

PLANNING

ELECTRONIC
VERSION

Planning Decision

P17/S2516/O

Mr Alan Thorne
c/o Mr Stephen Pitts
The Squirrels
Kennylands Rd
Sonning Common
Reading
RG4 9JR

OUTLINE PLANNING PERMISSION

Application No : **P17/S2516/O**

Application proposal, including any amendments :

Outline application with details of appearance reserved for change of land use from light industrial to residential, demolition of existing workshop and store and erection of two storey detached house, retaining walls and parking area.

Site Location : **The Piggery Gravel Hill Caversham RG4 8QL**

South Oxfordshire District Council hereby gives notice that **outline 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 hereby approved shall be carried out in accordance with the details shown on the following approved plans, T452 02A, T452 01B, T452 06A, T452 03A, T 452 05A and T 452 04A, 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.

2. Development shall not commence until details of the reserved matter [appearance] has been submitted to and approved in writing by the Local Planning Authority.



In the case of any reserved matter, application for approval must be made not later than the expiration of three years beginning with the date of the grant of outline planning permission.

Thereafter the development shall commence 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 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. That all existing buildings on the site shall be demolished before the new development hereby permitted commences, and any demolished material which is not to be utilised in the new development shall be removed from the land, unless an alternative scheme for the phased demolition of the buildings and removal of materials is first submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory comprehensive development in accordance with Policies CSEN1 and CSQ3 of the South Oxfordshire Core Strategy 2027 and Policies G2, C4, D1 and H4 of the South Oxfordshire Local Plan 2011.

4. The development shall be carried out in accordance with the levels details shown on approved plan T.452.04.A and thereafter retained as such.

Reason: To ensure a satisfactory form of development in accordance with Policies CSEN1 and CSQ3 of the South Oxfordshire Core Strategy 2027 and Policies G2, C4, D1 and H4 of the South Oxfordshire Local Plan 2011.

5. Prior to the commencement of the development hereby approved, a schedule of all materials to be used in the external construction and finishes of the development 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 Policies CSEN1, CSEN3 and CSQ3 of the South Oxfordshire Core Strategy 2027 and Policies G2, C4, D1 and H4 of the South Oxfordshire Local Plan 2011.

6. Prior to first occupation of the dwelling hereby submitted, the existing means of access onto Gravel Hill shall be surfaced with a bonded material across the entire width of the access for a distance of 3 metres measured back from the

carriageway edge and thereafter retained as such.

Reason: In the interest of highway safety in accordance with Policies G2, H4 and T1 of the South Oxfordshire Local Plan 2011.

7. The vision splays of 2.4 metres by 50 metres and 2.4 metres by 30 metres shown on the approved plan T.452.04.A shall be provided prior to commencement of any other site works and shall thereafter be kept free of all obstructions above carriageway level.

Reason: In the interest of highway safety in accordance with Policies G2, H4 and T1 of the South Oxfordshire Local Plan 2011.

8. That a scheme for the landscaping of the site, including the planting of live trees and shrubs, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted. The scheme shall be implemented prior to the first occupation or use as approved within 12 months of the commencement of the approved 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 with Policies CSEN1 and CSQ3 of the South Oxfordshire Core Strategy 2027 and Policies G2, C4, C9, D1 and H4 of the South Oxfordshire Local Plan 2011.

9. Prior to the commencement of any site works or operations relating to the development hereby permitted, an arboricultural method statement to ensure the satisfactory protection of retained trees during the construction period shall be submitted to and approved in writing by the Local Planning Authority. Written approval must be obtained prior to commencement of any site works including demolition. The matters to be encompassed within the arboricultural method statement shall include the following:-
 - (i) A specification for the pruning of, or tree surgery to, trees to be retained in order to prevent accidental damage by construction activities;
 - (ii) The specification of the location, materials and means of construction of temporary protective fencing and/or ground protection in the vicinity of trees to be retained, in accordance with the recommendations of BS 5837 'Trees in relation to design, demolition and construction' and details of the timing and duration of its erection;
 - (iii) The definition of areas for the storage or stockpiling of materials, temporary

on-site parking, site offices and huts, mixing of cement or concrete, and fuel storage;

(iv) The means of demolition of any existing site structures, and of the reinstatement of the area currently occupied thereby;

(v) The specification of the routing and means of installation of drainage or any underground services in the vicinity of retained trees;

(vi) The details and method of construction of any other structures such as boundary walls in the vicinity of retained trees and how these relate to existing ground levels;

(vii) The details of the materials and method of construction of any roadway, parking, pathway or other surfacing within the RPA, which is to be of a 'no dig' construction method in accordance with the principles of Arboricultural Practice Note 12 "Through the Trees to Development", and in accordance with current industry best practice; and as appropriate for the type of roadway required in relation to its usage.

(viii) Provision for the supervision of ANY works within the root protection areas of trees to be retained, and for the monitoring of continuing compliance with the protective measures specified, by an appropriately qualified arboricultural consultant, to be appointed at the developer's expense and notified to the Local Planning Authority, prior to the commencement of development; and provision for the regular reporting of continued compliance or any departure there from to the Local Planning Authority.

Thereafter the development shall be carried out in accordance with the approved details with the agreed measures being kept in place during the entire course of development.

Reason: To safeguard trees which are visually important in accordance with Policies CSEN1 and CSQ3 of the South Oxfordshire Core Strategy 2027 and Policies G2, C4, C9, D1 and H4 of the South Oxfordshire Local Plan 2011.

10. Prior to the commencement of the development a phased risk assessment shall be carried out by a competent person in accordance with current government and Environment Agency Guidance and Approved Codes of Practice. Each phase shall be submitted to and approved in writing by the Local Planning Authority.

Phase 1 shall incorporate a desk study and site walk over to identify all potential contaminative uses on site, and to inform the conceptual site model. If potential contamination is identified in Phase 1 then a Phase 2 investigation shall be undertaken.

Phase 2 shall include a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors and if significant contamination is identified to inform the remediation strategy.

Phase 3 requires that a remediation strategy be submitted to and approved by the LPA to ensure the site will be rendered suitable for its proposed use.

Reason: To ensure that any ground, water and associated gas contamination is identified and adequately addressed to ensure the safety of the development, the environment and to ensure the site is suitable for the proposed use in accordance with Policies G2, EP8 and H4 of the South Oxfordshire Local Plan 2011.

11. External lighting will only be permitted in accordance with a lighting scheme to be approved in writing by the local planning authority. Any such lighting shall be directed downwards to prevent nuisance to adjoining residential occupiers from light spillage and shall be turned on only during the conditioned hours of operation and remain off at all other times.

Reason: To protect the appearance of the area, the environment and wildlife, and local residents from light pollution in accordance with Policies G2, EP3 and H4 of the South Oxfordshire Local Plan 2011.

12. 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 G2, EP1, EP4, EP6 and H4 of the South Oxfordshire Local Plan 2011.

NB: The development to which this permission relates is liable to pay the Community Infrastructure Levy as set out in the South Oxfordshire Charging Schedule. Please refer to the CIL Regulations 2010 (as amended). A Liability Notice will be issued to the relevant person on the day on which a planning permission first permits development.

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.

Reason for Decision

Whilst the proposed development would conflict with the Council's housing strategy as set out in Policies CSS1 and CSR1 of the South Oxfordshire Core Strategy, the proposal would represent a sustainable form of development when assessed against Paragraph 14 of the NPPF. Subject to the attached conditions, the proposal would also have an acceptable visual impact on the local landscape character, would not be harmful to the living conditions of nearby residential occupiers and future occupiers of the development and would not be prejudicial to highway safety.

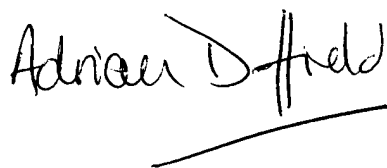
In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council takes a positive and proactive approach to development proposals. The Planning Service works with applicants/agents in a positive and proactive manner by offering a pre-application advice service and by advising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

C4	Landscape setting of settlements
C6	Maintain & enhance biodiversity
C9	Loss of landscape features
CS1	Presumption in favour of sustainable development
CSB1	Conservation and improvement of biodiversity
CSEM4	Supporting economic development
CSEN1	Landscape protection
CSM1	Transport
CSQ2	Sustainable design and construction
CSQ3	Design
CSR1	Housing in villages
CSS1	The Overall Strategy
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
E6	Loss of employment uses
EP1	Adverse affect on people and environment
EP2	Adverse affect by noise or vibration
EP3	Adverse affect by external lighting
EP4	Impact on water resources
EP6	Sustainable drainage
EP8	Contaminated land
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
1st December 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).