

To: Falcon Rowing And Canoe Club
C/o 3 Fane Road
Oxford
OX3 0RZ

APPLICATION FOR PLANNING PERMISSION

Town and Country Planning Act 1990

DECISION DATE: 27th August 2013

PROPOSAL: Application to extend the time limit for implementation of planning permission 09/01918/FUL (Demolition of existing boathouse and redevelopment of boathouse with club facilities, associated storage and landscaping.).

AT: Falcon Rowing And Canoe Club Meadow Lane Oxford

NOTICE OF GRANT OF PLANNING PERMISSION

13/01655/EXT

Following consideration of the application in respect of the proposal outlined above, it was resolved to **GRANT PLANNING PERMISSION** for the following reasons:-

- 1 Having regard to Government guidance on applications to replace extant planning permission, in order to extend the time limit for implementation there have been changes in terms of development plan policies (Oxford Core Strategy 2026) and national policies (National Planning Policy Framework). However these do not significantly alter the principle of the proposed development therefore the application to extend this permission for a further 3 years is considered acceptable.
- 2 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

subject to following conditions, which have been imposed for the reasons stated:-

CONDITIONS:

- 1 The development to which this permission relates must be begun not later than the expiration

of three years from the date of this permission.

Reason: In accordance with Section 91(1) of the Town and Country Planning Act 1990 as amended by the Planning Compulsory Purchase Act 2004.

- 2 The development permitted shall be constructed in complete accordance with the specifications in the application and approved plans listed below, unless otherwise agreed in writing by the local planning authority.

Reason: To avoid doubt and to ensure an acceptable development as indicated on the submitted drawings in accordance with policy CP1 of the Oxford Local Plan 2001-2016.

- 3 Before the start of work on site samples of the exterior materials to be used, including the glazing system, shall be submitted to, and approved in writing by, the Local Planning Authority and only the approved materials shall be used unless otherwise agreed in writing by the local Planning Authority.

Reason: In the interests of visual amenity in accordance with policies CP1 and CP8 of the Adopted Oxford Local Plan 2001-2016 and CS18 of the Oxford Core Strategy 2026

- 4 A plan showing the means of enclosure for the new development and including details of the treatment of all the boundaries of the site shall be submitted to, and approved in writing by, the Local Planning Authority. The approved treatment of the site boundaries shall be completed before the use hereby approved commences to the satisfaction of the Local Planning Authority.

Reason: In the interests of visual appearance and to safeguard the privacy of the adjoining occupiers, in accordance with policies CP1, CP8, CP9 and CP10 of the Adopted Oxford Local Plan 2001-2016.

- 5 As from the date of the grant of this permission no trees shall be wilfully damaged or destroyed or uprooted, felled, lopped or topped and no shrubs or hedges shall be cut down without the prior written consent of the Local Planning Authority. No site clearance shall start until any trees which the Local Planning Authority requires to be retained are protected.

Reason: In the interests of visual amenity in accordance with policies CP1, CP11 and NE15 of the Adopted Local Plan 2001-2016.

- 6 The development shall be carried out in strict accordance with the approved tree protection measures contained within the planning application details unless otherwise agreed in writing by the LPA.

Reason: To protect retained trees during construction. In accordance with policies CP1, CP11 and NE16 of the Adopted Local Plan 2001-2016.

- 7 A detailed statement setting out the methods of working within the Root Protection Areas of retained trees shall be submitted to and approved in writing by the Local Planning Authority (LPA) before any works on site begin. Such details shall take account of the need to avoid damage to tree roots through excavation, ground skimming, vehicle compaction and chemical spillages including lime and cement. The development shall be carried out in strict accordance with of the approved AMS unless otherwise agreed in writing by the LPA.

Reason: To protect retained trees during construction. In accordance with policies CP1, CP11 and NE16 of the Adopted Local Plan 2001-2016.

- 8 Prior to the start of any work on site including site clearance, details of the design of all new hard surfaces and a method statement for their construction shall be submitted to and approved in writing by the Local Planning Authority. Details shall take into account the need to avoid any excavation within the rooting area of any retained tree and where appropriate the Local Planning Authority will expect "no-dig" techniques to be used, which might require hard surfaces to be constructed on top of existing soil levels using treated timber edging and pegs to retain the built up material.

Reason: To avoid damage to the roots of retained trees. In accordance with policies CP1, CP11 and NE16 of the Adopted Local Plan 2001-2016.

- 9 Prior to the start of any work on site, details of the location of all underground services and soakaways shall be submitted to and approved in writing by the Local Planning Authority (LPA). The location of underground services and soakaways shall take account of the need to avoid excavation within the Root Protection Areas (RPA) of retained trees as defined in the British Standard 5837:2012- 'Trees in relation to design, demolition and construction- Recommendations'. Works shall only be carried in accordance with the approved details.

Reason: To avoid damage to the roots of retained trees; in support of Adopted Local Plan Policies CP1, CP11 and NE15.

- 10 A landscape plan shall be submitted to, and approved in writing by, the Local Planning Authority before development starts. The plan shall include a survey of existing trees showing sizes and species, and indicate which (if any) it is requested should be removed, and shall show in detail all proposed tree and shrub planting, treatment of paved areas, and areas to be grassed or finished in a similar manner.

Reason: In the interests of visual amenity in accordance with policies CP1, CP11 and NE15 of the Adopted Local Plan 2001-2016.

- 11 The landscaping proposals as approved by the Local Planning Authority shall be carried out in the first planting season following substantial completion of the development if this is after 1st April. Otherwise the planting shall be completed by the 1st April of the year in which building development is substantially completed. All planting which fails to be established within three years shall be replaced.

Reason: In the interests of visual amenity in accordance with policies CP1 and CP11 of the Adopted Local Plan 2001-2016.

- 12 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned domestic gardens, shall be submitted to, and approved in writing by, the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

Reason: In the interests of amenity and the appearance of the area in accordance with policies CP1, CP11 and NE17 of the Adopted Local Plan 2001-2016.

- 13 The development hereby permitted shall only be carried out in strict accordance with the approved Flood Risk Assessment (Issue B1 ref: 6428 prepared by JPPC dated 13th April 2010) and the following mitigation measures detailed within the Flood Risk Assessment:

1. Floodplain compensation shall be provided, as detailed in Section 5 and Figure 9 of the Flood Risk Assessment.

2. The building shall be designed to be floodable as detailed in Section 5.5 and Figure 7 of the Flood Risk Assessment.
3. Boat storage shall be in the form of racking raised above the design flood level of 56.21m AOD, as outlined in Section 5.5.4 of the Flood Risk Assessment.
4. The building shall be designed to be flood resilient, as detailed in Section 5.9 of the Flood Risk Assessment.

Reason: To prevent flooding and increase of flooding elsewhere and to prevent the obstruction of flood flows storage within the building in accordance with policy CS11 of the Oxford Core Strategy 2026

- 14 The development hereby permitted shall not commence until such time as a scheme to ensure that the building is floodable, enabling unimpeded flood flows, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented and subsequently maintained in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed in writing by the Local Planning Authority.

Reason: To ensure that the development does not increase flood risk elsewhere through the obstruction of flood flows or loss of flood water storage in accordance with policy CS11 of the Oxford Core Strategy 2026

- 15 The development hereby permitted shall not commence until such time as a scheme to ensure that all ground floor storage will be above the design flood level of 56.21 AOD has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented and subsequently maintained in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed in writing by the Local Planning Authority.

Reason: To ensure that there is no obstruction of flood flows or loss of flood storage within the building with a resultant increase in flood risk to others in accordance policy CS11 of the Oxford Core Strategy 2026

- 16 Before development is commenced, a sustainable drainage scheme, including details of foul and surface water drainage, shall be submitted to and approved in writing by the Local Planning Authority and the development shall be implemented in accordance with the agreed details.

Reason: To prevent the increased risk of surface water flooding and improve water quality in accordance with policy CS11 of the Oxford Core Strategy 2026

- 17 The development shall be carried out in strict accordance with the recommendations for ecological mitigation and enhancement as set out in the approved Extended Phase 1 Ecological Survey and Assessment (prepared by ECOSA ltd dated October 2009).

Reason: To protect and enhance ecology within the site and area in accordance with policy CS12 of the Oxford Core Strategy 2026

- 18 Clearance of vegetation shall be carried out outside bird breeding season (March to August).

Reason: To protect ecology in accordance with policy CS12 of the Oxford Core Strategy 2026

- 19 Notwithstanding the approved plans, prior to the commencement of development further details of the architectural detailing of the proposed building shall be submitted to and approved in writing by the Local Planning Authority. The details shall include drawings of the

doors to the boat store and the areas of glazing and the junctions between the main elevations.

Reason: In the interest of visual amenity in accordance with policy CP1 and CP8 of the Oxford Local Plan 2001 - 2016 and CS18 of the Oxford Core Strategy 2026

- 20 Development shall not commence until details of a lighting scheme within the site have been submitted to and approved in writing by the local planning Authority and the lighting shall be provided in strict accordance with the approved details. Lighting within the car park and along the footpath to the new boathouse should not be above 1m in height and no light shall spill onto the river

Reason: To protect visual and residential amenity and biodiversity in accordance with policy CP1, CP8 and CP10 of the Oxford Local Plan 2001-2026 and CS12 of the Oxford Core Strategy 2026

- 21 The area for the parking and manoeuvring of vehicles shall be provided in accordance with the approved plans. The parking spaces shall meet the standards and specifications set out in Oxfordshire County Councils Residential Design Guide.

Reason: In the interests of convenience of patrons of the car park and other highway users in accordance with policy CP1 and TR3 of the Oxford Local Plan 2001 - 2016.

- 22 Development shall not commence until details of the design and appearance of the areas for the storage of bins and bicycles has been submitted to and approved in writing by the Local Planning Authority and the storage areas shall be provided in strict accordance with the approved details.

Reason: In the interest of visual amenity and to encourage use of the bicycle in accordance with policy CP1, CP8, CP10 and TR4 of the Oxford Local Plan 2001 - 2016.

- 23 Notwithstanding the provisions of Class A Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or enacting that Order) the erection of a gate, fence, wall or other means of enclosure shall not be permitted without the prior written consent of the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining occupiers in accordance with policies CP1 of the Adopted Oxford Local Plan 2001-2016.

- 24 The development hereby approved shall be used for the purposes of riversports and any associated club activities only.

Reason: In the interests of residential amenity in accordance with policy CP10 of the Oxford Local Plan 2001 - 2016.

- 25 Following the completion of the development hereby approved the existing boathouse shall be demolished and the ground returned to grass in accordance with the approved plans.

Reason: In the interest of visual amenity and flood mitigation in accordance with policy CP1 and CP8 of the Oxford Local Plan 2001 - 2016 and CS4, CS11 and CS18 of the Oxford Core Strategy 2026

- 26 For the avoidance of doubt, with the exception of the disabled access into the building there shall be no other areas of hardsurfacing within the site.

Reason: In the interest of visual amenity and flood mitigation in accordance with policy CP1 and CP8 of the Oxford Local Plan 2001 - 2016 and CS11 of the Oxford Core Strategy 2026

- 27 Notwithstanding the submission of the Extended Phase 1 Ecological Survey and Assessment (prepared by ECOSA Ltd dated October 2009) prior to the commencement of the development or any works of demolition or repair, a further summer survey for the presence of bats shall be undertaken and a full remediation strategy submitted to the Local Planning Authority if required for its approval. The development hereby permitted shall only be undertaken in complete accordance with the approved remediation strategy and timescales.

Reason: To establish if the bat known to be present on site are still present; have vacated the site; or migrated into further areas of adjoining land/buildings in accordance with policy CS12 of the Oxford Core Strategy 2026

INFORMATIVES :-

- 1 With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separated and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of ground water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

Reason: To ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

- 2 Under the terms of the Water Resources Act 1991, and the Thames Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of the River Thames which is designated as a main river.
- 3 Your attention is drawn to the attached note relating to demolition and the requirements of The Building Act.
- 4 This application involves the construction of a new public access, please ensure that you conform with the Council's policy Access for the Disabled.
- 5 Oxford City Council strongly encourages that when this permission is implemented, all building works and the management of the development site are carried out in accordance with the Code of Considerate Practice promoted by the Considerate Contractors scheme. Details of the scheme are available from

Considerate Contractors Scheme
PO Box 75
Ware
Hertfordshire
SG12 9UY

01920 485959
0800 7831423

enquiries@ccscheme.org.uk

www.considerateconstructorsscheme.org.uk

- 6 Notwithstanding any details of energy efficient features included with the planning application, subject to other considerations the Local Planning Authority would encourage the inclusion of additional energy efficiency measures within the development permitted in line with the principles of energy conservation, energy efficiency and sustainability embodied in policies CP15, CP16 and CP18 of the Oxford Local Plan.
- 7 To discharge condition 16 the following information should be submitted: -
 - (i) Details of the drainage system, which should be designed to control runoff up to a 1 in 100-year storm event.
 - (ii) Details of the rate at which surface water is discharged from the site (this may vary with the severity of the storm event but must not exceed the existing runoff rate for a given storm event).
 - (iii) Details of how excess surface water runoff will be stored on site and released to receiving watercourses at existing rates.
 - (iv) Details of any surface water discharges to a watercourse (they should not have a velocity greater than 1 m/s).
- 8 The Council has tried to work positively and proactively with the applicant(s) and their agent(s), including the offer of pre-application advice, discussions during the course of determination of the application and the opportunity to submit amended proposals where appropriate, in order to implement planning policy objectives, secure sustainable development and satisfy the requirements of the National Planning Policy Framework and policy MP1 of the Sites and Housing Plan. On occasions, however, it will not have been possible to achieve acceptable proposals and applications will be refused.

PLEASE NOTE All local plan policies and proposals which are relevant to this decision are specified in the list below which forms part of this decision notice.

CP1 - Oxford Local Plan 2001-2016

Development Proposals - Sets out key criteria expected from new development.

CS2_ - Core Strategy

Previously Developed Land and Greenfield Land - Sets out approach to development on previously developed and greenfield land.

CS18_ - Core Strategy

Urban design, townscape character and the historic environment - Sets out urban design principles and requires development to respect Oxford's unique townscape and historic environment.

CP8 - Oxford Local Plan 2001-2016

Designing Development to Relate to its Context - Sets out criteria required from development to demonstrate that it will respect the local context.

CP9 - Oxford Local Plan 2001-2016

Creating Successful New Places - Sets out criteria required from development to create a successful public realm.

CP10 - Oxford Local Plan 2001-2016

Siting of Development to Meet its Functional Needs - Sets out criteria required from development to ensure functional needs are met.

CP11 - Oxford Local Plan 2001-2016

Landscape Design - Requires development to incorporate appropriate hard and soft landscaping.

CS19_ - Core Strategy

Community safety - Requires development to promote safe and attractive environments that reduce the opportunity for crime and fear of crime.

CP20 - Oxford Local Plan 2001-2016

Lighting - Prevents development that would result in unacceptable levels of light pollution and light spillage.

TR1 - Oxford Local Plan 2001-2016

Transport Assessments - Sets out when a transport assessment will be required as part of development proposals.

TR2 - Oxford Local Plan 2001-2016

Travel Plans - Sets out when a travel plan will be required as part of development proposals.

TR3 - Oxford Local Plan 2001-2016

Car Parking Standards - Sets maximum car parking standards and identifies the Transport Central Area and Transport District Areas.

TR4 - Oxford Local Plan 2001-2016

Pedestrian and Cycle Facilities - Seeks to secure pedestrian and cycle facilities as part of development proposals. Sets cycle parking standards.

CS4_ - Core Strategy

Green Belt - Sets out the approach to development in the Green Belt and outlines the criteria to be met for land to be released from the Green Belt.

NE6 - Oxford Local Plan 2001-2016

Oxford's Watercourses - Seeks to ensure that waterside development proposals compliment and enhance the waterside setting.

CS11_ - Core Strategy

Flooding - Sets out approach to development in the flood plain and other flood zones, and to reducing flood risk from all development.

CS12_ - Core Strategy

Biodiversity - Requires development to maintain and where appropriate enhance biodiversity.

SR12 - Oxford Local Plan 2001-2016

Protection of Water-Based Recreation Facilities - Prevents the loss of water-based recreation facilities unless alternative provision is made.

SR13 - Oxford Local Plan 2001-2016

New Water-Based Recreation Facilities - Sets out approach to the provision of new water-based recreation facilities.

CS21_ - Core Strategy

Green spaces, leisure and sport - Policy seeking the maintenance of an average of 5.75 ha of publicly accessible green space per 1000 population.

WE14 - West End Area Action Plan

Flooding - Policy setting out the approach to development in areas subject to flood risk.

HE10 - Oxford Local Plan 2001-2016

View Cones of Oxford - Prevents development that would detract from, or obstruct, important views of the historic skyline, and identifies view cones.

APPROVED PLANS

Reference Number	Version	Description
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A handwritten signature in black ink, appearing to read 'M Crofton - Briggs', with a stylized flourish at the end.

MICHAEL CROFTON - BRIGGS
Head of City Development

Please note that this notice does not relieve the applicant from the need to ensure compliance with the appropriate provisions of the Building Act 1984 and the Building Regulations 2000. Any planning application which involves alterations to the kerb and construction of a vehicle crossing in th highway (including the footway and/or verge) will require a separate written application to be made to the Director of City Works, Cowley Marsh Depot, Marsh Road, Cowley, Oxford OX4 2HH.

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ACCOMPANYING THIS NOTICE

GUIDANCE NOTES FOR APPLICANTS WHERE AN APPLICATION HAS BEEN APPROVED

1. APPLICATIONS FOR PLANNING PERMISSION, APPROVAL OF RESERVED MATTERS, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT.

If you object to the Local Planning Authority's decision to grant permission, approval or consent subject to conditions, you may appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990 within 6 months of the date of this notice. With regard to approved applications concerning listed buildings in a conservation area, you may appeal under Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Regulation 8 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990.

Please make your appeal using a form from The Planning Inspectorate, Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel. 0117 372 6372) www.planning-inspectorate.gov.uk. The Secretary of State may allow a longer period for you to give notice of appeal, but will normally only do so if there are special circumstances that excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it appears that the Local Planning Authority could have granted permission for the proposed development only subject to the conditions it imposed, bearing in mind the statutory requirements, the development order, and any directions given under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority made its decision on the grounds of a direction that he or she had given.

It may be that planning permission, conservation area consent or listed building consent is granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment; but you, as the landowner, claim that the land is no longer fit for reasonably beneficial use in its existing state and you cannot make it fit for such use by carrying out the permitted development. If so, you may serve a purchase notice on Oxford City Council requiring the Council to buy your interest in the land. You can do this under Section 137 of the Town and Country Planning Act 1980 or Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Regulation 9 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 in respect of listed buildings and buildings in conservation areas.

You may claim compensation against the Local Planning Authority if the Secretary of State has refused or granted permission subject to conditions, either on appeal or when the application was referred to her or him.

Compensation is payable in the circumstances set out in:

(a) Section 114 and Part II of Schedule 3 of the Town and Country Planning Act 1990; or (b) Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Regulation 9 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 in respect of listed buildings.

2. ADDITIONAL NOTES ON LISTED BUILDING CONSENT

- 1 If you wish to modify the development referred to in your application or to vary it in any way, you must make another application.
- 2 This notice refers only to the grant of listed building consent and does not entitle you to assume that the City Council has granted its consent for all purposes:
 - (a) If you have applied for planning permission under Section 57(1) of the Town and Country Planning Act 1990, we will send you a separate notice of decision;
 - (b) We will send you a separate notice about plans you have submitted under the Building Regulations 2000;
 - (c) If the development for which listed building consent has been granted includes putting up a building for which you have to submit plans under the Building Regulations 2000, you should not do any work connected with erecting that building until you have satisfied yourself that you have complied with Section 219 of the Highways Act 1980 or that they do not apply to this building.
- 3 Even if you have gained listed building consent, you must comply with any restrictive covenants that affect the land referred to in the application.

3. APPLICATION FOR CONSENT TO DISPLAY ADVERTISEMENTS

If the applicant is aggrieved by the decision of the Local Planning Authority to grant consent, subject to conditions, he or she may appeal to the Secretary of State for the Environment in accordance with Regulation 17 and Part 3 of Schedule 4 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 within eight weeks of the receipt of this notice. (Appeals must be made on a form which obtainable from The Planning Inspectorate, Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel. 0117 372 6372) www.planning-inspectorate.gov.uk).