

PLANNING

ELECTRONIC
VERSION

Planning Decision

P16/S1954/RM

Mr Graham Hunt
c/o Mrs Anna-Sophia Stamm
8 Trinity Street
London
SE1 1DB

PLANNING PERMISSION

Application No : **P16/S1954/RM**

Application proposal, including any amendments :

Approval of reserved matters for improvement works to Elms Park including the provision of new paths and the relocation and replacement of the multi use games area.

Site Location : **Elms Park Park Street Thame**

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. That the development hereby approved shall be carried out in accordance with the details shown on the following approved plans, D5480.301, D5480.401, D5480.302, D5480.000, Topographical survey sheet 1, Topographical survey sheet 2, Topographical survey sheet 3, Topographical survey sheet 4, D5480 001 01, D5480 002 01, D5480 101 01, D5480 102 01, D5480 200 01, D5480 201 01, D5480 202 01, D5480 420 01, D5480 430 01 and D5480 431 01, 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.

2. Notwithstanding the approved plans, details of the surfacing material for the perimeter path shall be submitted to and approved in writing by the local planning authority prior to the commencement of works to construct the



perimeter path. All works shall be carried out in accordance with the approved details.

Reason: To ensure that there is continuity between the surfacing material for the perimeter path and the approved surfacing material for the path within the housing development to the west of the site in accordance with Policy CSQ3 of the South Oxfordshire Core Strategy and Policies G2, CON7 and D1 of the South Oxfordshire Local Plan.

3. A Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The approved CTMP shall be implemented prior to any works being carried out on site, and shall be maintained throughout the course of the development.

Reason: In the interests of highway safety and to mitigate the impact of construction vehicles on the surrounding highway network, road infrastructure and local residents, particularly at morning and afternoon peak traffic times and in accordance with Policy T1 of the South Oxfordshire Local Plan 2011.

4. No development shall start until a programme for implementing the approved planting scheme has been submitted to and approved in writing by the local planning authority and the planting scheme shall be implemented in accordance with the approved programme. In the event of any of the plants or trees so planted dying or being seriously damaged or destroyed within 5 years of the completion of the development, a new tree or plant of a species first approved by the Local Planning Authority, shall be planted and properly maintained.

Reason: To help assimilate the development into its surroundings in accordance with Policy CSQ3 of the South Oxfordshire Core Strategy and Policies G2, C9 and D1 of the South Oxfordshire Local Plan

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.

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

The proposal is considered to be in accordance with relevant development plan policies and national planning policy. The development would preserve and enhance the character and appearance of the conservation area and would provide an enhanced recreational facility. The proposal is acceptable in terms of its impact upon existing and proposed dwellings.

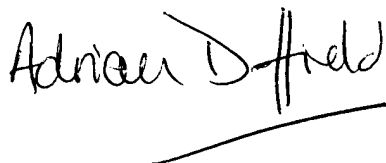
In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council takes a positive and proactive approach to development proposals. The Planning Service works with applicants/agents in a positive and proactive manner by offering a pre-application advice service and by advising 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

C6	Maintain & enhance biodiversity
C8	Adverse affect on protected species
C9	Loss of landscape features
CF1	Protection of recreational or essential community facilities
CON12	Archaeological field evaluation
CON5	Setting of listed building
CON7	Proposals in a conservation area
CSEN1	Landscape protection
CSB1	Conservation and improvement of biodiversity
CSEN3	Historic environment
CSG1	Green infrastructure
CSQ2	Sustainable design and construction
CSQ3	Design
CSTHA1	The Strategy for Thame
D1	Principles of good design
D4	Reasonable level of privacy for occupiers
D6	Community safety
D7	Access for all
EP2	Adverse affect by noise or vibration
EP3	Adverse affect by external lighting
G2	Protect district from adverse development
R1	Outdoor sport or play areas
R6	Public open space in new residential development
T7	Protection and improvement to footpath and highway network

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 November 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).