

# PLANNING

ELECTRONIC  
VERSION

## Planning Decision

P17/V1507/FUL

Botley Development Company  
c/o Savills- London  
33 Margaret Street  
London  
W1G 0JD

## PLANNING PERMISSION

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Application No : **P17/V1507/FUL**

Application proposal, including any amendments :

**Temporary planning consent for a period of 3 years for the change of use, relocation and addition of units at Botley Local Centre. Works also include alterations to access and egress arrangements, provision of 43 (39 plus 4 disabled) car parking spaces, partial demolition of Grant Thornton House and Seacourt Hall and installation of a portacabin (A1 use) (as amended by plans and information received 21 July 2017). As amended by plans and information received 4 September 2017.**

Site Location : **Botley Centre West Way Botley Oxford OX2 9LP**

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Vale of White Horse District Council hereby gives notice that **planning permission is GRANTED** for the carrying out of the development referred to above strictly in accordance with the description, plans and specifications contained in the application (as varied by any amendments as referred to above) subject to the following condition(s) :

1. This permission shall be for a temporary period of three years from the date of this permission.  
At the expiration of the period of three years the use of the buildings and land as specified in the application shall cease.

Reason: In view of the temporary nature of the development in accordance with Policy CP11 of the adopted Local Plan.

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.

Reason: To secure the proper planning of the area in accordance with Development Plan policies.

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 restricting Heavy Goods Vehicles 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.
  - vi) That details of a wheel wash facility to be submitted to and approved in writing by the local planning authority and implemented in accordance with the approved details on site during the construction period.

For highway safety and convenience reasons in accordance with advice within the NPPF.

All construction activities shall be carried out in accordance with the approved details.

Reason: To ensure the impact of the construction of the development is adequately mitigated in the interests of highway safety, the amenity of nearby residents / occupiers in accordance with policies CP34, DC5 and DC9 of the Vale of White Horse Local Plan.

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.

Reason: To ensure that the development hereby permitted is not detrimental to the amenity of nearby residents by reason of undue noise from delivery vehicles entering or leaving the site and in the interests of highway safety in accordance with policies DC5 and DC9 of the Vale of White Horse Local Plan.

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.

Reason: In the interests of the local community in accordance with policies CP11 and CF1 of the Vale of White Horse Local Plan.

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.

Reason: To encourage the use of sustainable modes of transport in accordance with policy CP35 of the adopted Vale of White Horse Local Plan.

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.

Reason: To support sustainable design and construction in accordance with Core Policy 40 of the adopted Vale of White Horse Local Plan.

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.

Reason: To protect the amenity of nearby residential properties in accordance with policies CP11 and CF1 of the Vale of White Horse Local Plan.

NB: 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.

NB: The above permission/consent may contain pre-conditions, which require specific matters to be approved by the Local Planning Authority before a specified stage in the development occurs. This means that a lawful commencement of the approved development/works cannot be made until the particular requirements of the pre-condition(s) have been met.

NB: This approval is specific to the details of the development as shown on the

approved plans and other associated documentation. Unless otherwise agreed by the Council any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. As such the Council must be advised in writing of any proposed variations from the approved plans and other associated documentation at the earliest stage possible. A decision will then be made as to whether the changes can be dealt with as a minor revision to the approved details or whether a revised application is required.

This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.

### **Reason for Decision**

The proposal is considered to be sustainable development. The uses are temporary in nature and will enable continuity of existing community facilities whilst construction work on the redevelopment of the centre progresses. As the changes of use are only required for a temporary period until such time as the new premises are available for occupation, the proposal accords with core policy 11 and policies DC5 and CF1 of the adopted local plan.

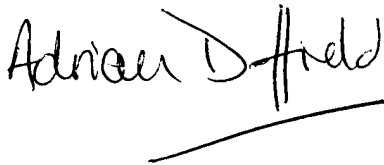
In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council takes a positive and proactive approach to development proposals. The Planning Service works with applicants/agents in a positive and proactive manner by offering a pre-application advice service and by advising applicants/agents of issues that arise during the processing of their application and where possible suggesting solutions to problems.

Note : A more detailed explanation is available in the officer's report, available in the application case file.

## Key Policies

CF1	Protection of Existing Services and Facilities
CF2	Provision of New Community Services and Facilities
CP01	Presumption in Favour of Sustainable Development
CP03	Settlement Hierarchy
CP06	Meeting Business and Employment Needs
CP07	Providing Supporting Infrastructure and Services
CP08	Spatial Strategy for Abingdon-on-Thames and Oxford Fringe Sub-Area
CP11	Botley Central Area
CP32	Retail Development and other Main Town Centre Uses
CP33	Promoting Sustainable Transport and Accessibility
CP34	A34 Strategy
CP35	Promoting Public Transport, Cycling and Walking
CP37	Design and Local Distinctiveness
CP38	Design Strategies for Strategic and Major Development Sites
CP42	Flood Risk
DC3	Design against crime
DC5	Access
DC7	Waste Collection and Recycling
DC9	The Impact of Development on Neighbouring Uses
S12	Policies for local shopping centres

Note : The full wording of the above policies are available on our website or in the local plan documents, at our offices.



Head of Planning  
**5th October 2017**

## STATUTORY INFORMATIVE

### Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under sections 78 and 79 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within **six months** of the date of this notice, using a form which you can get from :

The Planning Inspectorate  
Customer Support Unit  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol  
BS1 6PN  
Telephone : 0303 444 5000  
[www.planningportal.gov.uk](http://www.planningportal.gov.uk)  
email: [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk).

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

### Purchase Notice

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council

(District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI, Chapter 1 of the Town and Country Planning Act 1990.

### **Compensation**

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in sections 114 and related provisions of the Town and Country Planning Act 1990.

### **OTHER INFORMATION**

The Planning Portal contains a wide range of helpful planning-related guidance and services. You may wish to view their website ([www.planningportal.gov.uk](http://www.planningportal.gov.uk)).