

MIL/6026/4-X – Mr J Bray Demolish existing buildings.

Erection of new buildings to form trunk road services, restaurant/hot food take away, car and lorry park, break down recovery and repair, access, landscaping and associated works. Land Adjacent to The Applecourt, Milton Heights, Milton, Abingdon

1.0 The Proposal

- 1.1 This is an outline application for the provision of trunk road services for the A34. All matters except for means of access are reserved for future consideration.
- 1.2 The site comprises 1.6 hectares of mainly green field land situated on the A4130 Didcot Road, close the Milton Interchange and east of the existing restaurant, travel lodge and petrol filling station. Copies of the application plans are attached at **Appendix 1**.
- 1.3 The application comes to Committee because of the objections of Milton Parish Council.

2.0 Planning History

- 2.1 In 1992 the Council took enforcement action on the site which was being used as a builders yard. An appeal against this enforcement notice was dismissed in November 1992.
- 2.2 Planning permission MIL/6026/2 was granted in 1994 for the change of use of an existing store building to the storage of small plant and JCB excavator. That permission was the subject of a Section 106 agreement to discontinue the use of the land and demolish the buildings on the site within ten years.
- 2.3 In 2003, an outline application, MIL/6026/3, for the demolition of all buildings and the erection of buildings and use of land for trunk road services, petrol filling station, restaurant, car & lorry parking and associated works was withdrawn before being determined.

3.0 Planning Policies

- 3.1 The application site forms part of a larger area of land allocated under Policy TR10 of the adopted Local Plan for the provision of additional service facilities for the A34. The allocated area comprises approximately 9.2 hectares (23 acres) and the preamble to the policy states that the range of uses likely to be required on the site are car, lorry, coach and abnormal load parking, an expanded fuel operation, breakdown and recovery service, toilet facilities, and picnic and children's play areas. It also states that it is essential for the development of the site to be designed and landscaped to the highest standard and although a phased approach to the development will be acceptable, a comprehensive scheme will be required for the whole site.
- 3.2 Policy T7 of the Oxfordshire Structure Plan 2016 states that the frequency of service areas on the major highway network should be limited.

4.0 Consultations

- 4.1 Milton Parish Council object - letter attached at **Appendix 2**.
- 4.2 Didcot Town Council object – letter attached at **Appendix 3**.
- 4.3 County Highways Engineer has no objections – letter attached at **Appendix 4**, but requires a Section 106 agreement for contributions to the local highway network.
- 4.4 Environment Agency - object as no flood risk assessment has been submitted with the Report 64/06

application. This is being addressed by the Applicant and any update from the Environment Agency will be given at the Meeting.

4.5 Council's Drainage Engineer - no objection subject to drainage/Environment Agency conditions.

4.6 UKAEA – no objections

5.0 **Officer Comments**

5.1 The principle of the use of the application site for the provision of motorist service facilities for the A34 has been established through the Local Plan allocation and the types of services suggested for the site are in accordance with the uses outlined in Policy TR10.

5.2 The supporting text to this policy requires a comprehensive scheme for the development of the whole of the allocated site, but this has proved difficult to achieve in the past, not least because of the number of landowners involved. This site has been allocated for many years and in the absence of a comprehensive framework for the whole site, your Officers consider that the most important consideration in the determination of this application is whether or not granting planning permission on the application site would prejudice the development of the remaining allocation.

5.3 As the application only provides details of the access into the site, it is essential that any access road into the site has the ability to provide access to the adjoining allocated land to the south as well as to the site itself. To demonstrate that this can be achieved, the Applicant has submitted an illustrative plan which is attached at **Appendix 5**. This plan fits with a larger scale highway access plan for the whole of the allocated site. This larger highway scheme has been negotiated with the Highways Authority and is attached for information at **Appendix 6**.

5.4 Subject to the imposition of a condition requiring the provision of an access road to the southern boundary of the site, your Officers consider that the grant of outline planning permission on this site should not prejudice the overall development of the larger allocated area.

5.5 Both Milton Parish Council and Didcot Town Council object to the application principally on the grounds of poor access and traffic generation onto the busy A4130. However, the County Engineer has no objections to proposal and because the site forms part of a up to date Local Plan allocation, your Officers do not consider that there are justifiable grounds to refuse the application for the reasons suggested by the Parish and Town Councils.

6.0 **Recommendations**

(i) *That the authority be delegated to the Chief Executive in consultation with the Chair and Vice Chair of the Development Control Committee to permit the application subject to the signing of a Section 106 agreement to secure highway contributions and subject to conditions including the submission of the outstanding reserved matters and the provision of an access road to the southern boundary of the site.*

(ii) *That in the event that the Section 106 agreement is not signed and completed by the 21 September 2006, the application be refused because the necessary contributions required to mitigate the impact of the development on the local highway network have not been secured.*