

**WAN/10044/3 – David Wilson Retirement Homes
Removal of Condition 10 of Planning Permission WAN/10044/2
Former Oakes Bros Site, Grove Road, Wantage, Oxon**

1.0 The Proposal

- 1.1 Permission is sought to remove Condition 10 of planning permission WAN/10044/2 which reads as follows:

“10. Development shall not commence until details of the proposed pedestrian crossing across Limborough Road have been submitted to and approved in writing by the District Planning Authority and the dwellings hereby permitted shall not be occupied until the pedestrian crossing has been constructed in accordance with the approved plans.

Reason: To improve and promote safe pedestrian access from the site to the adjacent retail development in the town centre. “

- 1.2 The condition relates to the permission for the development of the former Oakes Brothers site with 45 sheltered housing units. A site location plan is attached at **Appendix 1**.
- 1.3 The application comes to Committee due to the objection received from Wantage Town Council.

2.0 Planning History

- 2.1 WAN/10044/2 - Erection of 45 Sheltered Apartments for the Elderly plus community facilities, with access, car parking and landscaping

3.0 Planning Policies

- 3.1 Policy DC5 of the adopted Local Plan requires safe and convenient access and parking.

4.0 Consultations

- 4.1 Wantage Town Council – “Strongly object. A pedestrian crossing needs to be in place before the property is occupied. The crossing is to be installed on a dangerous section of road with fast moving traffic and delivery vehicles.”

5.0 Officer Comments

- 5.1 The former Oakes Brothers site is situated on the northern side of Limborough Road, next to the access road leading to the Sainsbury’s petrol filling station. When the original application for the sheltered housing units was determined in 2004, it was considered desirable to provide a pedestrian crossing close to the development to afford safe access for elderly residents across Limborough Road to the new Sainsbury’s store, retail park and the town centre beyond.
- 5.2 The sheltered housing development is now complete and ready for occupation, however the applicant has experienced delays in progressing the Section 278 agreement with the Highways Authority which is required if the pedestrian crossing is

to be provided. This means that whilst the flats are now ready for occupation, the new pedestrian crossing has not yet been constructed. In seeking the removal of Condition 10, it is not the applicant's intention to avoid delivering the crossing. Indeed the applicant deposited the money required for the crossing with the County Council earlier this year, so the timescale for its provision is now out of the applicant's control. However, as Condition 10 prohibits occupation of the new flats until the pedestrian crossing has been constructed, the applicant has made this application so that the development can be brought into use.

5.3 Clarification as to the timescale for providing the crossing has been sought from the Highways Authority and an update on this will be given at the Meeting. As long as the implementation of the crossing can be secured within a reasonable timescale, Officers do not consider that significant harm would be caused by removing the condition and allowing the flats to be occupied a short time in advance of the crossing being provided.

6.0 **Recommendation**

6.1 *It is recommended that planning permission be granted.*