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<b>APPLICATION NO.</b>	P08/W0970
<b>APPLICATION TYPE</b>	Minor
<b>REGISTERED</b>	14 August 2008
<b>PARISH</b>	Great Haseley
<b>WARD MEMBER(S)</b>	Mr John Nowell-Smith
<b>APPLICANT</b>	Countax Limited
<b>SITE</b>	Land to the North east of Great Haseley Industrial Estate.
<b>PROPOSAL</b>	New agricultural access (5m wide). (As amplified by additional information accompanying letter dated 22 September 2008 and amended by drawing no.CV271094/101 rev C2 received 10 October 2008).
<b>AMENDMENTS</b>	Drawing number CV271094/101 REV C2
<b>GRID REFERENCE</b>	463323/202352
<b>OFFICER</b>	Mrs E Hamerton

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1.0 **INTRODUCTION**

1.1 This application is referred to Committee as the Officer's recommendation conflicts with the views of the Great Haseley Parish Council.

1.2 The application site, which is a field, is shown on the OS extract **attached** at Appendix A. It is to the north of Great Haseley Industrial Estate. Running adjacent to the site is the A329.

1.3 **BACKGROUND**

1.4 This application is a revision to an extant permission which was granted in 2006 (reference P06/W0856) for a new agricultural field access. **Attached** at Appendix B is the planning decision notice and plans in relation to that permission. Currently, access to the field is gained by either the old A329 or the main Countax access to the South East. Both of these access points are gated for security reasons and the old route of the A329 is likely to be stopped up.

1.5 The application has been submitted following discussions between the applicant and an Officer from Oxfordshire County Council Highways Department. Relocating the access to the point now proposed would remove the requirement to have a left turn only as previously approved.

2.0 **PROPOSAL**

2.1 This application aims to obtain planning permission for the relocation of the access approved in 2006, 13 metres to the south –west. There will be a new gate which will open into the field which will be set some 12.5m from the road. A copy of the plans and the supporting information is **attached** at Appendix C.

2.2 The amended plans show post and rail fencing to both sides of the entrance into the field to prevent any access from the industrial site to the south.

### 3.0 **CONSULTATIONS & REPRESENTATIONS**

#### 3.1 Forestry Officer – No objection

##### Great Haseley Parish Council – Objection

- (Original objection) – The Parish Council considers that this application should be rejected. We feel it is less safe moving it closer to the junction with Rectory Road, Great Haseley and we are concerned that the loss of space available to Countax for parking cars may be problematic.
- The Parish Council still feels that the amendment does not address the issue of safety and car parking as outlined in their original objection.

##### Great Milton Parish Council – Approved

##### Highways Authority – No objection

- Appropriate visibility can be provided at the access and the proposed junction is appropriate for an agricultural access.
- There would not be any conflict with other junctions with the A329.
- The previous application included an informative for vehicles to turn left; due to the relocation of the access such an informative for vehicles to turn left is not necessary.
- Conditions recommended (please refer to section 8 of this report).

### 4.0 **RELEVANT PLANNING HISTORY**

#### 4.1 P06/W0856 – Agricultural Access – Planning permission

### 5.0 **POLICY & GUIDANCE**

#### 5.1 **Adopted South Oxfordshire Local Plan 2011**

G2 – General restraint and sustainable development

T1 – Transport requirements for new development

#### **Adopted Oxfordshire Structure Plan 2016**

T8 - Development Proposals

### 6.0 **PLANNING CONSIDERATIONS**

#### 6.1 The planning issues that are relevant to this application are:

- 6.2 1. Impact on highway safety and convenience
2. Impact on the character of the area
3. Any other material considerations

#### 6.3 **Impact on highway safety and convenience**

The Parish Council have raised concerns about the safety of this proposed junction.

They are also concerned that this new access could lead to the loss of approximately 4 parking spaces used by Countax employees. In order for these gates to be kept clear these four spaces would be lost.

The Highway Officer has not objected to this proposal subject the recommended conditions which are set out in section 8 of this report.

Appropriate visibility can be provided at the access and the junction is appropriate for an agricultural access. There would not be any conflict with other junctions along the A329. This accords with Policy T1 of the adopted South Oxfordshire Local Plan and Policy T8 of the adopted Oxfordshire Structure Plan 2016.

**6.4 Impact on the character of the area**

The proposed access is 5 metres wide and will have a radii of 6 metres at its junction with the A329. A traditional field gate will be erected some 13 metres back from the junction edge. The Highway Officer has recommended that details of the surface treatment is conditioned. Given the small scale nature of this development and the traditional gate that is proposed this development would not detract from the character of the area.

**6.5 Any other material considerations**

There is an extant permission for a new access some 13 metres away from this proposed one, therefore this access could be constructed in any event. However if Planning Committee approved this application a condition restricting both accesses being constructed is suggested. This application has been submitted following discussions with the Highway Authority.

**7.0 CONCLUSION**

7.1 This proposal would comply with the relevant Development Plan Policies and it is considered that, subject to the attached conditions, the new access would not be harmful to highway safety and convenience.

**8.0 RECOMMENDATION**

8.1 **That planning permission be granted subject to the following conditions:**

1. **Commencement 3 years**
2. **No gate shall be erected within 10m of the back edge of the carriage way**
3. **Details of surface treatment to be submitted to and approved by the Local Planning Authority**
4. **Prior to the first use the access shall be formed, laid out and constructed to the Local Planning Authority specification and satisfaction**
5. **An advisory warning sign shall be erected prior to the first use of the access onto the A329 advising of slow moving vehicles**
6. **One new access to be created only**

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