

These notes indicate the decisions taken at this meeting and the officers responsible for taking the agreed action. For background documentation please refer to the agenda and supporting papers available on the Council's web site (www.oxfordshire.gov.uk.)

If you have a query please contact Graham Warrington (Tel: (01865) 815321; E-Mail: graham.warrington@oxfordshire.gov.uk)

PLANNING & REGULATION COMMITTEE - MONDAY, 22 FEBRUARY 2016

RECOMMENDATIONS FROM THE AGENDA	DECISIONS	ACTION
1. Apologies for Absence and Temporary Appointments	None	-
2. Declarations of Interest - see guidance note opposite	Councillor Neil Owen – Item 9 – Enstone Airfield, Enstone – Application No. MW.0160/15 – Member of West Oxfordshire Uplands Planning Committee. Took no part in the discussion or voting.	-
3. Minutes To approve the minutes of the meeting held on 11 January 2016 (PN3) and to receive information arising from them.	Approved and signed. No matters arising.	HoLG(GW)
4. Petitions and Public Address	<p><i>Item 7 – Dix Pit – Application No MW.0053/15</i></p> <p>County Councillor Charles Mathew Dave Norminton and Matt Barlow (Hanson)</p> <p><i>Item 8 – Ferris Hill Farm – Application No MW.0132/15</i></p> <p>Carl Middleditch (Agent) and Nigel Matthews (Applicant)</p> <p><i>Item 9 – Enstone Airfield – Application No. MW.0160/15</i></p> <p>Peter Butler (Resident, Church Enstone) David Einig (Applicant)</p>	-

...Decisions... Decisions...

PLANNING & REGULATION COMMITTEE - MONDAY, 22 FEBRUARY 2016

<i>RECOMMENDATIONS FROM THE AGENDA</i>	<i>DECISIONS</i>	<i>ACTION</i>
<p>5. Chairman's Updates</p>	None	-
<p>6. Update report - Progressive extraction of sand and gravel, importation of waste material with restoration to nature conservation and an agricultural reservoir on land at Sutton Wick - Application No. MW.048/05</p> <p>It is RECOMMENDED that if at the end of the current consultation period no overriding objection has been received to the amended working plan, that plan is approved instead of the previous working plan when application MW.048/05 is otherwise approved in accordance with the previous decision of the Planning and Regulation committee on 18 May 2015.</p>	Approved	DEE(MT)
<p>7. Update report - Request for temporary relaxation of requirements of routeing agreement associated with planning permission for 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 - Application No. MW.0053/15</p> <p>The Committee are RECOMMENDED to note the report.</p>	Approved with further officer monitoring and Hansons informed that the Committee would not wish to see any further breaches.	DEE(DP)

...Decisions... Decisions...

PLANNING & REGULATION COMMITTEE - MONDAY, 22 FEBRUARY 2016

<i>RECOMMENDATIONS FROM THE AGENDA</i>	<i>DECISIONS</i>	<i>ACTION</i>
<p>8. Proposed extension to waste transfer apron and provision of a waste picking station at Ferris Hill Farm, Sibford Road, Hook Norton - Application No. MW.0132/15</p> <p>It is RECOMMENDED that Application MW.0132/15 (15/01829/CM) be granted subject to conditions to be determined by the Deputy Director for Environment and Economy (Strategy and Infrastructure Planning) to include the following:</p> <ul style="list-style-type: none"> (i) The development shall be carried out strictly in accordance with the particulars of the development, plans and specifications contained in the application except as modified by conditions of this permission. (ii) The development to be commenced within a period of three years from the date of the permission. (iii) The picking station shall not be coloured in anything other than dark green or grey colour to match the existing Waste Transfer Station Building. (iv) No operations authorised or required by this permission shall be carried out and plant shall not be operated, other than during the following hours: <ul style="list-style-type: none"> a) Between 0800 and 1700 hours Mondays to Fridays b) Between 0800 and 1200 hours on Saturdays c) No such operations shall take place on Sundays and Public and Bank Holidays and Saturdays immediately following Public and Bank Holiday Fridays. (v) The maximum total of waste material imported via the main access shall not exceed 24,999 tonnes per annum. This includes all waste processed within the blue line area on the approved Site Location Plan. (vi) No other means of access shall be 	<p>Approved subject to the amendment to Condition 8 as set out in bold italics.</p>	<p>DEE(MC)</p>

...Decisions... Decisions...

PLANNING & REGULATION COMMITTEE - MONDAY, 22 FEBRUARY 2016

RECOMMENDATIONS FROM THE AGENDA	DECISIONS	ACTION
<p>used.</p> <p>(vii) From the date of issuing permission the operator shall maintain records of all waste entering the site for all operations within the blue line area and shall be made available to the Waste Planning Authority within 14 days on request.</p> <p>(viii) Other than the chipping of wood or storage of material to be chipped and wood chippings, no sorting of waste shall take place on the land except within the "Picking Station" on approved Site Layout Plan 2146/29A (except for a short period of time) and no unprocessed waste shall be stored or deposited on the land.</p> <p>(ix) Stockpiles of wood and wood chippings shall not exceed a height of 4 metres.</p> <p>(x) No crushing of materials or storage of clean hardcore and crushed materials shall take within the area labelled "Proposed Extension to Waste Transfer Apron" on approved Site Layout Plan 2146/29A.</p> <p>(xi) All vehicles, plant and machinery operated within the site shall be serviced and maintained in accordance with the manufacturer's instructions and, where silencers are specified by the manufacturer for any vehicles, plant or machinery; they shall be installed and retained in use.</p> <p>(xii) No reversing beepers or other means of audible warning of reversing vehicles shall be fixed to, or used on, any vehicle operating on the site, other than those which use white noise.</p> <p>(xiii) No floodlighting shall be erected on site without prior approval of the Waste Planning Authority.</p> <p>(xiv) The concreted surface of the site and site access shall be maintained in a good state of repair and kept clean and free from mud and other debris</p>		

...Decisions... Decisions...

PLANNING & REGULATION COMMITTEE - MONDAY, 22 FEBRUARY 2016

<i>RECOMMENDATIONS FROM THE AGENDA</i>	<i>DECISIONS</i>	<i>ACTION</i>
<p>at all times until such time as the site is no longer required for these operations.</p> <p>(xv) No development shall take place except in accordance with the dust suppression measures specified in the approved Dust Assessment (dated September 2015).</p> <p>(xvi) Between the hours of 08:00 and 17:00 Mondays to Fridays and 08:00 to 12:00 Saturdays, the noise levels arising from the development shall not exceed normally 55dB(LAeq) (1 hour), freefield at Gate Hangs High Inn identified on approved Site Location Plan.</p> <p>(xvii) No works of site clearance or development shall be carried out other than in accordance with the recommendations within Section 4 (Conclusions & Recommendations) of the approved Phase 1 Habitat Survey (Martin Ecology, December 2015). These include: amphibian/reptile precautionary method of working and watching brief by suitably-qualified ecologist; nesting bird check if works are to take place within the bird nesting season; excavations provided with escape routes for badgers; and, provision of log piles.</p> <p>(xviii) No works of site clearance or development shall take place until a scheme is submitted to and approved in writing by the Waste Planning Authority. The scheme shall outline how the operator will dispose of the material removed to construct the apron extension.</p> <p>(xix) No works of site clearance or development shall take place until a detailed Biodiversity Mitigation and Enhancement Strategy has been submitted to and approved in writing by the Waste Planning Authority. The scheme shall be based on the</p>		

...Decisions... Decisions...

PLANNING & REGULATION COMMITTEE - MONDAY, 22 FEBRUARY 2016

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<p>proposals within the Section 4 (Conclusions & Recommendations) of the approved Phase 1 Habitat Survey (Martin Ecology, December 2015) and detailed scheme of tree planting. The Strategy shall include:</p> <ul style="list-style-type: none"> a) numbers and locations of logpiles; b) detailed seed mix to include species mix (species should be of local provenance and appropriate to the local area); c) plant size, planting layout & spacing, and methods of establishment for both new planting and species mix, position, size and protection methods for existing planting; d) management and maintenance of habitats including grassland, trees and pond; and e) a programme for its implementation. <p>(xx) No works of site clearance or development shall take place until a Construction Traffic Management Plan is submitted to and approved in writing by the Waste Planning Authority.</p> <p>(xxi) Any scheme that is approved shall be implemented in the first planting season immediately following the approval in writing of that scheme. No work shall take place other than in accordance with the approved strategy.</p> <p>(xxii) All fuel tanks shall be sited on a concrete base surrounded by bund walls capable of retaining at least 110% of the tank volume and any spillages from draw or fill pipes.</p>		

...Decisions... Decisions...

PLANNING & REGULATION COMMITTEE - MONDAY, 22 FEBRUARY 2016

RECOMMENDATIONS FROM THE AGENDA	DECISIONS	ACTION
<p>9. Proposed importation and processing of material on land at Enstone Shooting Range, Enstone for placement on the permitted bunds as per planning permission 14/1178/P/FP at Enstone Airfield, Enstone - Application No. MW.0160/15</p> <p>It is RECOMMENDED that Application MW.0160/15 (15/04481/GM) be granted subject to conditions to be determined by the Deputy Director for Environment and Economy (Strategy and Infrastructure Planning) to include the following:</p> <p>(xxiii) The development shall be carried out strictly in accordance with the particulars of the development, plans and specifications contained in the application except as modified by conditions of this permission.</p> <p>(xxiv) The development to be commenced within a period of three years from the date of the permission.</p> <p>(xxv) Processing of waste to construct the noise attenuation bunds shall cease within 5 years of the date of permission. All buildings, plant and machinery associated with the processing of waste shall be removed within the 5 years of date of permission and site restored in accordance with the restoration scheme specified in Planning Statement (dated December 2015) and Proposed Noise Attenuation Screen Bund Plan (Drg No. 4C).</p> <p>(xxvi) No operations authorised or required by this permission shall be carried out and plant shall not be operated, other than during the following hours:</p> <p>d) Between 0800 and 1630 hours Mondays to Fridays</p> <p>e) Between 0800 and 1300</p>	<p>Application deferred pending a further 21 day consultation to allow consultees, including the parish council to comment.</p>	<p>DEE(MC)</p>

...Decisions... Decisions...

PLANNING & REGULATION COMMITTEE - MONDAY, 22 FEBRUARY 2016

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<p>hours on Saturdays</p> <p>f) No such operations shall take place on Sundays and Public and Bank Holidays and Saturdays immediately following Public and Bank Holiday Fridays.</p> <p>(xxvii) From the date of issuing permission the operator shall maintain records of all waste entering and leaving the site for all operations within the red line area and shall be made available to the Waste Planning Authority within 14 days on request.</p> <p>(xxviii) The output of residual waste from the processing operation shall not exceed 20% of the total amount of waste imported to the site per annum.</p> <p>(xxix) HGV movements related to importation and export of waste to and from the site shall not exceed a maximum of 20 per day (10 in, 10 out).</p> <p>(xxx) From the date of issuing permission the operator shall maintain records of all HGV movements entering and leaving the site for all operations within the red line area and shall be made available to the Waste Planning Authority within 14 days on request.</p> <p>(xxxi) Stockpiles of waste shall not exceed a height of 5 metres.</p> <p>(xxxii) All vehicles, plant and machinery operated within the site shall be serviced and maintained in accordance with the manufacturer's instructions and, where silencers are specified by the manufacturer for any vehicles, plant or machinery; they shall be installed and retained in use.</p> <p>(xxxiii) No mud or dust shall be deposited on the public highway.</p> <p>(xxxiv) The concreted surface of the site</p>		

...Decisions... Decisions...

PLANNING & REGULATION COMMITTEE - MONDAY, 22 FEBRUARY 2016

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<p>and site access shall be maintained in a good state of repair and kept clean and free from mud and other debris at all times until such time as the site is no longer required for these operations.</p> <p>(xxxv) All completed noise attenuation bunds shall be sown with a grass seed mix and kept free of weeds within 6 months of completion.</p> <p>(xxxvi) No reversing beepers or other means of audible warning of reversing vehicles shall be fixed to, or used on, any vehicle operating on the site, other than those which use white noise.</p> <p>(xxxvii) No development shall take place except in accordance with the dust suppression measures specified in the Planning Statement (Dated December 2015), and Dust Management and Mitigation Plan approved under Planning Permission 14/1178/P/FP.</p> <p>(xxxviii) Noise emitted from on-site crushing and screening should not exceed the background noise level (LA90, 1h) by more than 10 dB(A) at the nearest noise sensitive façades during normal working hours.</p> <p>(xxxix) No development shall take place until a Sustainable Drainage System Scheme, including soakage tests for the recycling and processing area is submitted to and approved in writing by the Waste Planning Authority. Drainage directly into any watercourses will not be permitted.</p> <p>(xl) All fuel tanks shall be sited on a concrete base surrounded by bund walls capable of retaining at least 110% of the tank volume and any spillages from draw or fill pipes.</p> <p>(xli) The aftercare of the site shall be</p>		

...Decisions... Decisions...

PLANNING & REGULATION COMMITTEE - MONDAY, 22 FEBRUARY 2016

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<p>undertaken for a period of 5 years in accordance with the Aftercare Scheme specified in the Planning Statement (dated December 2015).</p>		
<p>10. Relevant Development Plan and other Policies</p> <p>The paper sets out policies in relation to Items 6,7,8 and 9 and should be regarded as an Annex to each report.</p>	<p>No decision required.</p>	<p>-</p>