

BAU/7616/15 – Pakeman Properties**Variation of Condition 8 of Planning Permission BAU/7616/11 to allow occupation by Putra Modern and Oxford Exhibition Services without the need for highway improvements. Uffington Industrial Estate, Uffington Station, Baulking****1.0 The Proposal**

- 1.1 This application seeks permission to vary Condition 8 of Planning Permission BAU/7616/11. The original permission allowed 4 small additional industrial units of between 174 sqm and 220 sqm in size, and the extension of Unit C for the existing occupant, Oxford Exhibition Services. Two of the additional units (G and H) are for Putra Modern (Europe) Ltd. who already occupy another unit on the site but have an urgent requirement for additional storage which will be linked to the existing building. The remaining two units (E and F) are for speculative occupants for B1 or B2 purposes.
- 1.2 A copy of the site location and layout plans are at **Appendix 1.**
- 1.3 The previous application was considered by Committee on 3 separate occasions (8/11/99, 6/03/00, and 3/04/00) before a final resolution was made to grant permission subject to the completion of a Section 106 Agreement restricting any further development on the site. This was not signed until December 2004, when the decision was finally issued. Conditions were also imposed requiring a routing agreement for HGV vehicles and improvements to the access and approach roads.
- 1.4 Copies of the above Committee reports and minutes are attached at **Appendix 2.**
- 1.5 Due to the urgency of Oxford Exhibition Services and Putra Modern's requirements to expand into the new premises, and the fact that they are low traffic generating uses already in existence on the site, it was agreed by members that they would be able to occupy the new premises prior to the highway improvements being carried out. However, due to the period of time that had lapsed between the resolution to grant permission (April 2000) and the permission being issued (December 2004), reference to the above occupants was omitted from the decision notice, therefore, preventing the existing occupants commencing development in their urgently required premises until the highway works had been completed.
- 1.6 A copy of the decision notice is at **Appendix 3.**
- 1.7 The application comes to Committee as Baulking Parish Meeting object.

2.0 Planning History

- 2.1 This is set out in the committee report dated 8th November 1999, at **Appendix 2.**
- 2.2 The previous application was approved in December 2004 as outlined above.

3.0 Planning Policies

- 3.1 These are set out in the Committee report dated 8th November 1999.
- 3.2 Policy E9 of the Second Deposit Draft Local Plan refers to similar issues set out in adopted Policy E13.

4.0 Consultations

- 4.1 Baulking Parish meeting object to the proposal. Their comments are attached at **Appendix 4.** Officers have clarified a number of points raised in their response specifically the reason for the time lapse between the consultation process and the final decision. Furthermore the fact that highway improvements were secured for any new occupants of the site has also been clarified.

- 4.2 Revised comments have now been received further to this clarification. Their response is as follows: "With regard to the recent proposal I confirm that objections raised in my letter still stand. Because of the poor quality of access to the estate the parish would not want to agree to any development which increases traffic to the area".
- 4.3 Uffington Parish Council initially objected to the proposal. However, on further clarification that the current proposal would not result in any additional development to that previously approved, revised comments were submitted. These were as follows: "Uffington Parish Council has no objection to allowing the above proposal to be carried forward as long as highways works are carried out before any new occupiers take up the sites".
- 4.4 The County Engineers full comments have yet to be received and will be reported orally at the meeting.
- 4.5 No neighbour objections have been received.

5.0 **Officer Comments**

- 5.1 The main issue to consider in determining this application is whether allowing the construction and occupation of Units G and H and the extension to Unit C by existing businesses on the site, without the required highway works in place, would result in detriment to highway safety.
- 5.2 This was an issue that was explored and debated during consideration of the previous proposal. It was agreed, after advice was taken from an independent Highway Consultant, that these existing occupants would not result in significant additional traffic movements above current levels which would result in detriment to highway safety. The urgency of these company's requirements was also a consideration.
- 5.3 Reference should have been made to this issue in Condition 8. However due to the time lapse between consideration of the proposal and the decision, this caveat in the condition was omitted.

6.0 **Recommendation**

- 6.1 *It is recommended that planning permission be granted and that Condition 8 should be amended as follows:*
- 1) *No development, apart from the construction of Units G and H for occupation by Putra Modern (Europe) Ltd and the extension to Unit C for occupation by Oxford Exhibition Services, shall take place on site until the following requirements are satisfied:*
 - *Three passing spaces on Station Road between the site and Baulking Lane have been provided in accordance with details to be agreed with the highway authority.*
 - *Visibility splays at the Baulking Lane/Station Road junction of 4.5 metres by 160 metres in both directions have been provided in accordance with Drawing No. 1024/8A.*

Informative:

- 1) *This permission should be read in conjunction with Planning Permission BAU/7616/11, all the remaining conditions of which still apply.*