

PLANNING

ELECTRONIC
VERSION

Planning Decision

P20/S3501/FUL

Cosmonaut Leisure Ltd
c/o AM2 Planning
X

REFUSAL OF PLANNING PERMISSION

Application No : **P20/S3501/FUL**

Application proposal, including any amendments :

Change of use of an established lake for recreation and sports purposes

(Additional highway information submitted on 23rd December 2020.

Further plans, ecological survey, flood risk assessment and arboricultural report received 2nd April 2021.

Preliminary ecological appraisal received 28th June 2021. Biodiversity metric information and further highways and transport statement received 27th July 2021)

Site Location : **North Lake Caversham Lakes Henley Road near Reading RG4 9RA**

South Oxfordshire District Council hereby gives notice that **planning permission is REFUSED** for the carrying out of the development referred to above for the following reason(s) :

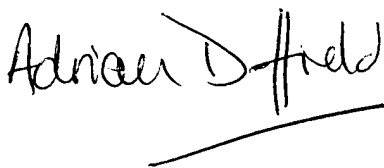
1. The full extent of the ecological impacts arising from the land clearance and other works associated with the implementation of the unauthorised change of use have not been adequately assessed within the supporting ecological appraisal. The District Council also considers that the development of the site since the submission of the application is likely to have resulted in further unquantified impacts upon important habitats and the integrity of the Local Wildlife Site. The District Council considers that the proposed development is likely to result in a net loss for biodiversity and the harm identified by the Council would not be outweighed by public benefits. The proposal is contrary to Policies ENV2 and ENV3 of the South Oxfordshire Local Plan 2035 and the National Planning Policy Framework.



2. Insufficient information has been submitted with the planning application to enable the highways, traffic and transportation implications of the proposed development to be fully assessed. The proposal does not demonstrate that the traffic likely to be generated by the proposed use and its ancillary activities can be safely accommodated by the existing road network, without adverse impacts upon highway safety. The proposal is contrary to Policies TRANS4 and TRANS5 of the South Oxfordshire Local Plan 2035 and the National Planning Policy Framework.
3. The proposed development would increase the number of vehicular movements along the site access road, which does not contain adequate provision for pedestrians. As significant parts of the proposed improvement works are on land outside the applicant's control, and there is no guarantee that consent for these would be forthcoming, the proposal fails to demonstrate a safe and convenient access route, contrary to Policies TRANS4 and TRANS5 of the South Oxfordshire Local Plan 2035 and the National Planning Policy Framework.
4. The application does not provide sufficient information on the surface water drainage arrangement for the areas of hardstanding implemented within the site in connection with the proposed use. The proposal in its current form fails to comply with Policy EP4 of the South Oxfordshire Local Plan 2035.

In accordance with paragraph 38 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.

A handwritten signature in black ink, appearing to read 'Adrian D. Field', with a long horizontal line drawn underneath it.

Head of Planning
13th October 2021

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).

BUILDING OVER GAS MAINS AND SERVICES

Please note before you plan to dig, or carry out building work within the SGN gas network, you must:

1. Check your proposals against the information held at <https://www.linesearchbeforeudig.co.uk/> to assess any risk associated with your development **and**
2. Contact the SGN Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone SGN with general plant protection queries. See SGN details below: Phone 0800 912 1722 or email plantlocation@sgn.co.uk

For further information please refer to:

<https://www.sgn.co.uk/damage-prevention>

<https://www.sgn.co.uk/help-and-advice/digging-safely>