

GOODSON INDUSTRIAL MEWS, UNIT 8 WELLINGTON STREET

Redevelopment of storage (Class B8) to provide 8 dwellings (one 1-bed and seven 2-bed apartments) (Class C3) with associated access and landscaping works.

1. Officer Recommendation: Thame Town Council supports this application.

2. Key Issues:

The applicants presented the plans in a pre-application meeting with the Town Council. The plans are mostly compliant with the South Oxfordshire Design Guide.

- Design

The apartments will be designed to reflect the recently approved application at Unit 5 and the wider aspirations for Units 6 & 7. The apartments will be modern with contemporary features such as the glazed atrium and lightwells. It is considered that the apartments will present a visual improvement on the existing building.

- Amenity

All apartments comply with national standards on internal space, and are dual aspect. Private outdoor space is offered as garden areas or terraces.

- Parking

Each apartment will have 1 allocated parking space, and will share 2 visitor spaces. The apartments will also have access to 20 visitor spaces at Units 1-4 during non-working hours. All parking spaces comply with the County Council's standards. Cycle storage will be provided with each apartment having two allocated spaces and one visitor space.

- Impact on neighbouring amenity

The development will largely not be visible from Wellington Street. The properties that back onto the rear of the development, are a mix of office and residential. The development will be at least 25m from the historical residential properties on East Street, in line with the South Oxfordshire Design Guide.

- Loss of employment land

The Town Council has consistently resisted the loss of employment land across Thame and has made specific objections on this issue to each application that has come forward on Goodson Industrial Mews. The adjacent units, 6 and 7 have extant permission to be converted to 12 flats. The applicant confirmed at the pre-application meeting with the Town Council that it would carry out with the conversion, albeit with improved external treatment, materials and landscaping that will require a new application.

The applicant also offered to volunteer a condition removing permitted development rights from the whole of Units 1 – 4 which would mean they would be more likely to stay in employment use as light industrial / office units. Unit 9 will also remain wholly in office use.

3. Planning History:

P15/S3848/FUL - Redevelopment of Goodsons Industrial Mews retaining existing commercial units 1A, 1, 2, 3, 4 and 9 in employment use. Alteration of unit 1-4 to provide 4 no apartments at first floor. Demolition of units 5, 6, 7, 8 and erection of 8 houses, 2 maisonettes and 15 flats (29 residential units in total). (As amended by drawings accompanying Agents letters dated 8 February 2016 and 11 February 2016 reducing unit numbers and amending design).

TTC recommended refusal

- 1. Must retain Units 1-4 and 9 as employment use and remove permitted development rights for the conversion of commercial buildings to residential**
- 2. Proposed housing mix does not derive from an objective needs assessment**
- 3. Overdevelopment (scale, height, density and massing), poor design quality and harmful to the character of the area**
- 4. Unacceptable overlooking to 68 Wellington Street**
- 5. Inadequate amenity**
- 6. Inadequate parking strategy**
- 7. Proposals do not provide financial contributions to a range of local services and facilities**

SODC granted permission

4. Risk Appraisal

Dependant on the Town Council's recommendation to SODC is it likely that there would be a contrary decision by SODC? If so then a councillor should be nominated at the meeting to represent the views of the Town Council at the planning committee.

5. Policies Relevant to the Application

The following policies are of particular relevance when considering this application.

Thame Neighbourhood Plan

- H5 Integrate windfall sites
- H6 Design new development to be of high quality
- H8 Provide affordable housing
- H9 Provide a mix of housing types
- WS12 Retain existing employment land in employment use

GA1	New development to provide good pedestrian and cycle connections to the town centre and other local destinations
GA3	Developer contributions required to support the provision of a cycle route to Haddenham and Thame Parkway Rail Station
CLW4	Contributions required from developers of new housing to fund additional healthcare facilities

- ESDQ10 Produce a Sports Facilities Strategy
- ESDQ11 Incorporate Sustainable Urban Drainage into new development
- ESDQ12 Applications for new development to provide a drainage strategy
- ESDQ15 Developers must demonstrate in a Design and Access Statement how their proposed development reinforces Thame's character
- ESDQ16 Development must relate well to its site and its surroundings
- ESDQ17 Development must make a positive contribution towards the distinctive character of the town as a whole
- ESDQ18 New development must contribute to local character by creating a sense of place appropriate to its location
- ESDQ19 The Design and Access Statement and accompanying drawings must provide sufficient detail for proposals to be properly understood
- ESDQ20 Building style must be appropriate to the historic context
- ESDQ23 Streets within new development must be designed as pleasant places to be
- ESDQ26 Design new buildings to reflect the three-dimensional qualities of traditional buildings
- ESDQ27 Design in the 'forgotten' elements from the start of the design process
- ESDQ28 Provide good quality private outdoor space
- ESDQ29 Design car parking so that it fits in with the character of the proposed development
- D1 Provide appropriate new facilities

SODC Local Plan Policies

G2	Protect District from adverse development
G5	Making the best use of land/buildings in built up areas
C9	Landscape features
EP1	Prevention of polluting emissions
EP2	Noise and vibrations
EP8	Contaminated land
D1	Good design
D2	Safe and secure parking for vehicles and bicycles
D3	Plot coverage and garden areas
D4	Privacy and daylight
D10	Waste management
T1	Safe, convenient and adequate highway network for all users
T2	Unloading, turning and parking for all highway users

Core Strategy Policies

CS1	Presumption in favour of sustainable development
CSR1	Housing
CSTHA1	Strategy for Thame
CSH2	Density
CSQ3	Design
CSH3	Affordable housing
CSH4	Housing needs
CSI1	Infrastructure provision
CSEM1	Supporting a successful economy
CSEM4	Supporting economic development
CSEN3	Historic environment