



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

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

**Monday, 27 November 2017 at 2.00 pm**

**Rooms 1&2 - County Hall, New Road, Oxford OX1 1ND**

Peter G. Clark  
Chief Executive

November 2017

*Committee Officer:* **Graham Warrington**  
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*graham.warrington@oxfordshire.gov.uk*

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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 Les Sibley  
Deputy Chairman - Councillor Jeannette Matelot

*Councillors*

Mrs Anda Fitzgerald-  
O'Connor  
Mike Fox-Davies  
Stefan Gawrysiak  
Dr Kirsten Johnson

Bob Johnston  
Mark Lygo  
Glynis Phillips  
G.A. Reynolds

Judy Roberts  
Dan Sames  
Alan Thompson

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**Notes:**

- **Site visits are required for Item 6 (Fullamoor Farm) and 7 (New Barn Farm). These will be held on Friday 24 November.**
- **Date of next meeting: 8 January 2018**

## 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 **07776 997946** 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 - 4)

To approve the minutes of the meeting held on 16 October 2017 (**PN3**) and to receive information arising from them.

4. **Petitions and Public Address**
5. **Chairman's Updates**
6. **Proposed extraction of sand, gravel and clay including the creation of new access road, processing plant, offices with welfare accommodation, weighbridge and silt water lagoon system with site restoration to agriculture and nature conversation including lakes with recreational afteruses and the permanent diversion of footpath 171/15 and creation of new footpaths on land at Fullamoor Plantation, Clifton Hampden, Abingdon, OX14 3DD - Application No. MW.0039/16** (Pages 5 - 118)

Report by the Director for Planning & Place (**PN6**).

This is an application for extraction of 2.5 million tonnes of sand and gravel from an area north of the River Thames between Clifton Hampden and Culham, in South Oxfordshire. The land would be restored to a mixture of agriculture, lakes and mosaic wetland. No imported waste would be needed to achieve the proposed restoration. Clay would also be extracted for onsite engineering operations. Permission is sought for a 10 year period. There would also be a new plant site and a new access onto the A415. The site is currently in agricultural use.

The application is being reported to this Committee as a large number of objections have been received, including from the local Parish Councils, South Oxfordshire District Council, the local County Councillor, Oxford Green Belt Network and CPRE. Over 500 letters of objection from local residents were received during the initial consultation period.

The Transport Development Control team has also objected to the application, as the development would have severe traffic impacts in terms of delays, safety and amenity. The Transport Strategy and Policy team has objected to the application on the basis of the potential conflict with the protection of a potential route for a new road and river

crossing.

Other than the transport concerns the proposal is considered to generally accord with development plan policies. Previous concerns regarding the landscape and visual impacts have been overcome by the provision of an improved landscape mitigation scheme. The proposal is not fully consistent with policy directing development to the areas of least flood risk. However a site specific flood risk assessment has demonstrated that the development would not increase the risk of flooding.

***It is RECOMMENDED that Application MW.0039/16 (P16/S1192/CM) be refused planning permission for the following reasons:***

- i) The additional vehicle movements arising from the development would lead to severe highways impacts contrary to paragraph 32 of the NPPF; would not maintain the safety of road users and the efficiency of the road network contrary to OMWCS policy C10 and would contribute to congestion, disruption and delays on the road network, contrary to LTP policy 02.***
- ii) The additional vehicle movements arising from the development would worsen queuing at the local junctions leading to stationary vehicles with associated air emissions, causing unacceptable adverse impacts on environmental amenity, contrary to OMWCS policies C5 and C10.***

**7. Proposed extraction of sand and gravel with associated processing plant, conveyors, office and weighbridge, parking areas. Construction of new access onto the A4130. Restoration to agriculture, incorporating two ponds, using imported inert materials on land at New Barn Farm, Cholsey, Nr Wallingford, Oxfordshire, OX10 9HA - Application No. MW.0094/16 (Pages 119 - 178)**

Report by the Director for Planning & Place (PN7).

This application is for the extraction of 2.5 million tonnes of sand and gravel at a new quarry between Cholsey and Wallingford in South Oxfordshire. The land would be restored to agriculture using imported inert infill material. The development would take 18 years to complete extraction and a further two years to complete restoration. A new plant site and access onto the A4130 is proposed.

The application site is currently an open field in agricultural use.

The application is being reported to committee because it is accompanied by an Environmental Statement and because objections have been received from the local Parish, Town and District Councils.

South Oxfordshire District Council have objected on the grounds of prematurity. Concerns raised by the Parish and Town Councils include lack of need for the mineral,

working method, potential flooding and impacts on landscape, traffic and amenity. There is also an objection from the Chilterns Conservation Board.

The report outlines the relevant planning policies along with the comments and recommendation of the Director for Planning and Place.

The development accords with the Development Plan as a whole and with individual policies within it, as well as with the NPPF. It is considered to be sustainable development in terms of environmental, social and economic terms. The proposed development would be beneficial in terms of contributing towards Oxfordshire's supply of sharp sand and gravel and providing a high quality restoration. It is considered that potential impacts can be adequately addressed through planning condition and legal agreement.

***It is RECOMMENDED that subject to:***

- (i) a Section 106 legal agreement to include matters set out in Annex 2;***
- (ii) a routeing agreement to ensure that HGV movements associated with the new development accord with the County Council's Lorry Routeing Strategy; and that***
- (iii) that the Director for Planning and Place be authorised to refuse the application if the legal agreement referred to in (i) above is not completed within 10 weeks of the date of this meeting on the grounds that it would not comply with OMWCS policy M10 and the guidance set out in paragraph 118 of the NPPF in that there would not be satisfactory provisions for the long term management of the restored site.***

***application no. MW.0094/16 be approved subject to conditions to be determined by the Director for Planning and Place to include the matters set out in Annex 1 to this report.***

- 8. Section 73 application to continue the operation of Dix Pit Recycled Aggregate Facility permitted by planning permission no. 16/04166/CM (MW.0140/16) without complying with condition 6 thereby allowing an increase in the maximum tonnage of waste material imported to site to 175,000 tonnes per annum at Sheehan Recycled Aggregates Plant, Dix Pit, Stanton Harcourt, Witney, OX29 5BB - Application No. MW.0073/17 (Pages 179 - 192)**

Report by the Director for Planning & Place (**PN8**).

This application is for an increase in the amount of waste imported to the existing Recycled Aggregates Facility from 100,000 to 175,000 tonnes per calendar year through a variation of condition 6 of planning permission no. 16/04166/CM (MW.0140/16). No other changes to the existing conditions are proposed.

The application is being reported to committee because concern had been expressed previously by the Local County Councillor with regard to compliance with the routeing agreement which will continue to apply should planning permission be granted to this application.

Objections have been received from three local residents on highway capacity, safety and amenity impact grounds.

The report outlines the relevant planning policies along with the comments and recommendation of the Director for Planning and Place.

The development accords with the Development Plan as a whole and with individual policies within it, as well as with the NPPF. It is considered to be sustainable development in terms of environmental, social and economic terms. The proposed development would be beneficial in terms of contributing towards Oxfordshire's supply of secondary aggregate. It is considered that potential impacts can be adequately addressed through planning conditions and the routing agreement which prohibits HGVs associated with the site passing along the B4449 through Sutton during peak hours and which will continue to apply.

***The Committee is RECOMMENDED to approve Application MW.0073/13 subject to the existing conditions other than as may be amended should non-material amendment application no. MW.00889/17 be granted and to condition 6 reading as follows:***

***No more than 175,000 tonnes of waste shall be imported to the site in any calendar year. Records of imports, sufficient to be monitored by the Waste Planning Authority shall be kept on site and made available to the Waste Planning Authority's officers on request. Separate records shall be kept on site of any topsoil or other soil materials imported solely for use in the restoration of the Controlled Reclamation Site permitted subject to planning permission no. MW.0141/16 (16/04159/CM).***

- 9. Demolition of an existing one and a half classroom prefabricated modular building and the installation of a two classroom prefabricated modular building, to include drainage and creation of fire appliance hard-standing access where the existing prefabricated modular building is located at Great Milton (C Of E) Primary School, High Street, Great Milton, Oxford, Oxfordshire, OX44 7NT - Application No. R3.0064/17 (Pages 193 - 202)**

Report by the Director for Planning & Place (**PN9**).

This is a planning application to provide 2 classrooms and associated toilets, cloak area and store rooms. The proposal would include the demolition of an existing prefabricated modular building, containing a single classroom and a withdrawal room, as it has reached the end of its economic life. The proposal would allow the admission number for the school to rise from 25 to 30.

The proposal is in the Green Belt, and a case for very special circumstance has been made by the applicant. No objections have been received and the parish supports the proposal. The development is, by nature of being in the Green Belt, a major departure from the Development Plan, and Committee approval is therefore required is

permission is to be granted.

***It is RECOMMENDED that planning permission for application no. R3.0033/17 be approved subject to conditions to be determined by the Director of Planning and Place to include the following:***

- I. Detailed compliance.***
- II. Temporary period of 5 years.***
- III. School Travel Plan to be submitted and approved within 6 months of the date of occupation of the building. The approved scheme to be implemented.***
- IV. Prior to the first occupation of the development a scheme for the location of at least two bird boxes shall be submitted and approved. The approved scheme to be implemented.***

## **10. Relevant Development Plan & other Policies (Pages 203 - 232)**

Paper by the Director for Planning & Place (**PN10**).

The paper sets out policies in relation to Items 6, 7, 8 and 9 and should be regarded as an Annex to each report.

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### **Pre-Meeting Briefing**

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