



Planning & Regulation Committee Monday, 13 January 2014

ADDENDA

1. Apologies for Absence and Temporary Appointments

<i>Apology</i>	<i>Temporary Appointment</i>
Councillor Stewart Lilly	Councillor Lawrie Stratford

4. Petitions and Public Address

<i>Speaker</i>	<i>Item</i>
Martin Layer (Smiths Bletchington) <i>with Lucy Binnie and Peter Steffans</i> Councillor Charles Mathew (Local Member)))6. Gill Mill, Ducklington – Application)MW.0050/13))
Suzi Coyne (Applicant's Agent) Councillor Charles Mathew (by invitation)) 7. The Marshes – Application No.)MW.0103/13)
Mark Ellis (Local resident) Grant Scott (Applicants, Viridor)	8. Ardley Energy from waste plant
Councillor Les Sibley (Bicester West)	9. Park & Ride Facility

6. Gill Mill Quarry, Ducklington

The extraction of sand, gravel and clay as an extension to the existing Gill Mill site with the retention of processing plant, offices with welfare accommodation, weighbridge, sheeting bay, maintenance and storage facilities, vehicle parking areas, fuel storage, conveyor and haul road system, and existing site

access, with the crushing, screening, washing, grading and blending of products for sale, retention and extension of existing water management provision including clean water lagoons and silt ponds, retention and extension of stockpiling areas, merchenting of imported aggregates, a concrete products factory, aggregate bagging plant, installation of wheel wash, erection of concrete batching plant and erection of recycled aggregate plant and the import of inert materials for recycling and non-recyclable waste materials for restoration of worked out mineral voids and the manufacture and sale of soils from site and imported materials. Restoration to a combination of nature conservation, including reed bed, meadows and woodland areas, with ecotourism development and recreational uses including retention of existing office complex building and new footpath and bridleway links with the retention and adaptation of the farm buildings of the Beef Unit Farmstead to provide ancillary development for the management of the restored land as a management centre including offices, stores, educational facilities and provision for a small scale biomass energy plant primarily for biomass arising on site at Gill Mill Quarry, Ducklington – Application MW.0050/13.

Additional information

There are two clarifications to the report:

- Paragraph 23 should be disregarded as hours of operation are detailed in paragraphs 41 and 42 and the table beneath.
- The full division name set out on the front sheet should read Witney West and Bampton

A plan is attached showing the locations of the video footage in the presentation.

7. Erection of Waste Recycling and Transfer Facility and Access Improvements at The Marshes, Sheehan Plant Hire & Haulage, Woodstock Road, Yarnton - Application MW.0103/13

Additional information

There are two clarifications to the report:

- Paragraph 51 – The applicant has now provided an amended site plan showing the required 15 metres buffer zone to the boundary trees and hedgerows and the

arboricultural officer is now satisfied and has no objection to the application.

• Annex 1, paragraph 7 – the County Council’s Ecologist Planner has confirmed that she would wish to see conditions and informatives attached covering the following points, should planning permission be granted:

- i) Timing restrictions on external lighting (they should be off by 8pm);
- ii) An external lighting plan;
- iii) All site clearance and development must be carried out in accordance with chapter 5: Recommendations of the Updated Phase 1 Habitat Survey & Protected Species Survey Report (October 2013), which include a summary of habitat management and sensitive site clearance, vegetation removal outside bird nesting season, erection of nest boxes, mitigation for badgers and other species and habitat enhancement;
- iv) A precautionary method of working strategy to avoid harm to reptiles & hedgehogs (i.e. how the site will be cleared in a sensitive manner);
- v) A Biodiversity Mitigation & Enhancement Scheme based on the recommendations made in Chapter 5 of the ecology report (Windrush Ecology, October 2013) detailing the proposed mitigation and enhancement measures, including for badgers, birds and other species and the habitats on the site, including details of the number, location and specification of bat boxes, bird nesting boxes, log piles/hibernation mounds;
- vi) If works do not commence within one year of the date of consent, or of the latest updated surveys approved in writing, then no works until an updated badger survey has been submitted and approved;
- vii) No storage of materials within the root protection area;
- viii) Weed control.

Informatives:

- i) Nesting birds;
- ii) Protected species;
- iii) Badgers.

9. Construction of a remote park and ride facility including up to 580 car parking spaces, 60 cycle parking spaces, cycle shelter, bus laybys and shelter, fencing, landscaping, attenuation pond and drainage ditch, pedestrian walkways, height restriction barriers and security lighting and cameras on land to the North West of the A41, Junction of A41/Vendee Drive, Bicester - Application No R3.0128/13

Additional representation

A late representation has been received from WSP on behalf of Countryside Properties who owned the land before it was transferred to Oxfordshire County Council. This states that Countryside Properties have entered an agreement with Stagecoach to provide a new bus route between the Kingsmere

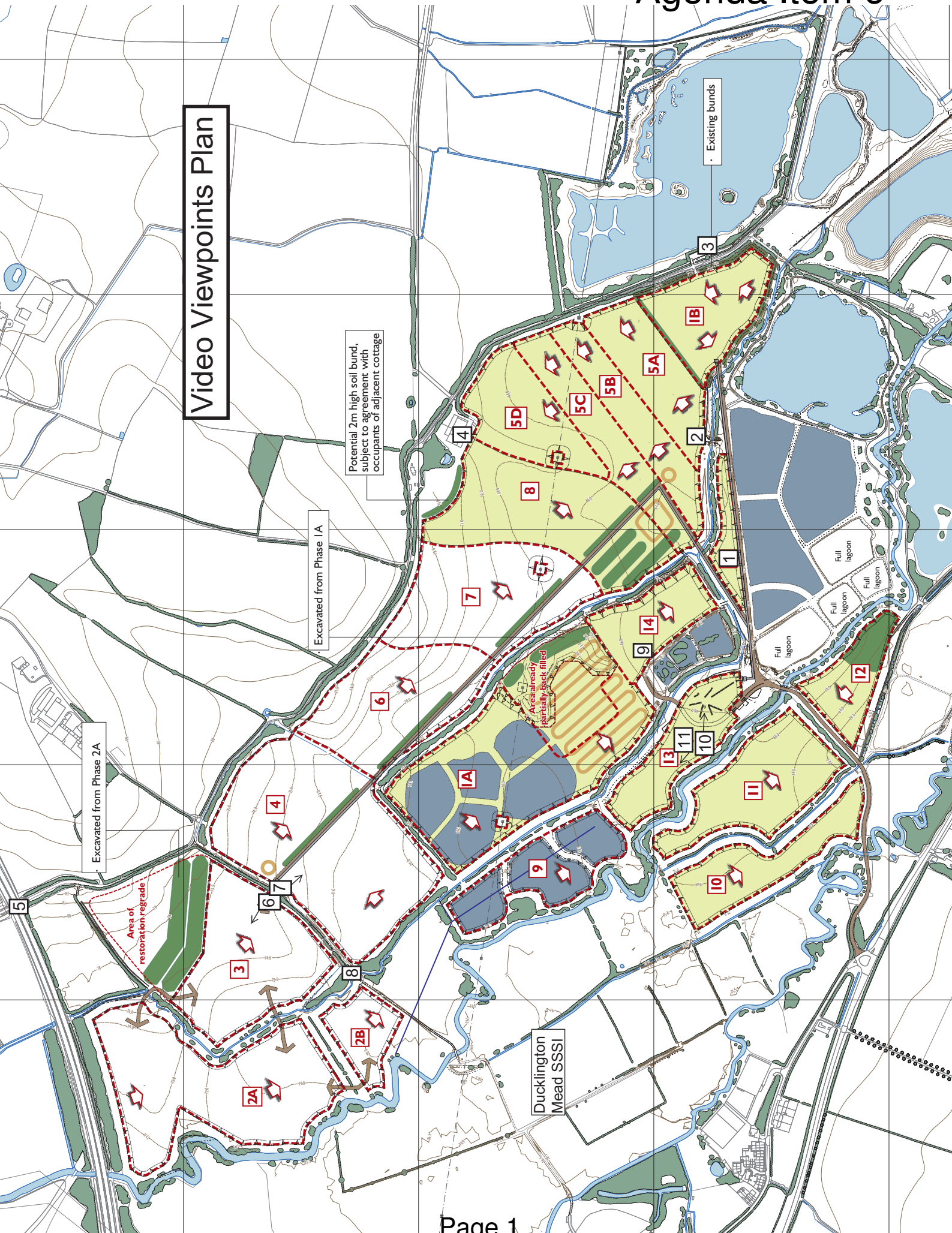
development and central Bicester. In this regard they are keen to ensure that the plans for the Park and Ride are supportive of this and make the following comments:

- A pedestrian link into the north of the site adjacent to the pedestrian refuge on Vendee Drive should be implemented
- The plans should support the delivery of peak S5 services into Kingsmere
- Bus service 26 should call at the site
- There should be a parking management strategy for Bicester Village as a condition, to ensure that the operation of the park and ride is not prejudiced by overflow parking for Bicester Village.

Officer Response:

Following writing this letter, WSP have now viewed the committee report and confirmed that the proposed conditions adequately cover their comments regarding parking management and bus service details. It is proposed to create a safe access for pedestrians and cyclists over a pedestrian crossing and directly to the bus waiting area. The application does not propose to provide a separate pedestrian crossing point into the northern boundary, as this would involve access over land which OCC does not control.

Video Viewpoints Plan



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