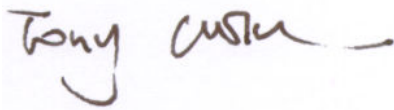


To: Members of the Planning & Regulation Committee

Notice of a Meeting of the Planning & Regulation Committee

Monday, 11 January 2010 at 2.00 pm

County Hall



Tony Cloke
Assistant Head of Legal & Democratic Services

December 2009

Contact Officer: **Graham Warrington**
Tel: (01865) 815321; E-Mail:
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Membership

Chairman – Councillor Steve Hayward
Deputy Chairman - Councillor Mrs Catherine Fulljames

Councillors

Alan Armitage
Anda Fitzgerald-O'Connor
Tim Hallchurch MBE
Jenny Hannaby
Ray Jelf

Peter Jones
Lorraine Lindsay-Gale
David Nimmo-Smith
Neil Owen
G.A. Reynolds

John Sanders
Don Seale
John Tanner

Notes:

- **Date of next meeting: 15 February 2010**

Declarations of Interest

This note briefly summarises the position on interests which you must declare at the meeting. Please refer to the Members' Code of Conduct in Section DD of the Constitution for a fuller description.

The duty to declare ...

You must always declare any "personal interest" in a matter under consideration, ie where the matter affects (either positively or negatively):

- (i) any of the financial and other interests which you are required to notify for inclusion in the statutory Register of Members' Interests; or
- (ii) your own well-being or financial position or that of any member of your family or any person with whom you have a close association more than it would affect other people in the County.

Whose interests are included ...

"Member of your family" in (ii) above includes spouses and partners and other relatives' spouses and partners, and extends to the employment and investment interests of relatives and friends and their involvement in other bodies of various descriptions. For a full list of what "relative" covers, please see the Code of Conduct.

When and what to declare ...

The best time to make any declaration is under the agenda item "Declarations of Interest". Under the Code you must declare not later than at the start of the item concerned or (if different) as soon as the interest "becomes apparent".

In making a declaration you must state the nature of the interest.

Taking part if you have an interest ...

Having made a declaration you may still take part in the debate and vote on the matter unless your personal interest is also a "prejudicial" interest.

"Prejudicial" interests ...

A prejudicial interest is one which a member of the public knowing the relevant facts would think so significant as to be likely to affect your judgment of the public interest.

What to do if your interest is prejudicial ...

If you have a prejudicial interest in any matter under consideration, you may remain in the room but only for the purpose of making representations, answering questions or giving evidence relating to the matter under consideration, provided that the public are also allowed to attend the meeting for the same purpose, whether under a statutory right or otherwise.

Exceptions ...

There are a few circumstances where you may regard yourself as not having a prejudicial interest or may participate even though you may have one. These, together with other rules about participation in the case of a prejudicial interest, are set out in paragraphs 10 – 12 of the Code.

Seeking Advice ...

It is your responsibility to decide whether any of these provisions apply to you in particular circumstances, but you may wish to seek the advice of the Monitoring Officer before the meeting.

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 23 November 2009 and to receive for information any matters arising therefrom.

4. **Petitions and Public Address**
5. **Demolition of existing youth centre building and erection of replacement building to provide youth centre, children's centre and ancillary youth services office accommodation. Creation of new vehicular and pedestrian access off Clapcot Way; formalisation of existing parking area to provide 14 dedicated parking spaces (including 1 disabled space); 12 cycle parking spaces; new boundary fencing and treatments and replacement/new planting and landscaping - Wallingford Youth Centre, Clapcot Way, Wall (Pages 5 - 22)**

Report by Head of Sustainable Development (**PN5**)

This application is for the erection of a new part single and part two storey building to provide a replacement Youth Centre, Children's Centre and ancillary youth services office accommodation at the existing Wallingford Youth Centre site, Clapcot Way, Wallingford. The existing single storey youth centre building will be demolished to make way for the new building. The proposal also involves the creation of a new pedestrian and vehicle access off Clapcot Way, new parking arrangements for the site and new boundary treatments and landscaping. Objections to the application have been received in relation to the acceptability of the uses proposed on the site, the impact that the development would have on local people, the scale of the building proposed and its design. These objections are summarised in the report, along with the responses from other consultees.

The Committee is RECOMMENDED to approve Application Number R3.0181/09 for the demolition of existing youth centre building and erection of replacement building to provide youth centre, children's centre and ancillary youth services office accommodation. Creation of new vehicular and pedestrian access off clapcot way; formalisation of existing parking area to provide 14 dedicated parking spaces (including 1 disabled space); 12 cycle parking spaces; new boundary fencing and treatments and replacement/ new planting and landscaping, subject to conditions to be determined by the Head of Sustainable Development to include the following matters:

1. ***That the development must be carried out strictly in accordance with the particulars contained in the application and the plans accompanying subject to conditions below.***
2. ***That the development shall commence within 3 years of the date of the permission.***
3. ***That samples of the external materials proposed to be used shall be submitted to and approved in writing by the Head of Sustainable Development prior to the commencement of development.***
4. ***That no development shall take place until the trees on the site which are to be retained and which are adjacent to or within the development area, have been protected during building operations by means of a protective fence around the edge of the canopy of the trees.***
5. ***That the site be landscaped and planted with trees (including replacement trees) and shrubs in accordance with a comprehensive planting and landscaping scheme first approved by the Head of Sustainable Development.***
6. ***That all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner.***
7. ***That prior to the commencement of the development full details of all boundary treatments (including fencing to the front of the site) should be submitted to and approved by the Head of Sustainable Development.***
8. ***The hours of operation of the Youth Centre shall be restricted to between 9:30am and 9:30pm Monday to Friday and 1:00pm – 3:00pm Saturdays.***
9. ***The hours of operation of the Children's Centre for use by the public shall be restricted to between 9:00am and 3:00pm Monday to Thursday.***
10. ***The hours of use of the Youth Services office accommodation shall be restricted to between 9:00am and 5:30pm Monday to Friday.***
11. ***There shall be no use of the building or the external play areas on Sundays.***
12. ***That the windows on the eastern elevation of the proposed building shall be frosted or glazed with obscure glass.***
13. ***That prior to the commencement of the development full details of the proposed lighting, automatic timing equipment, cowlings and predicted light overspill levels for the existing outdoor pitch shall be submitted to and approved by the Head of Sustainable Development.***
14. ***The lighting for the existing outdoor pitch shall be used Monday to Friday only and shall not be used after 9.30pm.***
15. ***That prior to the commencement of the development details of a revised car parking layout and vehicle and pedestrian access points shall be submitted to and approved by the Head of Sustainable Development in consultation with the Local Highway Authority. Any details approved shall be implemented before the development is brought into use.***
16. ***That prior to the commencement of the development a scheme for the provision of additional adequate, convenient, secure and covered cycle and scooter parking shall be submitted to and approved by the Head of Sustainable Development and any such scheme implemented before the development is occupied.***
17. ***Within 6 months of the first occupation of the proposed building a Travel Plan for the site shall be prepared and submitted to the Head of Sustainable Development.***

18. ***That prior to the commencement of the development details of a sustainable drainage scheme for the proposed site shall be submitted to and approved in writing by the Head of Sustainable Development.***
19. ***That prior to the commencement of the development details of the surface water drainage system serving the site shall be submitted to and approved in writing by the Head of Sustainable Development.***
20. ***That prior to the commencement of the development a Ground Investigation Report shall be submitted to and approved by the Head of Sustainable Development.***
21. ***Raised barge boards on the existing building should be carefully lifted and removed by hand in advance of demolition taking place.***
22. ***Vegetation removal should not take place during the bird breeding season, which is March-August inclusive. If any trees and/or bushes need to be removed during this time, they will need to be checked over by an ecological consultant immediately prior to removal to ensure there are no nesting birds present. If nesting birds are present, the vegetation cannot be removed until the birds have fledged.***
23. ***If any protected species not initially surveyed for are found at any point, all work should cease immediately. Work should not recommence until a full survey has been carried out, a mitigation strategy prepared and licence obtained (if necessary) in discussion and agreement with Natural England.***

6. **Demolition of detached temporary classroom/community resources building and brick store and erection of a single storey building to provide a new children's centre and erection of extensions to the existing school building to provide a replacement classroom/community resource area, reading room and replacement store plus associated external works - Great Milton CE School, The Green, Great Milton - Application R3.0188/09 (Pages 23 - 42)**

Report by Head of Sustainable Development (PN6)

The report outlines a proposal to construct a single storey building in the grounds of Great Milton C of E School to provide a new Children's Centre. The proposal also involves the removal of a temporary classroom building (also used as a community resource area), a detached brick built store and the erection of three extensions to the school to create replacement accommodation for the lost classroom/community resource facility and store, and a reading room. The application has generated much interest locally and responses received from local residents and the Parish and District Councils are included along with other consultees replies. The comments of the Head of Sustainable Development on the issues raised and the merits of the proposal are also included along with the recommendation on the application.

The Committee is RECOMMENDED to approve Application No. R3.0188/09 (for the demolition of a temporary classroom/ community resources building and brick built store and the erection of a single storey building to provide a children's centre, and the erection of extensions to provide replacement

classroom and community resources facility, reading room and replacement store, along with associated external works; at Great Milton C of E School) subject to:

- (a) the applicant first (before a permission is issued) securing and if necessary obtaining planning permission for suitable alternative temporary arrangements for parking for use by the school during the period of construction**

- (b) to conditions to be determined by the Head of Sustainable Development to include the following matters:**
 - 1. That the development must be carried out strictly in accordance with the particulars contained in the application and the plans accompanying subject to conditions below.**
 - 2. That the development shall commence within 3 years of the date of the permission.**
 - 3. That samples of the external materials proposed to be used shall be submitted to and approved in writing by the Head of Sustainable Development prior to the commencement of development.**
 - 4. That no development shall take place until the trees on the site which are to be retained and which are adjacent to or within the development area, have been protected during building operations by means of a protective fence around the edge of the canopy of the trees.**
 - 5. That the site be landscaped and planted with trees (including replacement trees) and shrubs in accordance with a comprehensive planting and landscaping scheme first approved by the Head of Sustainable Development.**
 - 6. That all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner.**
 - 7. The hours of operation of the children's centre for use by the public shall be restricted to between 9.30 am and 2.30 pm Monday to Friday during term time.**
 - 8. The hours of use of the children's centre at other times (outside school hours) shall be submitted for agreement by the Head of Sustainable Development before any use of the Centre commences.**
 - 9. That the high split level windows on the western elevation of the proposed children's centre building shall be frosted or glazed with obscure glass.**
 - 10. That prior to the commencement of the development full details of any additional proposed lighting, shall be submitted to and approved by the Head of Sustainable Development.**
 - 11. That prior to the first occupation of the children's centre building the existing school Travel Plan for the site shall be updated and submitted to the Head of Sustainable Development for approval.**
 - 12. That prior to the commencement of the development details of a sustainable drainage scheme for the proposed site shall be submitted to and approved in writing by the Head of Sustainable Development.**

13. ***Vegetation removal should not take place during the bird breeding season, which is March-August inclusive. If any trees and/or bushes need to be removed during this time, they will need to be checked over by an ecological consultant immediately prior to removal to ensure there are no nesting birds present. If nesting birds are present, the vegetation cannot be removed until the birds have fledged.***
14. ***If any protected species not initially surveyed for are found at any point, all work should cease immediately. Work should not recommence until a full survey has been carried out, a mitigation strategy prepared and licence obtained (if necessary) in discussion and agreement with Natural England.***
15. ***The existing pond shall not be removed until a new pond is created in a position to be agreed by the Head of Sustainable Development.***
16. ***The existing pond shall not be removed except in the months of August, September and October. The pond shall be drained gradually and the plant material removed from it should be stacked by the side of the pond for at least 24 hours to allow any animals trapped to escape before the vegetation is removed.***
17. ***Details of the proposals to create habitats for bats in the new buildings shall be submitted for agreement by the Head of Sustainable Development.***
18. ***If any works are planned to occur later than April 2010, the submitted protected species survey must be updated.***
19. ***Details of proposals for the formation of 3 additional on site parking spaces shall be submitted and agreed by the Head of Sustainable Development before development commences.***
20. ***Details of a construction traffic management plan (to include details of times of delivery of materials) shall be submitted and agreed by the Head of Sustainable Development before development commences.***

Archaeological Informative – if archaeological finds do occur during development the County Archaeologist shall be notified in order that he may visit the site and advise as necessary.

7. Monitoring & Enforcement Update (Pages 43 - 70)

Report by Head of Sustainable Development (PN7)

THE REPORT SETS OUT AN UPDATE ON THE REGULAR MONITORING OF MINERALS AND WASTE PLANNING PERMISSIONS AND ON THE PROGRESS OF ENFORCEMENT CASES FOR THE PERIOD 1 APRIL 2009 TO 31 DECEMBER 2009.

It is RECOMMENDED that the Schedule of Compliance Monitoring Visits in Annex 1 to the report and the Schedule of Enforcement Cases in Annex 2 to the report

be noted.

Pre-Meeting Briefing

There will be a pre-meeting briefing at County Hall on **Monday 11 January 2010** at **11.00 am** for the Chairman, Deputy Chairman and Opposition Group Spokesman.