



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

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

**Monday, 19 October 2015 at 2.00 pm**

**County Hall, New Road, Oxford**

*Peter G. Clark.*

Peter G. Clark  
Head of Paid Service

October 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.*

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**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

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**Notes:**

- **A site visit is required for Item 6**
- **Date of next meeting: 30 November 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](mailto: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 - 6)**

To approve the minutes of the meeting held on 14 September 2015 (PN3) and to receive information arising from them.

4. **Petitions and Public Address**
5. **Chairman's Updates**
6. **Change of Use of Agricultural Barns to Topsoil storage and screening for Topsoil business, a new lean-to 10 x 30m barn and new farm access for Barford Road Farmhouse, Barford Road, South Newington - Application No.MW.0080/15 (Pages 7 - 20)**

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

This is a planning application to regularise a long term topsoil recycling operation in an existing barn. Apart from the retrospective element there is also a proposed extension to the barn and a proposed access to the adjoining residential property.

***It is RECOMMENDED that subject to a 278 Agreement for the improvements to the road verge opposite the existing site entrance being entered into within three months of the grant of planning permission and the works being carried out within six months of the grant of planning permission that planning permission for application no. MW.0080/15 be approved subject to conditions to be determined by the Deputy Director for Environment & Economy (Strategy & Infrastructure Planning) but to include the following:***

- i) Development to be carried out in accordance with the application;***
- ii) No more than 12 HGV movements per day;***
- iii) The business operates between the hours of 07:30 to 17:30 Monday to Friday and 08:00 to 13:00 on Saturday. No operating to take place on Sundays or Bank Holidays;***
- iv) Noise condition;***
- v) Bund to be constructed prior to the permitted operational development taking place;***
- vi) Development to be carried out in accordance with paragraph 5.7 of Phase 1***

- Habitat Survey;*
- vii) *No operational works to take place until a planting scheme has been submitted and approved;*
  - viii) *Planting to be carried out in the next planting season;*
  - ix) *The new residential access shall not be constructed until a S.278 agreement for the construction of the access has been completed;*
  - x) *The new residential access shall be used only for the purpose of access to the adjoining house.*
  - xi) *Details of wheel cleaning measures to be submitted and approved.*
  - xii) *Details of dust suppression measures to be submitted and approved.*
  - xiii) *Throughput of the site must not exceed 20,000 tonnes per annum.*

## **7. Update to Local List of Information Requirements for validation of planning and related applications. (Pages 21 - 102)**

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

It is a statutory requirement that the Local List of Information Requirements for the Validation of Planning and Related Applications (the Local List) is updated at least every two years and if it has not then it cannot be used for the purposes of validating planning applications.

Planning & Regulation Committee adopted the current Local List on 13 January 2014 which was published on the website on 27 January 2014. Therefore, it is due for updating by January 2016.

The list has been reviewed and there are no significant changes to the drivers for individual items on the list and therefore no changes are necessary to the items on the list. The only proposed modifications are minor changes and updates to the supporting text.

***It is RECOMMENDED that:***

- (a) ***the draft revised Local List of Information Requirements as set out at Annex 1 to this report be subject to a three week period of public consultation;***
- (b) ***if after that period and following further consultation with the Chairman and Deputy Chairman of the Planning & Regulation Committee, it was considered that no significant changes were required to the draft revised Local List of Information Requirements then the Deputy Director for Environment & Economy (Strategy and Infrastructure Planning) be authorised to adopt and publish that list;***
- (c) ***if however after that period and following further consultation with the Chairman and Deputy Chairman of the Planning & Regulation Committee, it was considered that significant changes were required to the draft revised Local List of Information Requirements, the matter be reported back to the Planning and Regulation Committee for further consideration.***

**8. Commons Act 2006: In the matter of an application to register Humpty Hill, Highworth Road, Faringdon as a Town or Village Green (Pages 103 - 136)**

Report by the Chief Legal Officer and Head of Law and Governance (**PN8**).

An application made by Mr Robert Stewart for registration of land at Humpty Hill, Highworth Road, Faringdon in Oxfordshire as a new town or village green under the Commons Act 2006 was objected by the landowner and a public inquiry held.

The Council is the Commons Registration Authority and the Planning & Regulation Committee has delegated authority to determine such applications. The Inspector's report and officer's recommendation are therefore set out and the Committee requested to determine the application.

*Having received the Opinion of the Inspector as set out in Annex 2 to the report PN8, the Committee is RECOMMENDED to APPROVE the application for registration as a new Town or Village Green that plot of land known as Humpty Hill, Highworth Road, Faringdon in Oxfordshire that site being indicated clearly on the map included in the application submitted by Mr Robert Stewart on 19 April 2013.*

**9. Relevant Development Plan and other Policies (Pages 137 - 148)**

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

The paper sets out policies in relation to Item 6 and should be regarded as an Annex to that report.

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**Pre-Meeting Briefing**

There will be a pre-meeting briefing at County Hall on **Monday 19 October 2015** at **12 midday** for the Chairman, Deputy Chairman and Opposition Group Spokesman.