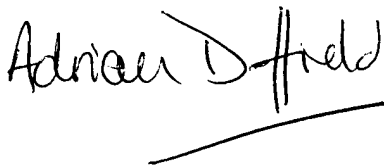
In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council takes a positive and proactive approach to development proposals. The Planning Service works with applicants/agents in a positive and proactive manner by offering a pre-application advice service and by advising applicants/agents of issues that arise during the processing of their application and where possible suggesting solutions to problems.

Note : A more detailed explanation is available in the officer's report, available in the application case file.

Key Policies

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| C6 | Maintain & enhance biodiversity |
| C9 | Loss of landscape features |
| CF1 | Protection of recreational or essential community facilities |
| CF2 | Provision of additional community facilities |
| EP7 | Impact on ground water resources |
| CON11 | Protection of archaeological remains |
| CON12 | Archaeological field evaluation |
| CON13 | Archaeological investigation recording & publication |
| CON5 | Setting of listed building |
| CON16 | Protection of common land and open spaces |
| CON7 | Proposals in a conservation area |
| CS1 | Presumption in favour of sustainable development |
| CSB1 | Conservation and improvement of biodiversity |
| CSEN3 | Historic environment |
| CS11 | Infrastructure provision |
| CSS1 | The Overall Strategy |
| CSTHA1 | The Strategy for Thame |
| D5 | Compatible mix of uses |

Note : The full wording of the above policies are available on our website or in the local plan documents, at our offices.



Head of Planning
17th June 2016

STATUTORY INFORMATIVE

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under sections 78 and 79 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within **six months** of the date of this notice, using a form which you can get from :

The Planning Inspectorate
Customer Support Unit
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN
Telephone : 0303 444 5000
www.planningportal.gov.uk
email: enquiries@pins.gsi.gov.uk.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

Purchase Notice

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council

(District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI, Chapter 1 of the Town and Country Planning Act 1990.

Compensation

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in sections 114 and related provisions of the Town and Country Planning Act 1990.

OTHER INFORMATION

The Planning Portal contains a wide range of helpful planning-related guidance and services. You may wish to view their website (www.planningportal.gov.uk).