

PLANNING

ELECTRONIC
VERSION

Planning Decision

P17/S0080/O

Mr & Mrs M and G Bostel
c/o JCPC Ltd
5 Buttermarket
Thame
OX9 3EW

PLANNING PERMISSION

Application No : P17/S0080/O

Application proposal, including any amendments :

Demolition of existing buildings and erection of 3 three-bedroom two-storey dwellings with parking and amenity space.

Site Location : **69 Park Street THAME OX9 3HU**

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 to which this permission relates shall be begun not later than whichever is the later of the following dates:
 - (a) the expiration of three years from the date of this permission; or
 - (b) the expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: By virtue of Section 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. in the case of any reserved matter, application for approval must be made not later than the expiration of 3 years beginning with the date of the grant of outline planning 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.

3. Prior to the first occupation of the development, car parking spaces shall be provided within the curtilage of the site so that motor vehicles may enter and park off of the highway. the parking areas shall be constructed, laid out, surfaced, drained and completed in strict accordance with specific details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The car parking areas shall be retained unobstructed except for the parking and manoeuvring of motor vehicles at all times.

Reason: In the interests of highway safety and to ensure the provision of off-street car parking in accordance with Policies T1 and T2 of the South Oxfordshire Local Plan 2011.

NB: For the works in the highway (crossover) a separate permission is required from the Local Highway Authority. Please contact the Licensing and Streetworks Administration Team prior to the commencement of works - TEL 0843 10 1111. For the avoidance of doubt: The details of this dropped crossover shall confirm to a transition kerb construction and not include a radius. This is in the interests of pedestrian convenience, which is better served by transition kerbs which do not require the need to drop down and raise up a steeped kerb crossover.

4. Cycle parking facilities shall be provided prior to the occupation of the development hereby approved, in accordance with details to be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of development.

Reason: To encourage the use of cycles as a means of transport in accordance with Policy T2 of the South Oxfordshire Local Plan 2011.

5. Unless otherwise agreed by the Local Planning Authority 'LPA', development other than that required to be carried out as part of an approved remediation scheme must not commence until phases i) to iv) have been complied with, or further works have been deemed unnecessary as a result of conclusions based on risk assessments during phases i) or ii), and this has been agreed upon in writing by the LPA.

Document(s) detailing the works undertaken in each phase must be submitted to and approved by the LPA in writing before any other phase commences, and before occupation of any building in relation to phase iv). All phases of investigation must be designed and conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land

Contamination, CLR 11.

- i) A preliminary risk assessment, including a site walkover and conceptual site model detailing all potential contaminants, sources and receptors.
- ii) An intrusive site investigation to assess the type, nature, extent and risk(s) of any contamination identified in ii), whether or not it originates on site. It is recommended that the LPA are consulted on proposals.
- iii) A detailed remediation scheme, to bring the site to a condition suitable for the intended use. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme shall also ensure that after remediation the site will not qualify as Contaminated Land under Part 2A Environmental Protection Act 1990.
- iv) Validation of the remediation scheme demonstrating the effectiveness of the remediation approved in iv).

If contamination is found during the course of development that was not previously identified, the development must be halted on that part of the site to the extent specified by the LPA and until the LPA are satisfied that all necessary phases above have been undertaken.

Reason: To ensure that risks from land contamination to future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EP8 of the South Oxfordshire Local Plan 2011.

6. The development hereby permitted shall not be occupied until surface water drainage works have been carried out in accordance with details that have been first submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent pollution and flooding in accordance with Policies EP1, EP4 and EP6 of the South Oxfordshire Local Plan 2011.

7. The development hereby permitted shall not be occupied until foul drainage works have been carried out in accordance with details that have been first submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent pollution in accordance with Policy EP1 of the South Oxfordshire Local Plan 2011.

8. Prior to the commencement of any site works (including demolition or site clearance) an arboricultural method statement shall be submitted to and approved in writing by the Local Planning Authority to show that any mature trees close to the boundary of the site shall not be harmed by the development

hereby approved and that a protected area shall be designated for these trees which shall be protected in accordance with a scheme which complies with the current edition of BS 5837: "Trees in relation to design, demolition and construction" that shall first have been submitted to, and approved in writing by, the Local Planning Authority. The agreed measures shall be kept in place during the entire course of development.

Reason: To safeguard trees which are visually important in accordance with Policy CSQ3 of the South Oxfordshire Core Strategy 2027 and Policies G2, C9 and D1 of the South Oxfordshire Local Plan 2011.

- NB: Your attention is drawn to the need to have regard to the requirements of UK and European legislation related to the protection of certain wild plants and animals. Approval under that legislation will be required and a licence may be necessary if bats are affected by the development. If bats are discovered you must be aware that to proceed with the development without seeking advice from Natural England could result in prosecution
- 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

The principle of residential development is acceptable in this town centre site. The application is in outline only and the submitted details demonstrate that the layout of the development is acceptable and that a development of an appropriate scale and design could be accommodated at the site. The County Highway Authority has not raised an objection to the access which is considered to comply with the requirements of the NPPF. This proposal would provide 3 small units of accommodation in a very sustainable location.

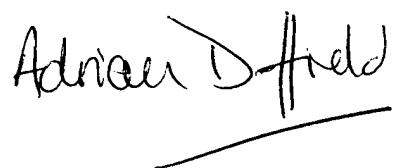
In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council takes a positive and proactive approach to development proposals. The Planning Service works with applicants/agents in a positive and proactive manner by offering a pre-application advice service and by advising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

CON7	Proposals in a conservation area
CSH3	Affordable housing
CSH4	Meeting housing needs
D3	Outdoor amenity area
E6	Loss of employment uses
G2	Protect district from adverse development
H4	Housing sites in towns and larger villages outside Green Belt
T1	Safe, convenient and adequate highway network for all users
T2	Unloading, turning and parking for all highway users

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
7th April 2017

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 its 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).