

NHI/19996 – Hamerson PLC

Amendments to existing egress point to create an additional vehicular access from the A420 (left, in, left out priority junction). Seacourt Estate, West Way, Botley.

1.0 The Proposal

- 1.1 This application seeks full planning permission for the alteration of the existing exit access onto the A420 / A34 slip road from West Way to create an ingress point. The access point is located next to the petrol garage, to the north of the HSBC building.
- 1.2 A copy of the plans showing the location of the proposal, its design and layout together with the supporting statement are attached at **Appendix 1**.
- 1.3 The application comes to Committee because North Hinksey Parish Council objects to the application.

2.0 Planning History

- 2.1 There is no relevant planning history in respect of this access.

3.0 Planning Policies

- 3.1 *Vale of White Horse Local Plan 2011*
Policies DC1, DC5, DC6, DC9 and DC14 (quality of new development) are relevant and seek to ensure that all new development is of a high standard of design / landscaping; does not cause harm to the amenity of neighbours; the development is acceptable in terms of highway safety, and will not result in adverse surface water run-off.

4.0 Consultations

- 4.1 North Hinksey Parish Council has objected to the application and their comments are attached at **Appendix 2**.
- 4.2 The County Engineer has no objections and his full comments are attached at **Appendix 3**.

5.0 Officer Comments

- 5.1 The main issue in this case is highway safety.
- 5.2 As is evidenced in the County Engineer's comments, there have been extensive pre-application discussions to ensure the design of the access is safe and accords with the County Council's requirements. As such, your Officers do not consider planning permission could reasonably be withheld on highway safety grounds.
- 5.3 On the issue of the potential relocation of the petrol pumps, the applicant has confirmed that this proposal will not result in the loss of the petrol station use. Consequently, your Officers have no objection to the proposal.

6.0 Recommendation

- 6.1 *That authority to grant planning permission subject to the following conditions is delegated to the Deputy Director (Planning and Community Strategy) in consultation with the Committee Chair in order to allow the completion of a S106 Agreement to secure the required financial contribution for highways:*

1. TL1 Time Limit
2. HY3 Access in accordance with specified plan

3. *The access hereby permitted shall not be used until revised signage has been erected, the details of which shall first be submitted to and approved in writing by the District Planning Authority prior to their erection.*