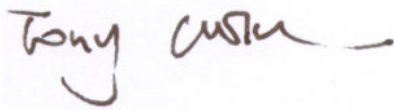


To: Members of the Planning & Regulation Committee

Notice of a Meeting of the Planning & Regulation Committee

Monday, 12 April 2010 at 2.00 pm

County Hall



Tony Cloke
Assistant Head of Legal & Democratic Services

April 2010

Contact Officer: **Graham Warrington**
Tel: (01865) 815321; E-Mail:
graham.warrington@oxfordshire.gov.uk

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:

- ***A site visit is required for Item 8 (Stone farm, Lidstone). Members are asked to meet on site at 10.00am. Lunch will be provided at County Hall at 12.00 midday.***
- ***Date of next meeting: 24 May 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**

To approve the minutes of the meeting held on 15 February 2010 and to receive for information any matters arising therefrom.

4. **Petitions and Public Address**
5. **Demolition of existing single storey east wing of the school and existing single storey foundation stage blocks and construction of new 2 form entry primary school and children's centre. External re-fenestration and re-clad of existing two storey classroom block and remaining existing accommodation. Alterations to demolish existing boundary wall and fencing to site frontages to Bayswater Road and Waynfilete Road with replacement 2m high bowtop fencing; site reconfiguration to re-accommodate parking and create new vehicular entrance and exit at Bayards Hill Primary School, Waynfilete Road, Oxford – Application R3.0206/09**

Report by the Head of Sustainable Development (PN5)

This application is for the redevelopment of the Bayards Hill Primary School site located on the eastern edge of Oxford to provide a two form entry primary school, a children's centre and accommodation for Oxfordshire Music Services. The application proposes the demolition of parts of the existing school buildings and the construction of new accommodation. Works to on site parking areas, vehicle and pedestrian entrances, playing fields, boundaries and improvements to the retained buildings are also proposed. Objections have been received in relation to the impact the proposed development would have on the sites existing playing fields and the sustainability of the new development. These objections are summarised in the report, along with the responses from other consultees.

The Committee is RECOMMENDED subject to the development not being called in by the Secretary of State to approve Application Number R3.0206/09 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 (as amended) subject to conditions covering matters below.**

- (2) That the development shall commence within 3 years of the date of the permission.
- (3) That samples of the external materials of the proposed building (including the sedum roof) shall be submitted and approved prior to the commencement of the 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.
- (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) Prior to the commencement of the development a Construction Traffic Management Plan must be submitted and approved.
- (9) Prior to the commencement of the development written consent must be obtained from the relevant Highways Area Office for works to the proposed vehicular access.
- (10) That the final details of the cycle and scooter parking areas (including the provision of covered stands) shall be submitted and approved prior to the commencement of the development.
- (11) Review and update School Travel Plan to take account of the proposed development.
- (12) No plant, temporary structures or materials should be deposited on the public footpath to the east of the site.
- (13) No development shall commence until a staged programme of archaeological investigation and mitigation has been implemented in accordance with a written scheme of investigation. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication. The work shall be carried out by a professional archaeological organisation.
- (14) The remaining section of roman road surviving within the school grounds should be preserved in situ.
- (15) The development permitted shall only be carried out in accordance with the Flood Risk Assessment submitted with the application.
- (16) That prior to the commencement of the development details of a surface water drainage scheme for the site shall be submitted and approved.
- (17) That prior to the commencement of the development details of sustainable construction and energy efficiency measures to be incorporated into the new building shall be submitted and approved. The development proposed shall maintain a BREEAM status of 'Very Good' until the completion of the development.
- (18) On completion of the development details of the layout of all winter and sports pitches laid out of the site shall be submitted and approved.
- (19) No demolition work shall commence until a 'Demolishing Buildings' form

has been agreed and signed by all contractors working on the demolition.

- (20) If any bats are found at any point, all work should cease immediately and the Protected Species Officer contacted immediately.
- (21) Should demolition of the building take place later than August 2010, an updated bat survey must be carried out.
- (22) Vegetation removal should not take place during the bird breeding season, which is March-August inclusive.

6. Erection of a single storey building to provide a new children's centre and pre-school plus associated works to include rearrangement of existing car parking area to create 3 additional car parking spaces and 1 mini bus parking space, fencing and a footpath (temporary contractors access to be via Fir Tree Close) at John Blandy Primary School, Southmoor, Abingdon - Application R3.0011/10

Report by Head of Sustainable Development (PN6)

This application is for the erection of a single storey building to provide a new children's centre and replacement pre school accommodation at John Blandy Primary School, Southmoor. The proposal also involves the rearrangement of the existing car park to provide 4 additional parking spaces, creation of a new footpath within the school site and fencing. The application is being reported to this Committee as objections have been received to the proposal. The report describes the development and considers the consultation replies and objections and other responses to the application against relevant planning policies.

It is RECOMMENDED that Application R3.0011/10 be approved subject to conditions to be determined by the Head of Sustainable Development to include the following matters:

- (1) The development must be carried out strictly in accordance with the particulars contained in the application and the plans.
- (2) Commencement of the development within 3 years.
- (3) Submission and agreement of external materials.
- (4) Submission of boundary fence details.
- (5) Submission of rear pedestrian fence design,
- (6) Submission of drainage details.
- (7) Submission of tree root protection zone details.
- (8) Submission of landscaping scheme (to include replacement tree and hedge planting).
- (9) Implement landscaping.
- (10) Hedgerow felling and coppicing should not take place during the bird breeding season
- (11) Submission and agreement of bat brick design and location
- (12) Update of the existing school travel plan
- (13) Submission and agreement of a combined travel plan (to include reference to the school, children centre and pre-school)
- (14) Submission and approval of the final car parking details
- (15) Submission and approval of cycle and buggy parking details.

- (16) School parking facilities to be used by the pre-school during the school holidays.
- (17) Submission and agreement of a Construction Management Plan.

Archaeological informative – County Archaeologist to be informed if any archaeological finds are uncovered.

Ecological informative – to deal with any issues arising if any protected species are found on site.

Drainage informative – Investigations to be carried out (in consultation with OCC Southern Area Office) into the existing drainage system in Fir Tree Close.

Water meeting informative – school to set up liaison meeting with local residents to discuss issues of mutual concern and benefit.

- 7. Erection of two storey six classroom extension and associated alterations and adaptations; removal of 3 temporary classrooms, relocation of school car parking area (including its relocation for a temporary period and provision of temporary contractors access and compound at The Grange Community Primary School, Avocet Way, Banbury - Application R3.0009/10**

Report by Head of Sustainable Development (PN7)

This application is for the erection of a two storey six classroom extension, and the removal of one double, and three single temporary classroom buildings at the Grange Community Primary School. The proposal also involves the relocation of the school car parking area (including its relocation for a temporary period during the construction period), and provision of a temporary contractors access and compound on the school playing field. The report outlines the consultation responses, objections to the application, relevant planning policies and comments of the Head of Sustainable Development.

It is RECOMMENDED to approve Application Number R3.0009/10 subject to conditions to be determined by the Head of Sustainable Development to include the following matters:

- 1. The development must be carried out strictly in accordance with the particulars contained in the application and the plans (as amended).**
- 2. Commencement of the development within 3 years.**
- 3. Submission of external materials**
- 4. Submission of construction traffic management plan – to include contractors working hours.**
- 5. Submission of a replacement planting scheme**
- 6. Planting, seeding or turfing to be carried out in the first planting season.**
- 7. Tree protection measures.**
- 8. No tree removal during the bird breeding season.**
- 9. Tree removal to be carried out in accordance with the ecological method**

- statement.
10. Submission of details showing how bats will be accommodated on the development site.
 11. Removal of the temporary buildings from the school site.
 12. Removal of the temporary car park and contractors compound at the end of the construction period and the restoration of the playing field.
 13. Submission of full details of the canopy.

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.

Ecological informative - 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.

8. **Excavation of stone to provide: 1. Extension to farmyard for agricultural and equestrian activities; 2. conservation stone for dry stone walling, building stone and feature stone; and 3. works to facilitate haul road and restoration of landform at Stone Farm, Lidstone - Application 09/1581/P/CM**

Report by Head of Sustainable Development (PN8).

This is an application for the extraction of stone from a site at a farm in the village of Lidstone, West Oxfordshire. This is proposed to provide stone for building and walling and allow the site to be restored to form an extended farmyard. It is proposed to construct a new access track to the site to allow traffic associated with the development to avoid the village. There has been an objection to this application from Transport Development Control as they consider that the local highway network is unsuitable for the type of vehicle proposed. West Oxfordshire District Council have also objected, as the information submitted does not demonstrate that there would be no harm to the local landscape character. There have also been a number of letters of objection from local residents.

It is RECOMMENDED that planning permission for application 09/1581/P/CM be refused for the following reasons:

- (1) the proposed development is contrary to WOLP policy BE1 in that the surrounding transport infrastructure is not appropriate to take the HGV's which would be generated by the development;
- (2) the proposed development is contrary to OMWLP policy SD3 in that it is a new limestone quarry that does not meet the criteria which allows exception to the normal policy that allows small quarries to supply traditional local building stone;
- (3) the proposed development is contrary to WOLP policies NE1 and NE3 in

that the application has not demonstrated that there would be no harm to the local landscape character or that it would maintain the value of the countryside;

- (4) the application has not provided full details of the working arrangements demonstrating that the site area is feasible for this development, contrary to sections 3 and 4 of the OMWLP Code of Practice and policy PE18.

Pre-Meeting Briefing

A pre-meeting briefing has been arranged at County Hall on **Thursday 8 April at 11 am** for the Chairman, Deputy Chairman and Opposition Group Spokesman.