

South Oxfordshire District Council – Planning Committee – 22 July 2015

ADDENDUM REPORT

<b>APPLICATION NO.</b>	P14/S2310/O
<b>APPLICATION TYPE</b>	Outline
<b>REGISTERED</b>	30 July 2014
<b>PARISH</b>	Thame
<b>WARD MEMBERS</b>	Nigel Champken-Woods David Dodds Jeannette Matelot
<b>APPLICANT</b>	Rectory Homes
<b>SITE</b>	The Elms Park, Park Street, Thame
<b>PROPOSAL</b>	Landscaping and improvement works to Elms Park including the provision of new paths and the relocation and / or replacement of the multi-use games area.
<b>AMENDMENTS</b>	Amended January 2015
<b>GRID REFERENCE</b>	470962/205469
<b>OFFICER</b>	Emily Hamerton

**1.0 Introduction**

- 1.1 This addendum should be read in conjunction with the original report dated 22 April 2015 which is **attached** at **Appendix 1**. This application is connected to planning application ref P14/S2176/FUL, so when the Head of Planning withdrew this application from the Planning Committee meeting on 22 April, this application was also withdrawn as it would not have been reasonable or appropriate for the Committee to determine this application given the association with the residential development proposal. **Attached** at **Appendix 2** are a copy of the plans.
- 1.2 Since the original report was written 8 consultation comments have been received. These are summarised in the table below. A full copy of the responses can be found on the council's website at [www.southoxon.gov.uk](http://www.southoxon.gov.uk)

Consultee	Summary
Thame Town Council	<ul style="list-style-type: none"> <li>Deferred recommendation due to links with P14/S2176/FUL</li> <li>Future discussions with the developer regarding contributions to the refurbishment on the park to be delegated to the Town Clerk</li> </ul>
Neighbours	<ul style="list-style-type: none"> <li>7 letters of objection</li> <li>Urban look and feel to the park which is within the conservation area</li> <li>The moving of the MUGA is to no</li> </ul>

	<p>one's benefit expect the new housing</p> <ul style="list-style-type: none"> <li>• The pathway breaks the park up into two useable areas</li> <li>• No consultation on the park proposal</li> </ul>
--	---

1.3 **Attached at Appendix 3** is a copy of a letter from Thame Town Council (TTC) dated 8 June 2015 confirming they will undertake the public consultation on the Elms Park improvements. Although there is a requirement in Policy ESDQ6 at para 11.6 of the TNP that states the 'developer [is] to consult with local people to agree improvements to the park', TTC want to undertake this themselves as they consider it needs to be 'executed in a measured, considered and comprehensive way and should not be rushed in advance of any planning application'. In light of the comments from TTC, Condition 5, which was recommended in my original report, has now been removed.

1.4 The S106 agreement includes a sum of £300,000 which the developers will pay TTC to undertake the public consultation on the park improvements and for the cost of delivering these. A suggested breakdown of how TTC propose to spend the £300,000 is **attached at Appendix 4**.

#### 1.5 **Conclusion**

It is recommended that outline planning permission is granted. This application is linked to planning application reference P14/S2176/FUL, and there are provisions within the S106 agreement associated with this application which include the improvements to the park.

This application forms a flexible basis from which the public consultation can inform the reserved matters required to fulfil the requirements of the TNP policies ESDQ6 and HA4.

#### 1.6 **Recommendation**

**It is recommended that outline planning permission is granted subject to the following conditions:**

- 1. Outline planning permission**
- 2. Reserved matters to be submitted**
- 3. Approved plans**
- 4. Construction of paths at the same time as the residential development**

**Author:** Emily Hamerton

**Email:** [planning@southoxon.gov.uk](mailto:planning@southoxon.gov.uk)

**Tel:** 01235 540546