

HENLEY-ON-THAMES TOWN COUNCIL

MIKE KENNEDY
Town Clerk



Tel No. (01491) 576982
Fax No. (01491) 571660
Email: enquiries@henleytowncouncil.gov.uk
Website: www.henleytowncouncil.gov.uk

COUNCIL OFFICES
TOWN HALL
MARKET PLACE
HENLEY-ON-THAMES
OXFORDSHIRE RG9 2AQ

COUNCILLORS ARE HEREBY SUMMONED TO ATTEND A MEETING OF THE PLANNING COMMITTEE

to be held on

TUESDAY 2 July 2013

AT 7.30 PM

in

**THE COUNCIL CHAMBER, TOWN HALL
HENLEY ON THAMES**

A handwritten signature in black ink that reads 'Mike Kennedy'.

Mr M W Kennedy
Town Clerk
26 June 2013

MEMBERSHIP: Chairman, Councillor D Hinke
Vice Chairman, Deputy Mayor Councillor M Akehurst (ex-officio)
Councillor D Clenshaw
Councillor Miss S Evans
Councillor Miss L Hillier
Councillor Mrs E Hodgkin
Councillor Ms L Meachin
Councillor Mr D Silvester
Mayor, Councillor Mr S Gawrysiak (ex-officio)

Members are reminded to sign the attendance book

AGENDA

1. **TO RECEIVE APOLOGIES FOR ABSENCE**

Apologies for absence received from the Mayor Councillor S Gawrysiak.

2. **TO RECEIVE DECLARATIONS OF INTEREST**

Members are hereby reminded that, under the provisions of sections 26-34 and Schedule 4 of the Localism Act 2011, a member with a disclosable pecuniary interest of which they are aware in a matter who attends a meeting of the authority at which the matter is considered must disclose to that meeting the existence and nature of that interest at the commencement of that consideration, or when the interest becomes apparent. A member with a disclosable pecuniary interest in any matter must withdraw from the room or chamber where a meeting is being held whenever it becomes apparent that the matter is being considered at that meeting, unless he/she has obtained a dispensation from the council; and not seek improperly to influence a decision about that matter

3. **PUBLIC PARTICIPATION**

TO RECEIVE questions or statements from members of the Public. The following rules shall apply:

- You may ask questions or make a statement on any item included on the agenda. The session, which is also open to Councillors who may have a personal and prejudicial interest on any item included on the agenda, will last for a period of up to 10 minutes (but capable of being extended at the Chairman's discretion).
- Questions from the town's residents will take priority, followed by property owners, businesses and then non-residents.
- All speeches shall last for no more than 2 to 3 minutes.
- If there are no statements or questions, or if all statements have been made or questions asked before the period of time allotted, the meeting will start to consider the remainder of its business. No further public questions or statements will be entertained at that meeting.
- If an answer to a question cannot be given at the meeting the Chairman may, at his/her discretion, arrange for a written answer to be given.
- The Chairman of the meeting will have complete discretion as to the order in which questions are taken and statements made. Supplementary questions may be asked at the Chairman's discretion.
- The Chairman of the meeting may rule that any public remarks are not appropriate and will not be accepted; for example if they are defamatory, frivolous or offensive. In such an instance the Chairman may disallow a question or statement or cut short a statement or discussion, or disqualify any member of the public from continuing to speak.
- Questions which require the disclosure of exempt or confidential information will not be answered.
- The Chairman of the meeting's interpretation of this procedure shall not be questioned and his/her ruling on any questions relating to this procedure shall be final.

4. **MINUTES**
TO APPROVE the Minutes of the Meeting of the Planning Committee held on 11 June 2013.
5. **PLANS (amended)**
P13/S1134/HH **119 Reading Road** (Other – South Ward – JW, WH)
 Demolition of existing outbuilding. Erection of a single storey rear extension (As amended by drawing No.08913-01A and 08913-02B accompanying Agents email dated 03.06.13)
 For: Ms L Lothian
HTC Observation: 24.05.13 - **Recommend Approval.**
6. **PLANS (new)**
P13/S1091/HH **112 Reading Road** (Other – South Ward – JW, WH)
 Demolish single storey kitchen and bathroom, replace the new kitchen/dining area utility on ground floor and new family bathroom and single bedroom on new first floor.
 For: Mr O Quinn
- P13/S1226/HH** **1 Bell Court, 66a Bell Street** (Other – North Ward – JB, EH)
 To replace windows at front of property with UPVC sash windows.
 For: Mr D Eggleton
- P13/S1358/HH** **11 Grove Road** (Other – South Ward – JW, WH)
 Proposed room in the roof.
 For: Mr & Mrs L Jones.
- P13/S1455/EX** **95a St Marks Road** (Other – South Ward – JW, WH)
 Application to extend the time limit of planning permission P10/E0469, 'Ground floor extension to side and rear (part demolition of existing extension)'.
 For: Mr & Mrs A Sweeney
- P13/S1561/FUL** **Headway, Brunner Hall, 84B Greys Road,** (Minor – South Ward – JW, WH)
 Change of Use (with building works) FROM: Small Works Depot. TO: Therapy Gymnasium (with ancillary storage): for Headway Thames Valley.
 For: Mrs W Carlson
- P13/S1568/FUL** **53-55 Kings Road** (Minor – North Ward – JB, EH)
 Construction of one 3-bedroom house. (Re-submission of P13/S0431/FUL)
 For: Mr K Pearce

- P13/S1587/FUL** **79 Kings Road** (Other – North Ward – JB, EH)
Erection of an attached 3 bedroom dwelling, detached garage to the rear and associated landscaping.
For: Mrs P Rackham
- P13/S1596/HH** **8 Clarence Road** (Other – North Ward – JB, EH)
Demolish single storey rear extension. Erection of new single storey extension. Replace all existing windows to double glazed sash windows in keeping with traditional style,
For: Miss B Tutty
- P13/S1607/HH** **25 Nicholas Road** (Other – North Ward – JB, EH)
Single storey pitched roof side extension.
For: Mr & Mrs Phillips
- P13/S1610/HH** **53 The Close** (Other – South Ward – JW, WH)
Single storey extension at rear to form utility room.
For: Mrs M Rose
- P13/S1649/A** **Halifax Plc, 48 Bell Street** (Other – North Ward – JB, EH)
New Brandmark to replace individual letters – fascia retained. New hanging sign and ATM tablets to replace existing like for like.
For: Mr M Carroll, Lloyds Banking Group
- P13/S1650/LB** **Halifax Plc, 48 Bell Street** (Other – North Ward – JB, EH)
Replace existing advert signage with new.
For: Mr M Carroll, Lloyds Banking Group
- P13/S1655/LB** **38 New Street** (Minor – North Ward – JB, EH)
Re-pointing of the existing north and west brickwork walls using traditional lime mortar to replace existing unoriginal cement rich mortar.
For: Courtcroft Properties Ltd.
- P13/S1659/LB** **30 New Street** (Other – North Ward – JB, EH)
Replacement on 2no. existing chimney stacks to match the existing design but with facing brickwork and pointing to match original.
For: Courtcroft Properties Ltd
- P13/S1675/HH** **1 & 2 Church Avenue** (Other – North Ward – JB, EH)
Convert 2 no. single bedroomed units onto 1 no. two bedroomed unit including internal alterations changing single door to double door opening in existing rear

extension and changing existing flat roofs to 2 no. existing single storey rear additions to pitched roofs.
For: Henley Municipal Charities

- P13/S1676/LB** **1 & 2 Church Avenue** (Other – North Ward – JB, EH)
Convert 2 no. single bedroomed units onto 1 no. two bedroomed unit including internal alterations changing single door to double door opening in existing rear extension and changing existing flat roofs to 2 no. existing single storey rear additions to pitched roofs.
For: Henley Municipal Charities
- P13/S1707/LB** **12 Norman Avenue** (Other – South Ward – JW, WH)
Install two 125mm vents to externally vent two range hood extractors.
For: Mr D Pratt
- P13/S1708/LB** **12 Norman Avenue** (Other – South Ward – JW, WH)
Proposed renovations to the first floor bathroom include moving the toilet location within the room. This will require a change to the location of the soil stack on the exterior of the building.
- P13/S1734/HH** **37 Church Street** (Other – South Ward – JW, WH)
Single storey rear extension, extend height of chimney and gable to the rear elevation.
For: Mr M Mclellan
- P13/S1804/A** **Gillotts School, Gillotts Lane** (Other – South Ward – JW, WH)
One non illuminated monolith style free standing sign, installed adjacent to roadside.
For: Mrs F Damp
- P13/S1818/HH** **11 Luker Avenue** (Other – North Ward – JB, EH)
Single storey front extension.
For: Mrs R Brown
- P13/S1821/FUL** **3 Newtown Gardens** (Minor – South Ward – JW, WH)
Erection of dwelling with parking.
For: Jamie Smith Estates Ltd.
- P13/S1874/FUL** **72A St Marks Road** (Minor – South Ward – JW, WH)
Replacement dwelling.
For: Mr & Mrs G Nash

P13/S1613/LDP 3 Parkside (Certificate of Lawful Development – North Ward – JB, EH)
Demolition of existing conservatory. Replacement orangery on same site.
For: Mr J McCormick.

7. **DECISION NOTICES** (Papers attached)
TO RECEIVE AND NOTE the decision notices received from SODC.
8. **OBJECTIONS / CALL IN APPLICATIONS**
TO DECIDE which Councillor is to speak at District Council in the event of an objection.
9. **PROGRESS REPORT** (Papers Attached)
TO RECEIVE AND DISCUSS the Progress Report.
10. **OFFICAL NAMING OF AN EXISTING PROPERTY** (Papers Attached)
TO RECEIVE AND NOTE the official addressing of an EXISTING property known as: Riverside Lodge, Wargrave Road, Henley on Thames RG9 3JD
11. **CHANGE OF PROPERY NUMBER** (Papers Attached)
TO RECEIVE AND NOTE change of property number from: 23 to 21 Rotherfield Road. New address: The Mount, 21 Rotherfield Road, Henley on Thames, RG9 1NR
12. **CONSULTATION ON LOCAL PLAN** (Papers Attached)
TO RECEIVE AND DISCUSS the attached consultation on the Local Plan: Sites and General Policies.

jb

26 June 2013

DECISION NOTICES – 2 July 2013

(Papers available in Information Centre)

PLANNING PERMISSION IS GRANTED

- P12/S2522/RET** **11B Reading Road** (Other - South Ward – JW, WH)
Proposal: Installation of 3 Velux roof lights windows (Retrospective)
For: Mr D Bruce
- HTC observation: 21.05.13 - **Recommend Approval. The Committee requests the Conservation Officer examine to ensure the Velux windows are Conservation Grade.**
-
- P13/S0233/FUL** **Chef Peking, Market Place** (Other – North Ward – JB, EH)
Proposal: Variation of condition 4 of planning permission
P80/S0146/CU (Change of use of ground floor of premises from a wine bar to a licensed restaurant, retention of existing ducting) to change the trading hours (as amended by Applicants email dated 30/04/13)
For: Mr N Rosado
- HTC Observation: 27.03.13 - Recommend Refusal. The Proposal is un-neighbourly. The Committee see no reason to extend the trading hours to another 30 minutes.
- HTC Observation: 21.05.13 - **The Committee reiterate their previous views to - Recommend Refusal. The Proposal is un-neighbourly. The Committee see no reason to extend the trading hours to another 30 minutes and noted the -inappropriate nature of the application due to the town centre location and noise pollution.**
-
- P13/S0462/HH** **57 Harpsden Road** (Other – South Ward – JW, WH)
Proposal: Removal of existing dwarf boundary brick wall and replace with a 1m high single skin brick wall with piers. The existing gate and post will remain.
For: Mr C Kitchen
- HTC observation: 30.04.13 - **The Committee Recommend Approval and request the Conservation Officer be contacted to review the case to ensure that the wall is in keeping with the Article 4 Conservation area.**
-
- P13/S0726/HH** **38 Kings Road** (Other – North Ward – JB, EH)
Proposal: Demolition of existing back addition, construction of a basement to the rear of the main house,
reconstruction of back addition with extension to side and single room extension on first floor (as amended by drawing no. DEL-38Kr-PL-02 accompanying applicants email dated 22.5.13)
For: Mr David Singer
- HTC Observation: 16.04.13 - Recommend Refusal due to over-development and the adverse effect of the development on the neighbours.

HTC Observation: 11.06.13 - **Recommend approval as it is now only a single storey extension, although some concern was expressed regarding the problems of constructing the cellar**

P13/S0820/FUL **Land to side of 2 Farm Road** (Minor – South Ward – JW, WH)

Proposal: Erection of two 2-bed attached houses with associated parking.
For: Mr M Smith

HTC Observation: 16.04.13 - **Recommend Approval.**

P13/S0832/HH **13 Baronsmead** (Other – North Ward – JB, EH)

Proposal: Erection of rear conservatory.
For: Mr Brent

HTC Observation: 16.04.13 - Recommend Approval.

HTC Observation: 11.06.13 - **Reiterate recommendation of Approval.**

P13/S0941/HH **68 Greys Road** (Other – North Ward – JB, EH)

Proposal: Erection of a two storey rear extension with external staircase (as amended by drawing no. GC2013-03A accompanying letter from agent dated 24 May 2013).
For: Mrs Sarah Jordan

HTC Observation: 30.4.13 - Recommend Refusal. The application is un-neighbourly, posing loss of light and privacy and due to the bulk and height of the proposal.

HTC Observation: 11.06.13 - **Reiterate previous Objection - The application is un-neighbourly, posing loss of light due to the bulk and height of the proposal. Plus neighbours' concerns that the veranda at the top of the stairs will overlook them and cause them a loss of privacy.**

P13/S0973/HH **194 Greys Road** (Other – North Ward – JB, EH)

Proposal: Front and rear extensions, enlargement of approved garage (Re-submission of P13/S0215/HH).
For: Mr & Mrs P Turnell

HTC Observation: 30.04.13 - **Recommend Approval.**

P13/S0987/HH **18 Manor Road** (Other – South Ward – JW, WH)

Proposal: Proposed single storey rear extension, front porch extension and construction of pitched roof over existing garage.
For: Mr C Botha

HTC Observation: 30.04.13 - **Recommend Refusal. The Application is inappropriate in scale and design. The Committee noted that building work appeared to have already started on the property.**

- P13/S01072/HH**
 Proposal: **27 St Andrews Road** (Other – North Ward – JB, EH)
 Removal and replacement of two single storey rear extensions. Replacement front door, minor alterations to frontage to create improved parking facilities.
 For: Mr & Mrs N Fox
- HTC Observation: 30.04.13 - **The Committee recommend approval and noted the request by the Henley Society that the original Victorian Path be retained.**
- P13/S1134/HH**
 Proposal: **119 Reading Road** (Other –South Ward – JW, WH)
 Demolition of existing outbuilding. Erection of a single storey rear extension.
 For: Ms L Lothian
- HTC Observation: 21.05.13 - **Recommend Approval.**
- P13/S1145/HH**
 Proposal: **31 Damer Gardens** (Other - South Ward – JW, WH)
 First floor rear extension.
 For: Mr N & Mrs L Rosi
- HTC Observation: 21.05.13 - **Recommend Approval subject to any subsequent comments from neighbours.**
- P13/S1188/HH**
 Proposal: **128 Greys Hill** (Other – South Ward – JW, WH)
 Single storey rear extension.
 For: Mr & Mrs Sharaff
- HTC Observation: 21.05.13 - **Recommend Approval subject to any subsequent opposition from comments from neighbours.**
- P13/S1214/HH**
 Proposal: **24 Cromwell Road** (Other – South Ward – JW, WH)
 Two storey side extension and alterations to existing roof line.
 For: Mr & Mrs M Barry
- HTC Observation: 21.05.13 - **Recommend Approval. The Committee request the comments and concerns regarding the foundations to the wall are subject to the correct planning building regulations.**
- P13/S1216/HH**
 Proposal: **27 Niagara Road** (Other – South Ward – JW, WH)
 Proposed part single and part two storey side and rear extensions and erection of a front porch.
 For: Ms T Bowles
- HTC Observation: 21.05.13 - **Recommend Refusal. This is overdevelopment of the site.**

LISTED BUILDING CONSENT

- P13/S1141/RLB**
 Proposal: **Old Ship House, Wharfe Lane** (Other North Ward – JB, EH)
 Internal and external refurbishment of building including: External render repairs and gutter & downpipe replacement. Alterations to internal partitions to provide new en-suite bathroom, internal re-plastering and new boiler.
 For: Mrs B Laithwaite
- HTC observation: 21.05.13 - **Recommend Approval. However the Committee regret that most of the work had already been carried out on a**

Grade II Listed property in a Conservation Area and a prominent part of town

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

- | | |
|---------------|--|
| P13/S0931/LDP | Land at 26 Makins Road, which is shown edged red on the pan. |
| P13/S1174/LDP | Land at Quebec Road, which is shown edged red on the plan. |
| P13/S1257/LDP | Land at wish is shown edged in red on the plan at 22 Rotherfield Road. |

Minute No	Subject	Progress
<p>Full Council Meeting request (09.08.11)</p>	<p>Bollards on West Street</p>	<p>Councillor Nimmo-Smith has requested Oxfordshire County Council remove the Bollards, restore the block paving and refund any monies to Mr Bastian of West Hill House, 39 West Street.</p> <p>16.08.11 Cllr Hinke has contacted SODC Planning Enforcement Officer and the Conservation Officer regarding this matter and they both support Henley Town Council's objections and clarify that these bollards are illegal as planning permission has not been sort and will take enforcement action to have the bollards removed.</p> <p>23.08.11 this item has now been referred to Town and Community Committee for further consideration at meeting 20.09.11</p> <p>18.10.11 This item is now being dealt with by South Oxfordshire District Council Enforcement Officer. Councillor Hinke to supply verbal update at meeting.</p> <p>06.12.11 This item is now in the hands of the Enforcement Officer of South Oxfordshire District Council who are dealing with the case and all contact with Mr Bastian.</p> <p>24.01.12 Update. South Oxfordshire Enforcement Officer is progressing this case and is in contact with Mr Bastian.</p> <p>06.03.12 Update. As per 24.01.12 South Oxfordshire Enforcement Officer is progressing this case and is in contact with Mr Bastian.</p> <p>12.06.12 Update. As per 24.01.12 South Oxfordshire Enforcement Officer is progressing this case and is in contact with Mr Bastian.</p> <p>15.01.13 Update. As per 12.06.12, South Oxfordshire Enforcement Officer is progressing this case and is in contact with Mr Bastian.</p> <p>27.02.13 Awaiting retrospective Planning Permission from OCC.</p> <p>25.06.13 Update. As per 27.02.13, Awaiting retrospective Planning Permission from OCC.</p>
<p>9.2 (15.05.12)</p>	<p>Councillor Meachin to update the Shop Front Guide to include suitable colours</p>	<p>12.06.12 Councillor Meachin advised this was an on going, long term project and further updates would follow in due course.</p> <p>12.07.12 Committee Administrator, Ms J Brazil</p>

PROGRESS REPORT –2nd July 2013
PLANNING COMMITTEE

		<p>has discussed the issue of the New Business Pack with Mr P McConnell, Town Centre Manager (TCM). Ms Brazil to update Mr McConnell with new Planning Agendas and highlight applications for new businesses and shop refits.</p> <p>The matter of new business packs is presently with the Town Clerk, Mr M Kennedy and the matter is under review.</p> <p>15.01.13 - Henley Partnership - New business Group & Town Centre Manager (TCM) Mr Peter McConnell to meet on Wednesday 23rd January 2013 to discuss the on going development of the New town business pack, which will incorporate the revised shop front guide.</p> <p>27.02.13 The colour production of the leaflet. Councillor Meachin advised this was an on going, long term project and further updates would follow in due course.</p> <p>27.02.13 – information to be produced to advise new business to Henley regarding Conservation and Planning Guidelines. Verbal update by Chairman.</p> <p>25.06.13 – Update. As per 27.02.13, information to be produced to advise new business to Henley regarding Conservation and Planning Guidelines. Verbal update by Chairman.</p>
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Jacqui Brazil

From: Louise Hastings on behalf of enquiries
Sent: 24 June 2013 13:02
To: Jacqui Brazil
Subject: FW: Officially addressing an EXISTING property known as: Riverside Lodge, Wargrave Road, HENLEY-ON-THAMES RG9 3JD
Attachments: Riverside Lodge.pdf

From: Sally-Anne Worsley [<mailto:Sally-Anne.Worsley@southandvale.gov.uk>]
Sent: 24 June 2013 12:59
To: Sally-Anne Worsley
Subject: Officially addressing an EXISTING property known as: Riverside Lodge, Wargrave Road, HENLEY-ON-THAMES RG9 3JD

Dear Sir/Madam,

For your information and records the above EXISTING property has been named as above and as shown on the attached plan.

Kind regards
Sally Worsley

Sally-anne Worsley
Data Monitoring Manager

HR, IT and Customer Services
South Oxfordshire District Council
Council Offices
Benson Lane
Crowmarsh Gifford
WALLINGFORD
OX10 8AZ

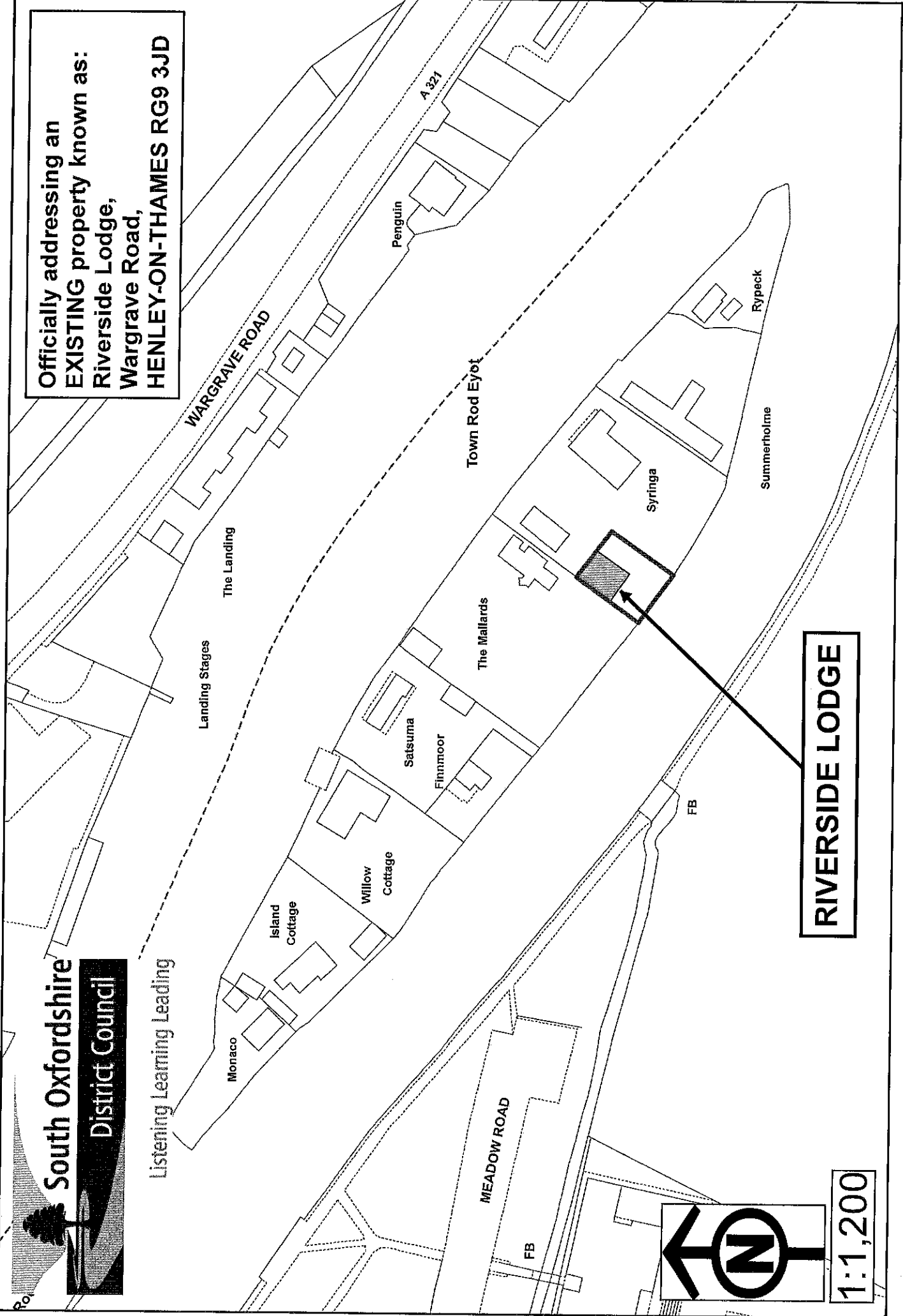
Vale of White Horse District Council
Abbey House
Abbey Close
ABINGDON
OX14 3JE
Direct phone: 01491 823023
Mobile: 07928252175
Fax: 01491 823924
Email: sally-anne.worsley@southoxon.gov.uk

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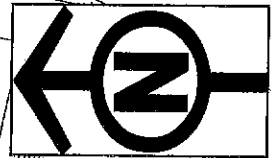


Listening Learning Leading

Officially addressing an
 EXISTING property known as:
 Riverside Lodge,
 Wargrave Road,
 HENLEY-ON-THAMES RG9 3JD



RIVERSIDE LODGE



1:1,200

Jacqui Brazil

Subject: FW: Change of property number from: 23 to 21 Rotherfield Road. New address: The Mount, 21 Rotherfield Road, HENLEY-ON-THAMRS RG9 1NR
Attachments: The Mount.pdf

From: Sally-Anne Worsley [<mailto:Sally-Anne.Worsley@southandvale.gov.uk>]
Sent: 26 June 2013 11:28
To: Sally-Anne Worsley
Subject: Change of property number from: 23 to 21 Rotherfield Road. New address: The Mount, 21 Rotherfield Road, HENLEY-ON-THAMRS RG9 1NR

Dear Sir/Madam,

For your information and records the above address has been amended as above and as shown on the attached plan.

Kind regards
Sally Worsley

Sally-anne Worsley
Data Monitoring Manager

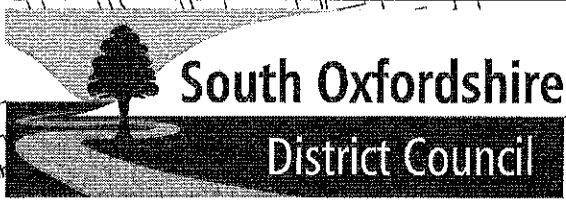
HR, IT and Customer Services
South Oxfordshire District Council
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Benson Lane
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WALLINGFORD
OX10 8AZ

Vale of White Horse District Council
Abbey House
Abbey Close
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Direct phone: 01491 823023
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Fax: 01491 823924
Email: sally-anne.worsley@southoxon.gov.uk

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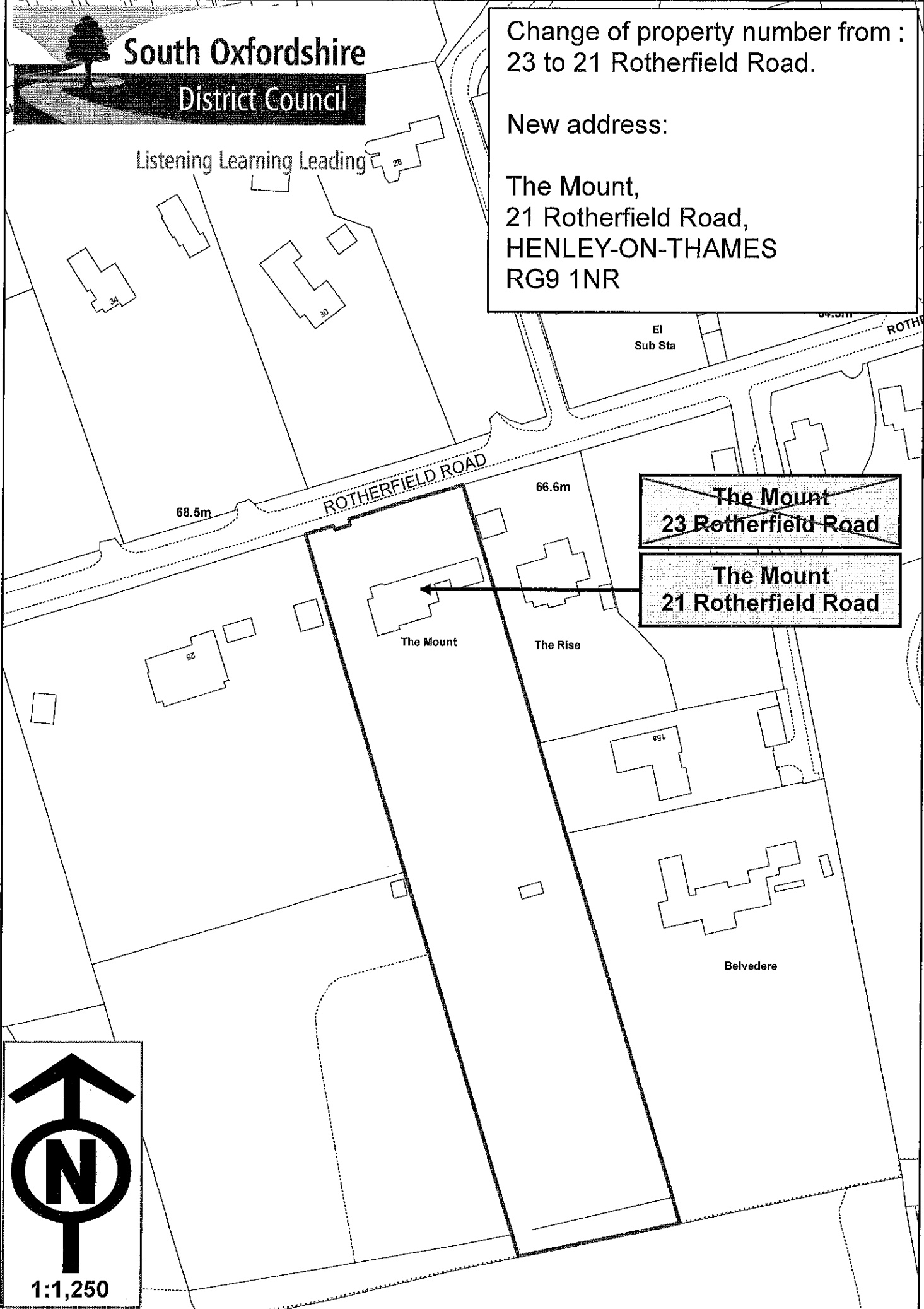
PLEASE HELP US TO REDUCE WASTE BY ONLY PRINTING THIS EMAIL IF IT IS ABSOLUTELY NECESSARY.



Change of property number from :
23 to 21 Rotherfield Road.

New address:

The Mount,
21 Rotherfield Road,
HENLEY-ON-THAMES
RG9 1NR



~~The Mount
23 Rotherfield Road~~

The Mount
21 Rotherfield Road



Jacqui Brazil

Subject: FW: Consultation on the Local Plan: Sites and General Policies
Attachments: 2013 -06-20_Newsletsummer 2013 vFinal.pdf
Importance: High

From: Planning Policy South [mailto:planning.policy@southoxon.gov.uk]
Sent: 24 June 2013 19:59
To: Planning Policy South
Subject: Consultation on the Local Plan: Sites and General Policies

Dear Sir or Madam

Consultation on the Local Plan: Sites and General Policies

South Oxfordshire District Council is asking for your views on what should be contained within the second part of our Local Plan. Following the adoption of our core strategy in December 2012, the council has begun work on the Local Plan: Sites and General Policies. This document will help us achieve a number of strategic objectives in accordance with the core strategy. For example, the plan will need to ensure that sufficient housing sites are identified to deliver 1,154 new homes in our 12 larger villages. It will also allocate sites for a range of other uses, including employment and shopping. We will also be taking the opportunity to refresh the general planning policies that we use to make decisions on planning applications.

More details of what we intend to include in the plan can be found in our new quarterly newsletter, available at www.southoxon.gov.uk/newlocalplan

Hard copies of the newsletter are available at libraries across the district and the district council offices.

Consultation

We want to ensure that the views of the local community are taken into account in shaping our new plan. Please tell us if we have missed anything out by **5 August 2013**. You can give us your comments online by visiting consult.southandvale.gov.uk/south. You will need to register to do this, if you have not already done so. Alternatively you can email planning.policy@southoxon.gov.uk

Please be advised that all comments received will be available to other people to view.

Events

We are working closely with the larger village parish councils and we will be jointly running a number of consultation events during the consultation period. You can find out details of these events by visiting www.southoxon.gov.uk/newlocalplan

If you have any queries or problems accessing this information please contact the Planning Policy Team via e-mail planning.policy@southoxon.gov.uk or on 01491 823725.

Yours faithfully,

Scott Riley
Community Engagement Officer Planning Policy

Jacqui Brazil

Subject: FW: Local Plan: Sites and General Policies Consultation

From: Planning Policy South [<mailto:planning.policy@southoxon.gov.uk>]
Sent: 25 June 2013 09:05
To: Planning Policy South
Subject: Local Plan: Sites and General Policies Consultation

Dear Sir or Madam,

You recently received an e-mail detailing consultation on the South Oxfordshire Local Plan: Sites and General Policies consultation. The correct link to access the consultation page is www.southoxon.gov.uk/newlocalplan

We apologies for any confusion caused.

Kind regards,

Scott Riley

Planning Policy Team
South Oxfordshire District Council
Direct phone: 01491 823725

Visit us at www.southoxon.gov.uk

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Planning Policy News

Welcome to our new quarterly newsletter! We want to use this as an opportunity to keep you informed about important planning policy news across South Oxfordshire.

In this first edition we'll look at the work we are starting on our Sites and General Policies plan for the district. We want to ask you if we are covering the right issues and if there is anything we've missed?

Local Plan: Sites and General Policies

Our planning strategy for the district is set out in a plan called the core strategy, which was completed last December. It sets out our vision for what we want to see happen in the district in the years to 2027 and the main sites and numbers within it are now fixed. You can see it on our website www.southoxon.gov.uk/corestrategy.

To help deliver this vision we are starting work on our next document, which will be called the Local Plan: Sites and General Policies. This will allocate sites as set out in the core strategy and will also update the more detailed policies that are currently found in our Local Plan 2011. The diagram below shows how the new Local Plan will fit in with other planning documents.



What needs to be in the plan?

These are the main issues that need to be covered by the plan.

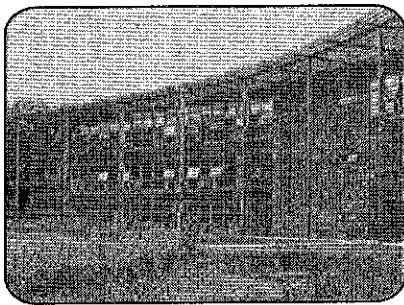
What else do you think we should cover?

Homes

We need more housing to cater for both the growing population and the trend towards smaller households. The amount of housing we need to provide is already set out in our core strategy. One of the biggest tasks for the plan will be to find sites for nearly 1,154 homes across the 12 larger villages in the district.

We are currently working closely with the parish councils to work out how many homes each village should accommodate. Detailed work on which are the best sites to develop will follow. We will be seeking the local communities views as part of this work.





Other issues

Jobs – We want to support economic growth in the district, so we are identifying new land for employment. Sites have already been located in Didcot and Thame, and this plan will be looking for:

- 2 hectares of employment land at Wallingford
- 4.2 hectares of employment land across the larger villages

Shopping - We will be looking for opportunities to strengthen our town and village centres to ensure they continue to be the focus of communities.

Travelling Community – We need to provide a small number of new pitches to meet the needs of our local Gypsy, Traveller and Travelling Showpeople communities.

Other uses – there may be other uses that need to be allocated in the plan, such as green infrastructure or community facilities. It is important that new development is supported by adequate infrastructure and facilities.

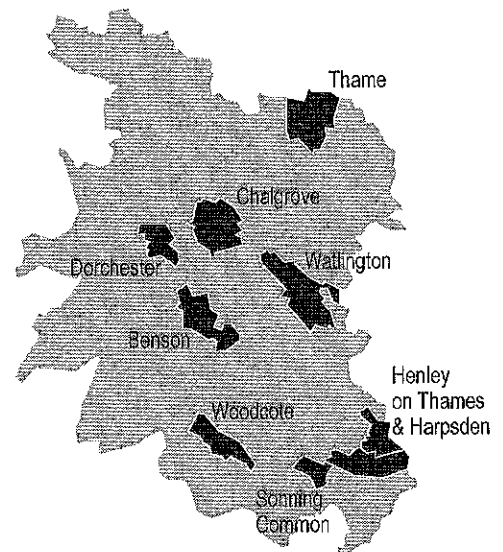


General policies

In this section of the plan we'll set out policies we'll use to make day-to-day planning decisions. Our current policies are several years old and need to be reviewed and refreshed. This section will cover a variety of subjects such as residential design, supporting new businesses, safeguarding the natural and historic environment, recreation and community facilities.

Neighbourhood Plans

Some communities in the district have decided to allocate their housing sites through a Neighbourhood Plan instead of through our Local Plan. Neighbourhood Plans are an opportunity for villages and towns to create their own plans for their area. You can see by our map that we already have a number underway. For more information visit our website: www.southoxon.gov.uk/neighbourhoodplans



Local Plan – Local Input

Your views are essential to help us shape the Sites and General Policies plan. We would like to know what you think of our ideas by 5 August 2013. Have we missed out anything important in what we're proposing to put in the plan? What local issues do you want to make us aware of?

You can give us your comments online, but you will need to register to do so, by visiting <https://consult.southandvale.gov.uk/south> Alternatively you can submit comments by e-mailing planning.policy@southoxon.gov.uk. All comments received will be available to the public to view.



What happens next?

We will be working closely with local communities and other groups in developing our Local Plan: Sites and General Policies document, so that we can gather as many opinions as possible. You can keep up-to-date with our engagement events and progress on our Local Plan by visiting www.southoxon.gov.uk/NewLocalPlan

For further information contact 01491 823725

www.southoxon.gov.uk

Alternative formats of this publication are available on request. These include large print, Braille, audio, email and easy read. Please contact Planning Policy on 01491 823725