

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: 07393 001211; E-Mail: graham.warrington@oxfordshire.gov.uk)

PLANNING & REGULATION COMMITTEE - MONDAY, 15 JULY 2019

RECOMMENDATIONS FROM THE AGENDA	DECISIONS	ACTION
1. Apologies for Absence and Temporary Appointments	Councillor Anda Fitzgerald-O'Connor (Councillor Nick Carter) Councillor Mike Fox-Davies (Councillor Hilary Hibbert-Biles)	-
2. Declarations of Interest - see guidance note opposite	None declared	-
3. Minutes To approve the minutes of the meeting held on 3 June 2019 (PN3) and to receive information arising from them.	Approved and signed	-
4. Petitions and Public Address	<i>Item 6 – Fullamoor Plantation – Application MW.0074/18</i> Ian Mason (Bachport & Local Residents) Suzi Coyne (Clifton Hampden & Burcot Parish Council) County Councillor Lynda Atkins County Councillor Lorraine Lindsay-Gale Alan Pardoe (Hills Quarry Products Limited) Pete Andrew (Hills Quarry Products Limited) Lucy Binnie (Environmental Consultant) Katherine Evans (TLT Solicitors)	-

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	<p>7. <i>Shellingford Quarry – Application MW.0104/18</i> Fiona Wright (local resident) Mike Wright - Shellingford Parish Meeting Gemma Crossley (Agent for the applicant)</p>	
<p>5. Chairman's Updates</p>	<p>Worton Farm, Cassington – Appeal upheld</p>	<p>DPP(DP)</p>
<p>6. Extraction of sand, gravel and clay including the creation of new access, 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 at Land at Fullamoor Plantation, Clifton Hampden, Abingdon, OX14 3DD - Application MW.0074/18</p> <p>That members consider whether the application overcomes their previous concerns and so reasons for refusal with regard to application No. MW.0039/16 and EITHER</p> <p>a) if not, Application MW.0039/16 be refused for one or more of the following reasons:</p> <p>i) The additional vehicle movements arising from the development would lead to severe highways impacts contrary to paragraph 109 of the National Planning Policy Framework; would not maintain the safety of road users and the efficiency of the road network contrary to the Oxfordshire Minerals and Waste Core Strategy policy C10 and would contribute to congestion, disruption and</p>	<p>Application MW.0039/16 refused subject to deletion of printed reason for refusal (iii) in the officer report PN6 and replacement with the text in bold italics in the recommendation column of this document.</p>	<p>DPP(EC/DP)</p>

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<p>delays on the road network, contrary to Local Transport Plan policy 02.</p> <p>ii) The additional vehicle movements arising from the development would worsen queuing at local junctions leading to stationary vehicles with associated air emissions, causing unacceptable adverse impacts on environmental amenity, contrary to Oxfordshire Minerals and Waste Core Strategy policies C5 and C10.</p> <p>iii) <i>The less than substantial harm caused to the setting of, and therefore the significance of, the Grade II Listed Fullamoor Farmhouse would not be outweighed by the public benefits of the proposal and the development would therefore be contrary to policies CON5 and CON7 of the South Oxfordshire Local Plan, CSEN3 of the South Oxfordshire Core Strategy, and C9 of the Oxfordshire Minerals and Waste Core Strategy and paragraph 196 of the National Planning Policy Framework.</i></p> <p>iv) The development is inappropriate in the Green Belt contrary to Oxfordshire Minerals and Waste Core Strategy policy C12, South Oxfordshire Local Plan policy GB4 and National Planning Policy Framework paragraphs 143, 144 and 146 and no very special circumstances exist to justify making an exception to these policies.</p> <p>OR</p> <p>b) if so,</p> <p>i) subject to the consultation period closing without any new material considerations arising following consultation with the committee Chairman and deputy Chairman; and,</p>		

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<p>ii) if members conclude the development is inappropriate development in the Green Belt, the application first being referred to the Secretary of State to provide the opportunity for the application to be called in for his own determination, as required under the Town and Country Planning (Consultation) (England) Direction 2009; and</p> <p>iii) the Secretary of State not calling in the application for his own determination following referral to him as set out in point ii) a routeing agreement to ensure the vehicle movements from the new development use only the HGV routes on the A-Road network as proposed by the applicant and a Section 106 legal agreement to cover the matters outlined in Annex 1; and</p> <p>iv) the Director of Planning and Place being authorised to refuse the application if the legal agreements referred to in iii) above are not completed within 10 weeks of the date of this meeting on the grounds that it would not comply with OMWCS policy M10 in that there would not be satisfactory provisions for the long-term management of the restored site</p> <p>that planning permission for application no. MW.0074/18 be granted 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.</p>		

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<p>7. Proposed extraction of mineral and restoration by infilling with imported inert materials to agriculture and nature conservation at Land to the west of Shellingford Quarry, Stanford Road, Stanford-in-the-Vale, Faringdon, SN7 8HE - Application MW.0104/18</p> <p>Subject to the applicant signing a Section 106 agreement for the matters outlined in Annex 2 to this report it is RECOMMENDED that planning permission for MW.0104/18 be approved subject to conditions to be determined by the Director of Planning and Place, to include those set out in Annex 1 to the report PN7.</p>	<p>Approved</p> <p><i>Regarding Condition 23 officers confirmed that a detailed dust management plan would come back to Committee for final approval before work commenced having first been submitted to the public health and the environmental health teams and reflecting the comments raised by members to secure a robust and meaningful scheme.</i></p>	<p>DPP(MH)</p>
<p>8. Full permission for the development of a new 1FE primary school including nursery and SEN provision with details of vehicle access, hard and soft landscaping, car parking, cycle and scooter parking, external play areas, external lighting and boundary treatments at Land of Southam Road, Banbury, OX16 1ST - Application R3.0034/19</p> <p>Subject to the applicant first providing a Unilateral Undertaking for the payment of the Travel Plan monitoring fee of £1240, it is RECOMMENDED that planning permission for Application R3.0034/19 be approved subject to conditions to be determined by the Director for Planning and Place but to include matters set out in Annex 3 to the report PN8.</p>	<p>Approved with an additional condition 15 for provision of secure cycle storage</p>	<p>DPP(NW)</p>

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<i>RECOMMENDATIONS FROM THE AGENDA</i>	<i>DECISIONS</i>	<i>ACTION</i>
<p>9. Relevant Development Plan and Other Policies</p> <p>Paper by the Director for Planning and Place (PN10).</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>