

# Agenda Item 3

**West Area Planning Committee**

**11 January 2012**

**Application Number:**

1. 11/02594/FUL
2. 11/02597/FUL
3. 11/02595/FUL
4. 11/02596/FUL
5. 11/02591/ADV

**Decision Due by:** 6 December 2011

**Proposal:**

1. Demolition of existing public house. Erection of 3 storey building to provide retail store on ground floor and 1 x 3 bedroom, 1 x 1 bedroom and 2 x 2 bedroom flats on upper floors. Provision of plant enclosure, service yard, 9 x retail car parking spaces, 7 x residential car parking spaces, cycle parking, bin storage, landscaping and communal open space.
2. Alterations to frontage of existing building to provide new shop front and creation of a ramped access.
3. Installation of plant and associated fencing
4. Installation of an ATM
5. Display of 4 externally illuminated fascia signs and one internally illuminated hanging sign

**Site Address:** Fox And Hounds Public House 279 Abingdon Road  
[Appendix 1 to the original report]

**Ward:** Hinksey Park

**Agent:** CgMs Ltd

**Applicant:** Tesco Stores Ltd

1. The above applications were originally called into the meeting of West Area Planning Committee held on 8 December 2011 by Councillors Van Nooijen, McManners, Clarkson and Sinclair to allow consideration of the issues by Committee. In the event, although the applications were debated at the meeting, the committee resolved to defer consideration of the applications pending the receipt of further advice from Oxfordshire County Council as Local Highway Authority on matters relating to the impact on traffic and pedestrian movement as a result of the development. The previous reports to committee are attached as Appendix 1 for ease of reference.
2. The following additional comments have been received from the Local Highway Authority:

In relation to right-hand vehicular movements into and out of the site:-

- *“Oxfordshire County Council Traffic Signals Team have been further consulted and have advised that the proposed access/egress*

*arrangement [including right hand turns into and out of the site] is not an unusual situation and given the small, 9 space car park, is unlikely to have a significant impact"*

In relation to pedestrian safety (in particular across Weirs Lane)

- *"The Road Safety Team have been consulted again and have advised that there are no relevant or significant recorded injury accidents involving pedestrians in the vicinity of the application site."*
  - *"With regard to the perceived lack of pedestrian [crossing] facilities, in particular on Weirs Lane, there are adequate pedestrian facilities and opportunities in the area to serve the application site"*
  - *"It is not considered appropriate for a pedestrian phase to be incorporated into the existing traffic signals at the junction of Wiers Lane and Abingdon Road at this time as this is likely to lead to significant traffic problems; however this issue will be considered when major improvements at this location are investigated as part of the Community Infrastructure Levy [CIL] which has not yet been adopted by the City Council"*
  - In respect of concerns that have been raised in connection with the proposed ATM facility and the possibility of cars parking illegally to use it, this issue can be addressed by the imposition of a 'Grampian' style condition (requiring that no development takes place until off-site issues have been resolved) on the planning permission for the ATM requiring a scheme to be approved for the installation of bollards, cycle parking stands and landscaping to prevent cars being able to park on the pavement outside the ATM. Such a condition is also recommended on the planning permission for the redevelopment scheme [condition 18 of 11/02594/FUL]
3. In the light of the Highway Authority's comments, Officers consider that the concerns of the committee relating to vehicular and pedestrian safety have been addressed. The West Area Planning Committee is recommended
- (i) to approve applications 11,02595/FUL [plant and fencing], 11/02596/FUL [ATM with an additional condition relating to pavement obstructions] and 11/02591/ADV [signage];
  - (ii) to defer applications 11/02594/FUL [redevelopment of site] and 11/02597/FUL [new shop front and ramped access] in order to finalise accompanying legal agreements relating to unfettered access over the site and delegate to officers the issuing of the notices of planning permission on the completion of these legal agreements.

**Background Papers:**

10/02882/FUL	11/02596/FUL
11/02594/FUL	11/02591/ADV
11/02597/FUL	11/02595/FUL

**Contact Officer:** Angela Fettiplace

**Extension:** 2445

**Date:** 19 December 2011