

PLANNING

ELECTRONIC
VERSION

Planning Decision

P19/S2914/FUL

Mrs Angie Menary
c/o JCPC Ltd
5 Buttermarket
Thame
OX9 3EW

PLANNING PERMISSION

Application No : **P19/S2914/FUL**

Application proposal, including any amendments :

Conversion of 25 Windmill Road to form three flats, and erection of a two storey building comprising two flats and associated parking. Alteration to existing office entrance.

Site Location : **25 Windmill Road and Pearce Court Thame OX9 2DJ**

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, 499-101 B, 499-102 A, 499-105 A, 499-103, 499-107 A, 499-104 A, 499-109 A, 499-100 A, 499-106, 499-108 B and 499-110 A, 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 the commencement of the development hereby approved samples and / or a schedule of the materials to be used for the external walls and roofs of the two storey block of flats hereby permitted, and for the external walls / porch of the alterations to the office accommodation and hall conversion hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the visual appearance of the development in accordance with Policy CSQ3 of the South Oxfordshire Core Strategy 2027 and Policies D1, H4 and G2 of the South Oxfordshire Local Plan 2011.

4. Prior to the occupation of the flats hereby permitted, the existing means of access onto Windmill Road serving 25 Windmill Road shall be closed off by the means of reinstatement of the kerb and footway in accordance with the local highway authority's specifications.

Reason: In the interest of highway safety in accordance with Policy T1 of the South Oxfordshire Local Plan 2011.

5. Prior to the first occupation of the development hereby approved, the parking and turning areas shall be provided in accordance with the approved plans 499.104 A and 499.110 A and shall be constructed, laid out, surfaced, drained and unless demonstrated to be unfeasible shall be completed to be compliant with sustainable drainage (SuDS) principles, and shall be retained unobstructed except for the parking of vehicles associated with the development at all times.

Reason: In the interests of highway safety and in accordance with Policies T1 and T2 of the South Oxfordshire Local Plan 2011.

6. Prior to the commencement of the development hereby permitted a scheme for the landscaping of the site, including the planting of live trees and shrubs, the treatment of the access road and hard standings, and the provision of boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. These details shall include schedules of new trees and shrubs to be planted (noting species, plant sizes and numbers/densities), the identification of the existing trees and shrubs on the site to be retained (noting species, location and spread), any earth moving operations and finished levels/contours, and an implementation programme. The scheme shall be implemented prior to the first occupation or use of development and thereafter be maintained in accordance with the approved scheme. In the event of any of the trees or shrubs so planted dying or being seriously damaged or destroyed within 5 years of the completion of the development, a new tree or shrub or equivalent number of trees or shrubs, as the case may be, of a species first approved by the Local Planning Authority, shall be planted and properly maintained in a position or positions first approved in writing by the Local Planning Authority.

Reason: To help to assimilate the development into its surroundings in accordance and to prevent and flooding in accordance with Policies CSEN1 and CSQ3 of the South Oxfordshire Core Strategy 2027 and Policies G2, C9, D1, EP1 and EP4 of the South Oxfordshire Local Plan 2011.

7. Prior to the commencement of development, a full surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved.

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

NB: The development to which this permission relates is liable to pay the Community Infrastructure Levy (CIL) as set out in the South Oxfordshire District Charging Schedule. Upon planning permission, a Liability Notice will be issued to the nominated person/company liable for CIL. The person/company liable for CIL must submit a commencement notice to the Local Planning Authority BEFORE development commences (CIL Form 6). The Local Planning Authority will send a Demand Notice to the person/company liable for CIL when the Commencement Notice is received. **FAILURE TO FOLLOW THE CIL PROCEDURES COULD RESULT IN SURCHARGES AND THE LOSS OF ANY EXEMPTION RELIEF IF ENTITLED.** Guidance on CIL is available on the planning portal website <http://www.planningportal.co.uk/cil> or the council's website <http://www.southoxon.gov.uk/cil> together with the process for paying CIL.

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.

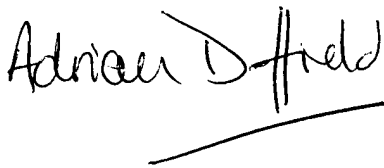
NB: This approval is specific to the details of the development as shown on the approved plans and other associated documentation. Unless otherwise agreed by the Council any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. As such the 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.

Key Policies

CS1	Presumption in favour of sustainable development
CSQ3	Design
CSS1	The Overall Strategy
CSTHA1	The Strategy for Thame
CF1	Protection of recreational or essential community facilities
D1	Principles of good design
D10	Waste Management
D2	Safe and secure parking for vehicles and cycles
D3	Outdoor amenity area
D4	Reasonable level of privacy for occupiers
D7	Access for all
EP4	Impact on water resources
EP6	Sustainable drainage
EP7	Impact on ground water resources
EP8	Contaminated land
G2	Protect district from adverse development
H4	Housing on sites within the built up areas of towns and villages
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
18th August 2020

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).