

To: **Members of the Planning & Regulation Committee**

## ***Notice of a Meeting of the Planning & Regulation Committee***

**Monday, 23 May 2011 at 2.00 pm**

**County Hall, New Road, Oxford**



Peter G. Clark  
County Solicitor

May 2011

**Contact Officer: Graham Warrington**  
Tel: (01865) 815321; E-Mail:  
graham.warrington@oxfordshire.gov.uk

---

*Members are asked to contact the case officers in advance of the committee meeting if they have any issues/questions of a technical nature on any agenda item. This will enable officers to carry out any necessary research and provide members with an informed response.*

---

### **Membership**

Chairman – Councillor Steve Hayward  
Deputy Chairman - Councillor Mrs Catherine Fulljames

#### *Councillors*

Alan Armitage  
Tony Crabbe  
Anda Fitzgerald-O'Connor  
Jenny Hannaby  
Ray Jelf

Peter Jones  
Lorraine Lindsay-Gale  
David Nimmo-Smith  
Neil Owen  
G.A. Reynolds

John Sanders  
Don Seale  
John Tanner

---

#### **Notes:**

- **Date of next meeting: 18 July 2011**

## Declarations of Interest

This note briefly summarises the position on interests which you must declare at the meeting. Please refer to the Members' Code of Conduct in Part 9.1 of the Constitution for a fuller description.

### **The duty to declare ...**

You must always declare any "personal interest" in a matter under consideration, ie where the matter affects (either positively or negatively):

- (i) any of the financial and other interests which you are required to notify for inclusion in the statutory Register of Members' Interests; or
- (ii) your own well-being or financial position or that of any member of your family or any person with whom you have a close association more than it would affect other people in the County.

### **Whose interests are included ...**

"Member of your family" in (ii) above includes spouses and partners and other relatives' spouses and partners, and extends to the employment and investment interests of relatives and friends and their involvement in other bodies of various descriptions. For a full list of what "relative" covers, please see the Code of Conduct.

### **When and what to declare ...**

The best time to make any declaration is under the agenda item "Declarations of Interest". Under the Code you must declare not later than at the start of the item concerned or (if different) as soon as the interest "becomes apparent".

In making a declaration you must state the nature of the interest.

### **Taking part if you have an interest ...**

Having made a declaration you may still take part in the debate and vote on the matter unless your personal interest is also a "prejudicial" interest.

### **"Prejudicial" interests ...**

A prejudicial interest is one which a member of the public knowing the relevant facts would think so significant as to be likely to affect your judgment of the public interest.

### **What to do if your interest is prejudicial ...**

If you have a prejudicial interest in any matter under consideration, you may remain in the room but only for the purpose of making representations, answering questions or giving evidence relating to the matter under consideration, provided that the public are also allowed to attend the meeting for the same purpose, whether under a statutory right or otherwise.

### **Exceptions ...**

There are a few circumstances where you may regard yourself as not having a prejudicial interest or may participate even though you may have one. These, together with other rules about participation in the case of a prejudicial interest, are set out in paragraphs 10 – 12 of the Code.

### **Seeking Advice ...**

It is your responsibility to decide whether any of these provisions apply to you in particular circumstances, but you may wish to seek the advice of the Monitoring Officer before the meeting.

**If you have any special requirements (such as a large print version of these papers or special access facilities) please contact the officer named on the front page, but please give as much notice as possible before the meeting.**

# AGENDA

1. **Election of Chairman for the Council year**
2. **Election of Deputy Chairman for the Council year**
3. **Apologies for Absence and Temporary Appointments**
4. **Declarations of Interest - see guidance note opposite**
5. **Minutes** (Pages 1 - 10)

To approve the minutes (**PN5**) of the meeting held on 11 April 2011 and to receive for information any matters arising therefrom.

6. **Petitions and Public Address**
7. **Construction of a new roundabout junction on the B4022 Oxford Hill at its junction with Jubilee Way, Cogges Hill Road and the proposed A4095 Cogges Link Road; to include provision for pedestrian and cycle crossings to link proposed or existing pedestrian and cycle routes; at existing traffic light controlled junction between Oxford Hill, Jubilee Way and Cogges Hill Road, Witney - Application No R3.0039/11** (Pages 11 - 20)

Report by Deputy Director for Environment & Economy (Growth & Infrastructure) (**PN7**).

Planning permission for the Cogges Link Road at Witney was granted in April 2009. Work on the scheme has not yet commenced. In the meantime further work has been undertaken to assess the potential for improvements to the traffic signal controlled junction at Oxford Hill/Jubilee Way (the north-eastern end of the Cogges Link Road). As a result of that work, a roundabout is now considered to be the preferred solution for managing traffic movements at this junction. This report describes the planning application that has now been submitted for the roundabout. The application is being reported to this committee as objections have been received to the proposal.

Some of the comments received repeat objections to the Cogges Link Road that have already been considered and the principle of the Cogges Link Road is not up for consideration as part of this proposal.

The report describes the proposed development and its background, sets out the comments and representations received, and outlines the views of the Deputy Director (Growth & Infrastructure).

***It is RECOMMENDED that planning permission be granted for the development proposed in Application No. R3.0039/11 subject to conditions to be determined***

**by the Deputy Director for Environment & Economy (Growth & Infrastructure) to include the following matters:**

- 1. Detailed compliance – development to be carried out strictly in accordance with the particulars contained in the application and plans.**
- 2. Detailed duration – development to commence within 3 years.**
- 3. Landscaping scheme to be submitted and agreed.**
- 4. Landscaping scheme to be implemented.**
- 5. Retained trees/hedges to be protected during construction.**
- 6. Agreement and implementation of an archaeological mitigation strategy.**
- 7. Details of lighting to be submitted and agreed.**
- 8. Surface water drainage scheme to be approved.**
- 9. Details of ecological mitigation measures (including measures already agreed as part of the CLR approval) to be submitted and agreed.**
- 10. Final details of cycleway provision to be agreed.**
- 11. Existing footpaths and cycleways to be made good following completion of works.**
- 12. Details of proposed working hours during construction to be agreed.**
- 13. All plant and equipment to be used in pond construction to be designed and maintained to reduce noise levels to a minimum.**
- 14. Road to be constructed using a low road noise surface material.**
- 15. A scheme for routeing and control of construction traffic to be approved.**
- 16. No vehicles used in construction works shall enter the public highway unless its wheels and chassis are cleaned.**
- 17. Measures to be adopted to prevent dust nuisance.**

#### **Informatives**

- 1. Requirement for a Site Waste Management Plan.**
  - 2. Diversion required for any Thames Water Main that crosses the site.**
- 8. Conversion of existing footpath to a new pedestrian/cycle route and associated works to include the creation of new steps, cycle ramps and 7 new lighting columns at former mineral railway, Hanwell Fields, Banbury - Application No R3.0043/11 (Pages 21 - 32)**

Report by Deputy Director for Environment & Economy (Growth & Infrastructure) (**PN8**).

The proposal is to convert an existing footpath route into a combined pedestrian/cycle track. The application includes the creation of some new steps, two cycle ramps and seven new lighting columns. The application is being reported to this Committee as an objection has been received to the proposal.

The report describes the development and outlines the objection and other responses to the application. Relevant planning policies are included along with the comments and recommendation of the Deputy Director (Growth and Infrastructure).

**It is RECOMMENDED that planning permission be granted for the development proposed in Application No. R3.0043/11 subject to conditions to be determined by the Head of Sustainable Development to include the following matters:**

1. *The development must be carried out strictly in accordance with the particulars contained in the application and the plans.*
  2. *Commencement of the development within 3 years.*
  3. *Submission and agreement of the external material proposed for the retaining walls.*
  4. *Retained trees to be protected during construction works.*
  5. *Submission and agreement of a landscaping scheme - to include replacement planting.*
  6. *Landscaping scheme to be implemented within first planting season following the completion of the development.*
  7. *Tree removal to be carried out outside of the bird breeding season.*
  8. *Site assessment of lighting levels from the new lights and implementation of any remedial action that may be required.*
  9. *Submission and agreement of a construction traffic management plan (to include contractors working hours, delivery times of materials and site compound).*
9. **Progress report on minerals and waste site monitoring and enforcement**  
(Pages 33 - 66)

Report by Deputy Director for Environment & Economy (Growth & Infrastructure) (PN9).

The report updates the Committee on regular monitoring of minerals and waste planning permissions and progress on enforcement cases.

***It is RECOMMENDED that the Schedule of Compliance Monitoring Visits in Annex 1 and the Schedule of Enforcement Cases in Annex 2 to the report PN9 be noted.***

10. **Relevant Development Plan and other Policies** (Pages 67 - 74)

This paper sets out the policies referred to in Items 7 and 8 and should be regarded as an Annex to each.

---

### **Pre-Meeting Briefing**

There will be a pre-meeting briefing at County Hall on **Monday 23 September 2011** at **12.00 midday** for the Chairman, Deputy Chairman and Opposition Group Spokesman.