

PLANNING

ELECTRONIC
VERSION

Planning Decision

P17/S1339/FUL

Wildwood
c/o JCPC Ltd
5 Buttermarket
Thame
OX9 3EW

PLANNING PERMISSION

Application No : **P17/S1339/FUL**

Application proposal, including any amendments :
Subdivision of existing retail unit, and use of Unit A for mixed A1/A3 purposes and Unit B for A1 purposes.

Site Location : **4-5 Upper High Street THAME OX9 3ES**

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, P100, P101 and P101a, 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. Unless otherwise agreed in writing by the Local Planning Authority, all refuse



and waste relating to the proposed units shall be stored within the building or in the location shown on the approved site plan ref: P101A.

Reason: To ensure adequate provision for the management of waste in accordance with Policy D10 of the South Oxfordshire Local Plan 2011.

- NB: The building to which this planning permission relates is a statutorily listed building. This permission does not authorise any internal or external works which would affect the building's historic or architectural character. This includes the removal or alteration of internal or external features such as windows, doors, fireplaces, staircases, chimneys, wood panelling and decorative plasterwork. Such works will require a separate grant of listed building consent, and to carry out such works without first obtaining listed building consent is a criminal offence.
- 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 complies with the relevant development plan policies and national planning guidance. The council is satisfied, on balance, that the proposed use would not undermine the vibrancy or commercial vitality of Thame town centre or result in a loss of employment. The proposal is also acceptable in terms of the impact upon the wider conservation area and the special architectural and historic interest of the listed building, subject to the acceptability of a subsequent listed building consent application. The council is also satisfied that the proposed use would not result in a harmful impact upon neighbouring amenity or highway safety.

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

CF3	Retention of shops
TC2	Development in town centres
TC8	Change of use between shop to non shop use
CON3	Alteration to listed building
CON4	Change of use of listed buildings
CON7	Proposals in a conservation area
CSQ3	Design
CSEN3	Historic environment
D1	Principles of good design
D10	Waste Management
G2	Protect district from adverse development
TSM1	Tourist industry
TSM3	Conversion of existing buildings to tourist faculties, pub and restaurants
TSM4	New hotels, pubs and restaurants in the built up area

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

Adrian D. Field

Head of Planning
20th June 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 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).