

Planning Committee
4 October 2017

Addendum Report

Item 7 – P17/V1507/FUL – Botley Centre, West Way, Botley

Dr Mary Gill has sent in the letter below on behalf of West Way Community Concern on 1 October 2017:

Dear Councillor

Ref: Planning Application P17/V1507/FUL - Temporary planning consent for a period of 3 years for the change of use, relocation and addition of units at Botley Local Centre.

On Wednesday the Planning Committee will consider this application. If it is approved, the long-awaited redevelopment of the West Way Centre will be able to commence.

The application now before you is limited in scope, and relates only to temporary facilities in the north east corner of the main development site and associated works. The application is being treated by the developer and the planning officer as separate from the discharge of pre-commencement conditions applied to P16/V0246/FUL.

The Planning Officer is recommending approval subject to conditions. We do not ask you to refuse permission, but there are issues which we would like to raise, specifically in relation to public safety and the impact on the roads adjoining the site. We hope you will bear these points in mind during your site visit and consider them when you discuss the application.

Why safety is a concern

The main site is adjacent to West Way and to Westminster Way, with their junction on the boundary of the site covered by this application. West Way is a busy strategic route, which has become increasingly congested for much of the day, in part because new housing developments in North Hinksey and Cumnor parishes are adding to the strains. Many bus routes pass along West Way. It is an important route for cyclists, but already unsafe with poor separation of cyclists and motor vehicles. Westminster Way is subject to a weight restriction to the south of the development site, but provides an important access route to the A34 (for local residents) and a rat-run from the A34. It is heavily congested at peak times with northbound traffic queuing at the lights.

Safety considerations for the temporary use application

Even the limited demolition and construction proposed in this application will necessitate access for construction vehicles and it is crucial that this traffic poses as little danger to the public as possible, with safety of cyclists a particular concern, and that it does not disrupt the local road network at times when traffic is already heavy. During the operational phase, delivery vehicles will be required to pass through the site, along the existing, and then re-aligned, Chapel Way from West Way to Westminster Way, sharing road space with other vehicles, and crossing the pavements on West Way. This will increase the risk of accidents. Some degree of risk may be unavoidable, but we hope that every effort will be made to minimise the risks. This can be achieved by conditions placed on the developer, and such conditions need to be specific and enforceable.

Accordingly, access and egress to the temporary facilities site, both during construction and demolition and once the facilities are operational, is of primary importance. The applicant confirms that traffic for the change of use and demolition would access and egress from Westminster Way and this is welcomed as the least

dangerous option. The applicant has also complied with the County's requirement that only occasional delivery vehicles would be allowed to use the new access from West Way to Chapel Way. It is also welcome that the temporary facilities will be accessible to users both from West Way, via Church Way and Elms Parade, and from Westminster Way, via a re-routing of Chapel Way which the demolition works covered in this application make possible.

Access or egress of construction vehicles via West Way and Church Way does not arise for the current application. It does issue arises from the construction of phase 1 on the redevelopment of the rest of the site (see below).

2

Safety considerations for the construction phase 1 of P16/V0246/FUL

The documentation for the application under consideration sets out in part how the first phase of the redevelopment of the site (under consent P16/V0246/FUL) will be carried out. This previews some aspects of the CEMP (Condition 12 of that consent). This has raised concerns that the overlap between the two applications would in some way prejudice the subsequent enforcement of Condition 12. The planning officer's report reassures us that that is not the case.

We would, however, like to alert you now to the safety issues of the proposed construction management for the development covered by P16/V0246/FUL. It was envisaged in the consented application that all construction vehicles would access and egress from Westminster Way, which presents the least danger to other users of the roads. The Design and Access Statement included with the current application proposes that construction vehicles would use West Way, to the west of Westminster Way, and share the access at Church Way with vehicles and pedestrians. Hence, the danger to the public would be increased for the duration of the construction. The fact that Oxford County Council, in their comments on the current application, has asked for details on the number of vehicles, confirms that they have concerns about this route and the impact on West Way. The CEMP will not be put out to consultation, except to statutory consultees so there will be no formal mechanism for the public to air their safety concerns.

Safety considerations for the phase during which the temporary facilities would be operational

We wish to draw your attention to two issues relating to the operational phase about which concerns have been raised by local residents and which we encourage you to assess for yourselves when you visit the site. The first concerns the important pedestrian crossing on West Way. The current plans show a straight-over crossing aligned with the northern half of the current sheep-pen crossing. Would this be safe at delivery and pick-up times for Botley School, given the proximity to the bus stop lay-by on the south side and the scrum of pedestrians, including small children and parents with buggies? The second issue concerns how use of the proposed delivery bay on Westminster Way would be managed.

Planning conditions

We trust that conditions placed on any consent would be such that the risk to the public is minimised. The Planning Officer's report recommends conditions which should apply and makes clear that the proposed Condition 3, for a Construction Management Plan, should cover matters "in connection with this application". We have written to the planning officer, via our local councillor Debby Hallett (copy attached), with some proposals of the details which could be included in these conditions. We consider that it is important that the conditions should be worded so that the limited scope of the application is respected, without potential ambiguities,

and to ensure that consent to this temporary use and partial demolition does not in any way pre-empt the decisions on the consent to P16/V0246/FUL.
We hope that you will find these suggestions helpful to the committee's deliberations and that you will bear our comments in mind as you consider the application on site and on Wednesday.

Yours sincerely
Dr Mary Gill
On behalf of West Way Community Concern
1 October 2017

The points below and the amended conditions provide clarification in relation to these questions:

1. In relation to this temporary planning application 1 porta cabin is proposed.
2. Units 25 is being demolished. There is interest in units 26 – 28 and it is now expected they will be retained.
3. The exact location and details of the pedestrian crossing are to be approved either through a s278 or a s184 agreement with Oxfordshire County Council.
4. The parking spaces outside units 26 – 28 are included as part of this application.
5. In relation to archaeology, the Oxfordshire County Council archaeologist has advised that - *the site has been extensively disturbed by previous development. This is shown on Lidar where it is apparent that the site has been stripped. All demolition works in advance of demolition will further disturb the site. As such I consider that there is little or no chance of any archaeological features or deposits surviving in situ and that any requirement for a watching brief would be both unjustified and wholly unsustainable.*
6. As part of the Considerate Contractors Scheme contact details for the site manager should be displayed and visible to the public.

For clarity full wording of the conditions are set out below. The conditions in bold text are additional conditions to those set out on page 25 of the agenda.

Conditions

1. This permission shall be for a temporary period of three years from the date of this permission.
2. That the development hereby approved shall be carried out in accordance with the details shown on the following approved plans
LOCO1
1205-R-P02-D
1205-R-P03-B
1205-R-P04A

1205-R-P05A
1205-R-P06
1205-R-P07
Transport Statement v3 dated 1 September 2017
Design and Access Statement update 31 August 2017

except as controlled or modified by conditions of this permission.

3. That prior to the commencement of any works on site in connection with this permission details of the following shall be submitted to the Local Planning Authority for approval in writing and shall be implemented on site in accordance with the approved details:
 - i) A construction programme of the works and development in relation to this permission
 - ii) A construction traffic site access management plan to deter construction vehicles making deliveries during peak hours (including school drop off / pick up times)
 - iii) A plan showing the construction traffic routing on the local highway network
 - iv) Details of the number of construction vehicles using West Way
 - v) **That measures are taken for a Banksman to oversee HGV construction traffic movements onto Westminster Way.**
4. That prior to the first use of the development hereby approved a servicing and delivery plan shall be submitted to the Local Planning Authority and approved in writing, the plan shall be implemented as approved.
5. That prior to the first use of the development hereby approved details of the location and layout of the public toilets shall be submitted to and approved in writing by the Local Planning Authority, they shall be implemented and maintained as approved.
6. That prior to the first use of the development hereby approved, details of the location and design of the public cycle parking shall be submitted to and approved in writing by the Local Planning Authority, they shall be implemented and maintained as approved.
- 7 **That prior to any demolition works details of the waste management during construction shall be submitted to and approved in writing by the Local Planning Authority, this shall be implemented as approved.**
8. **That any demolition works or construction on the site shall only take place between 0730-1800 Monday to Friday and 0800-1300 on a Saturday.**

Informative

This temporary change of use application relates solely to this proposal. Any details included on the plans which relate to planning permission reference

P16/V0246/FUL or the associated conditions discharge application are not deemed approved through the granting of this application.

Item 8 – P16/V0775/O – Land South of Highworth Road, Faringdon

This item has been withdrawn from the agenda for tonight's meeting following further discussions with Oxfordshire County Council as Highways Authority for further assessment of the highway impacts of the development.

Item 10 – P17/V1869/HH – 109 Poplar Grove, Kennington

No updates

Item 11 – P17/V2162/LB – Beaulieu Cottage, Sunningwell

No updates

Item 12 – P17/V2020/HH – 7 Third Acre Rise, Oxford

No updates

