



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

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

Monday, 14 September 2015 at 2.00 pm

County Hall, New Road, Oxford

Peter G. Clark.

Peter G. Clark
County Solicitor

September 2015

Contact Officer: **Graham Warrington**
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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 Mrs Catherine Fulljames
Deputy Chairman - Councillor Neil Owen

Councillors

David Bartholomew
Mark Cherry
Patrick Greene
Bob Johnston

Stewart Lilly
James Mills
Glynis Phillips
Anne Purse

G.A. Reynolds
John Tanner

Notes:

- **Date of next meeting: 19 October 2015**

Declarations of Interest

The duty to declare.....

Under the Localism Act 2011 it is a criminal offence to

- (a) fail to register a disclosable pecuniary interest within 28 days of election or co-option (or re-election or re-appointment), or
- (b) provide false or misleading information on registration, or
- (c) participate in discussion or voting in a meeting on a matter in which the member or co-opted member has a disclosable pecuniary interest.

Whose Interests must be included?

The Act provides that the interests which must be notified are those of a member or co-opted member of the authority, **or**

- those of a spouse or civil partner of the member or co-opted member;
- those of a person with whom the member or co-opted member is living as husband/wife
- those of a person with whom the member or co-opted member is living as if they were civil partners.

(in each case where the member or co-opted member is aware that the other person has the interest).

What if I remember that I have a Disclosable Pecuniary Interest during the Meeting?.

The Code requires that, at a meeting, where a member or co-opted member has a disclosable interest (of which they are aware) in any matter being considered, they disclose that interest to the meeting. The Council will continue to include an appropriate item on agendas for all meetings, to facilitate this.

Although not explicitly required by the legislation or by the code, it is recommended that in the interests of transparency and for the benefit of all in attendance at the meeting (including members of the public) the nature as well as the existence of the interest is disclosed.

A member or co-opted member who has disclosed a pecuniary interest at a meeting must not participate (or participate further) in any discussion of the matter; and must not participate in any vote or further vote taken; and must withdraw from the room.

Members are asked to continue to pay regard to the following provisions in the code that *“You must serve only the public interest and must never improperly confer an advantage or disadvantage on any person including yourself”* or *“You must not place yourself in situations where your honesty and integrity may be questioned.....”*.

Please seek advice from the Monitoring Officer prior to the meeting should you have any doubt about your approach.

List of Disclosable Pecuniary Interests:

Employment (includes *“any employment, office, trade, profession or vocation carried on for profit or gain”*.), **Sponsorship, Contracts, Land, Licences, Corporate Tenancies, Securities.**

For a full list of Disclosable Pecuniary Interests and further Guidance on this matter please see the Guide to the New Code of Conduct and Register of Interests at Members’ conduct guidelines. <http://intranet.oxfordshire.gov.uk/wps/wcm/connect/occ/Insite/Elected+members/> or contact Glenn Watson on (01865) 815270 or glenn.watson@oxfordshire.gov.uk for a hard copy of the document.

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. **Apologies for Absence and Temporary Appointments**
2. **Declarations of Interest - see guidance note opposite**
3. **Minutes** (Pages 1 - 12)

To approve the minutes of the meeting held on 27 July 2015 (**PN3**) and to receive information arising from them.

4. **Petitions and Public Address**
5. **Chairman's Updates**
6. **Erection of a mobile concrete batching plant with associated infrastructure, concrete hardstanding and portable toilet Land at Dix Pit adjacent to Workshops, Linch Hill, Stanton Harcourt (Update to report to committee meeting on 27 July 2015) - Application No. MW.0053/15** (Pages 13 - 18)

Report by the Deputy Director for Environment & Economy (Strategy & Infrastructure Planning) (**PN6**).

This report proposes a modification to one of the conditions which was part of planning permission granted on 27 July 2015 for a concrete batching plant on part of Dix Pit landfill site. The modification allows for the import of aggregate from other sites closer to Dix Pit than Bridge Farm Quarry, for the 18 month period whilst import from Bridge Farm quarry is permitted and would be in addition to the import from Bridge Farm quarry. The applicant has also put forward minor changes to the proposed layout of the site, including rotating the position of the plant and installing two water tanks.

It is RECOMMENDED that:

- (a) the additional condition listed in the resolution for item PN9 to the 27 July 2015 Planning & Regulation Committee be amended to read: 'an additional condition imposing a time limit for the supply of sand and gravel from Bridge Farm Quarry or any other site that lies closer to the application site by road (using approved routes) than Bridge Farm Quarry.'***
- (b) the amended plan showing the detailed site layout (S59M/187 dated June 2015) be approved rather than the originally submitted plan (Drawing S59M/187 dated February 2015).***

7. **Erection of a single storey building to provide 2 new classrooms, accompanied by the necessary ancillary accommodation; toilets, cloaks, storage and resource areas, 1:1 room, cleaners store and covered canopy link in between existing and proposed building and a new path around the proposal for external works at Queensway School, Brantwood Rise, Banbury - Application No. R3.0073/15 (Pages 19 - 28)**

Report by the Deputy Director for Environment & Economy (Strategy & Infrastructure Planning) (PN7)

This is a planning application for the construction of a single storey building to provide 2 new classrooms along with a covered canopy link in between the existing and proposed building. The proposed development is on an existing school site within Banbury. The report is being brought before committee because of local objections relating to traffic and trees.

It is RECOMMENDED that subject to:

- i) a Unilateral Undertaking for a financial contribution of £1,240 for a School Travel Plan monitoring fee;***
- ii) a Unilateral Undertaking for a financial contribution of £10,000 towards the costs associated with traffic regulation orders for car parking controls;***
- iii) submission of an acceptable sustainable drainage scheme;***
- iv) there being no overriding objections from Cherwell District Council;***

that planning permission for application no. R3.0073/15 be granted subject to conditions to be determined by the Deputy Director for Environment and Economy (Strategy & Infrastructure Planning) to include the following:

- 1. Development to be carried out in accordance with the submitted documents and plans.***
- 2. The development to be commenced out within a period of three years from the date of the permission.***
- 3. A school travel plan to be submitted and approved prior to the occupation of the development.***
- 4. Prior to commencement of the development the applicant shall provide a replacement tree (Quercus robur) to be planted in a location to be agreed with the County Planning Authority. The replacement will be planted in accordance with BS 8545:2014 Trees: from nursery to independence in the landscape, be of heavy standard size and include an aftercare program of at least 2 years***

8. Minerals and Waste Site Monitoring & Enforcement (Pages 29 - 62)

Report by the Deputy Director for Environment & Economy (Strategy & Infrastructure Planning) (**PN8**)

The report updates members on the regular monitoring of minerals and waste planning permissions and on the progress of enforcement cases for the period 1 April 2015 to 31 August 2015

All sites with planning permission are regularly visited on a formal basis with a written report produced following a site visit and shared with the site occupant. Where elements of non-compliance with a consent are identified this can result in subsequent compliance with matters that are outstanding or in a planning application being made to regularise unauthorised activities on site.

Of all the sites, 45 fall within the remit of Government Regulations that allow the council to charge a fee for conditions monitoring, in that they relate directly to the winning and working of mineral permissions or directly to land filling permissions. The remaining non-chargeable sites include scrap yards, recycling operations, waste transfer stations, sewage works and composting operations.

The routine monitoring programme benefits the county's environment by increasing compliance with planning conditions, and in identifying and rectifying matters where conditions are not being complied with on all mineral and waste planning permissions.

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 PN8 be noted.

9. Relevant Development Plan and other Policies (Pages 63 - 66)

Paper by the Deputy Director for Environment & Economy (Strategy & Infrastructure Planning) (**PN9**)

The paper sets out policies in relation to Items 6 and 7 and should be regarded as an Annex to each report.

Pre-Meeting Briefing

There will be a pre-meeting briefing at County Hall on **Monday, 14 September 2015** at **12.00 midday** for the Chairman, Deputy Chairman and Opposition Group Spokesman.