

PLANNING

ELECTRONIC
VERSION

Planning Decision

P19/V0696/FUL

North Hinksey Parish Council
c/o Stanhope Wilkinson Associates
2 Swinford Farm
Swinford
Eynsham
Oxford
OX29 4BL

PLANNING PERMISSION

Application No : **P19/V0696/FUL**

Application proposal, including any amendments :

Demolition of existing buildings and erection of replacement 'Louie Memorial Pavilion' with associated car park and other external works.

(Revised proposed building and surroundings plan 404.p17 received 28 June 2019)

Site Location : **Louie Memorial Pavilion Arnolds Way Botley Oxford OX2 9JD**

Vale of White Horse 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, 404.p17, 405 Rev P3, 406 Rev P1, 001 Rev P6, 003 Rev P7, 005 Rev P5, 006 Rev P1, 010 Rev P1, 401 Rev P7, 411 Rev P3, 408 Rev P1, 407 Rev P1 and 410 Rev P5, 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 development, a full surface water drainage scheme, including details of the culvert clearance and management, size, position and construction of drainage works and maintenance strategy, shall be submitted to, and approved in writing by, the Local Planning Authority. The drainage scheme shall be designed to accommodate a 1 in 100 year storm + 40% CC and construction details of all drainage components and access/hard standing areas must be submitted. These must be inclusive of proposed invert/cover levels.
The drainage and maintenance scheme will be implemented in accordance with the approved details prior to the commencement of the development hereby approved.

Reason: To ensure the proper provision of surface water drainage and to ensure flooding is not exacerbated in the locality (Policy CP42 of the Vale of White Horse Local Plan 2031 Part 1).

4. That, prior to the commencement of development, a full foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the size, position and construction of the drainage scheme, all coupled with calculations to evidence this.

Reason: To prevent pollution and flooding. (In accordance with the requirements of the NPPF and policy CP42 of the Vale of White Horse Local Plan 2031 Part 1)

5. Prior to the commencement of the development hereby approved, including any works of site clearance, a bat emergence survey shall be undertaken. If roosting sites are present, a bat mitigation strategy shall be submitted to and approved in writing by the local planning authority. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: To protect the important species on the site, in accordance with provisions of the NPPF and policy CP46 of the Vale Local Plan Part 1. .

6. Prior to the commencement of the development hereby approved, visibility

splays for the pedestrian, vehicular and emergency accesses shall be provided in both directions in accordance with a scheme which shall first have been submitted to and approved in writing by the Local Planning Authority. Such splays shall be designed to ensure there is no obstruction to vision above 0.9 metre in height relative to the centre line of the adjacent carriageway over the whole of each visibility splay area. Thereafter, the visibility splays shall be permanently maintained free from obstruction to vision.

Reason: In the interest of highway safety. (Policy DC5 of the adopted Local Plan).

7. Prior to the commencement of development, an arboricultural method statement to ensure the protection of trees on the site during construction shall be submitted to and approved in writing by the Local Planning Authority. No works shall be carried out on site (including any demolition works) before the arboricultural method statement has been approved. The arboricultural method statement shall include details of the following:

1. - The location, materials and means of construction of temporary tree - protective fencing and/or ground protection measures (in accordance with BS 5837/2005 'Trees in relation to Construction');
2. - The programme for implementing and retaining such tree protection measures;
3. - Any works to trees (in accordance with BS 3998/1989 'Tree Works') to be carried out to prevent accidental damage by construction activities.

All works shall be carried out in accordance with the approved arboricultural method statement. At all times during construction, the tree protected areas shall not be used to park or manoeuvre vehicles, site temporary offices or other structures, store building materials or soil, mix cement/concrete or light bonfires.

Reason: To protect trees on the site in the interest of visual amenity (Policies CP37 , CP44 and DC6 of the adopted Local Plan).

8. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include hard surfacing materials, 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.

Reason: To ensure the implementation of appropriate landscaping which will improve the environmental quality of the development (Policies CP37 , CP44 and DC6 of the adopted Local Plan).

9. All hard and soft landscape works shall be carried out in accordance with the details and programme approved under Condition 8; above. Thereafter, the landscaped areas shall be maintained for a period of 5 years. Any trees or shrubs which die or become seriously damaged or diseased within 5 years of planting shall be replaced by trees and shrubs of similar size and species to those originally planted.

Reason: To ensure the implementation of appropriate landscaping which will improve the environmental quality of the development (Policies CP37 , CP44 and DC6 of the adopted Local Plan).

10. Prior to the commencement of development, details of all materials to be used externally in the construction shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built using only the approved materials.

Reason: In the interest of visual amenity (Policy CP37 of the adopted Local Plan).

11. Prior to the first use or occupation of the new building, a lighting strategy shall be submitted to and approved in writing by the Local Planning Authority. The aim of the strategy should be prevent light spillage into the vegetation on the western site boundary which acts as a wildlife corridor. The strategy shall:

show how and where external lighting will be installed (through provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats or other wildlife using their territory or having access to their breeding sites or resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy. Under no circumstances should any other external lighting be installed without the prior consent from the local planning authority.

Reason: To protect the important species on the site, in accordance with the requirements of the NPPF and policy CP46 of the Vale Local Plan Part 1.

12. Prior to the use or occupation of the new development, the car parking spaces shown on approved drawing number 404.p17 ; shall be constructed, surfaced and marked out. The parking spaces shall be constructed to prevent surface water discharging onto the highway. Thereafter, the parking spaces shall be kept permanently free of any obstruction to such use.

Reason: In the interest of highway safety and to avoid localised flooding

(Policies CP42 and DC5 of the adopted Local Plan).

13. Prior to the use or occupation of the new development, provision for parking bicycles on the site shall be made in accordance with the details shown on approved drawing number 404.p17.

Reason: To encourage the use of sustainable modes of transport (Policy CP33, CP35 and DC5 of the adopted Local Plan).

14. Prior to the first use of the building, provision shall be made for storing refuse and recycling materials in accordance with a scheme which shall first have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved refuse and recycling materials storage facilities scheme shall be permanently retained.

Reason: To ensure the provision of refuse and recycling material storage facilities (Policy CP37 of the adopted Local Plan).

15. The bin store hereby permitted shall be finished in a dark, recessive colour, in accordance with details that shall be first submitted to, and approved in writing by, the local planning authority.

Reason: In the interests of the visual amenity of the locality (Policy CP37 of the adopted Local Plan)

- NB: If works are required to be carried out within the public highway, the applicant is advised not to commence such work before formal approval has been granted by Oxfordshire County Council by way of either:
- i. - a Section 184 Notice under the Highways Act 1980, or
 - ii. - a legal agreement between the applicant and Oxfordshire County Council

17. Prior to commencement of development, an application shall be made for Secured by Design accreditation in respect of the development hereby approved. The development shall be carried out in accordance with the Secured by Design approved details, and shall not be occupied or used until confirmation of Secured by Design accreditation has been received by the Local Planning Authority.

Reason: To create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience in accordance with paragraph 127 of the National Planning Policy Framework.

18. Prior to the commencement of development, details of the existing ground levels of the site and the proposed levels of:

the new vehicular access; and
the car park area; and
the slab level of the new pavilion building
shall be submitted to and approved in writing by the Local Planning Authority.
The development shall be carried out in accordance with the approved levels.

Reason: To protect the visual amenity of the area. (Policy CP37 of the adopted Local Plan).

19. Prior to the first use or occupation of the new development, written details of the energy efficiency measures and renewable technologies to be incorporated into the development shall first have been submitted to and approved in writing by the Local Planning Authority. The carbon reduction measures shall be retained in place thereafter.

Reason: To incorporate climate change adaptation and design measures into the development (Policy CP40 of the adopted Local Plan).

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

Although it is within the Oxford Green Belt, the application site is an appropriate and sustainable location for a pavilion which supports community sport, leisure and recreational activities. The design of the proposed building is appropriate to its intended use and the building will be in-keeping with its playing field location. The proposal allows for the retention of existing trees, improvements to the landscaping of the site and the provision of a new access allowing for limited on-site parking, including for wheelchair users. The proposal will not have an unacceptable impact on wildlife or the amenity of neighbouring residents. On balance when taking into account all relevant policies and material planning considerations, the proposal is considered to be acceptable subject to planning conditions, and considered to accord with the aims of the development plan and relevant policies of the National Planning Policy Framework.

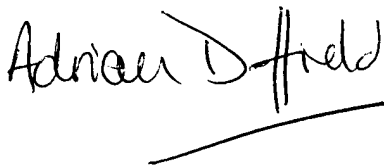
In accordance with paragraph 38 of the National Planning Policy Framework the Council takes a positive and proactive approach to development proposals. The Planning Service works with applicants/agents in a positive and proactive manner by offering a pre-application advice service and by advising applicants/agents 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.

Key Policies

CF1	Protection of Existing Services and Facilities
CF2	Provision of New Community Services and Facilities
CP01	Presumption in Favour of Sustainable Development
CP03	Settlement Hierarchy
CP08	Spatial Strategy for Abingdon-on-Thames and Oxford Fringe Sub-Area
CP13	The Oxford Green Belt
CP33	Promoting Sustainable Transport and Accessibility
CP35	Promoting Public Transport, Cycling and Walking
CP37	Design and Local Distinctiveness
CP40	Sustainable Design and Construction
CP41	
CP42	Flood Risk
CP44	Landscape
DC5	Access
DC6	Landscaping
DC9	The Impact of Development on Neighbouring Uses
L1	Playing Space
L7	Retention of small-scale Local Leisure Facilities
L8	Provision of small-scale Local Leisure Facilities

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

31st July 2019

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 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within **six months** of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but 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 the Secretary of State 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 a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>

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).