

To: Members of the Planning & Regulation Committee

Notice of a Meeting of the Planning & Regulation Committee

Monday, 13 April 2026 at 2.00 pm

Room 2&3 - County Hall, New Road, Oxford OX1 1ND

If you wish to view proceedings online, please click on this [Live Stream Link](#).
However, this will not allow you to participate in the meeting.



Martin Reeves
Chief Executive

April 2026

Committee Officer: **Jack Ahier**
E-Mail: committeesdemocraticservices@oxfordshire.gov.uk

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.

Membership

Chair – Councillor Diana Lugova
Deputy Chair - Councillor Tony Worgan

Councillors

Ron Batstone
Mark Cherry
Stefan Gawrysiak
Jenny Hannaby

Saj Malik
Gavin McLaughlan
Lesley McLean
Paul-Austin Sargent

Geoff Saul
Roz Smith

Notes:

- **Date of next meeting: 1 June 2026**

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 Below**
3. **Minutes of the Previous Meeting (Pages 9 - 14)**

To approve the minutes of the meeting held on 23 February 2026 and to receive information arising from them.

4. **Petitions and Public Address**

Members of the public who wish to speak on an item on the agenda at this meeting, or present a petition, can attend the meeting in person or 'virtually' through an online connection.

Requests to present a petition must be submitted no later than 9am ten working days before the meeting.

Requests to speak must be submitted no later than 9am three working days before the meeting.

Requests should be submitted to committeesdemocraticservices@oxfordshire.gov.uk

If you are speaking 'virtually', you may submit a written statement of your presentation to ensure that if the technology fails, then your views can still be taken into account. A written copy of your statement can be provided no later than 9am on the day of the meeting. Written submissions should be no longer than 1 A4 sheet.

5. **Land Adjacent to Ferris Hill Farm, Sibford Road, Hook Norton, Banbury (OX15 5JY) (Pages 15 - 54)**

Report by Planning Development Manager

Part retrospective application for the creation of a development platform, erection of a new building and installation and operation of a Combined Heat and Power Plant along with associated landscape works.

It is RECOMMENDED that planning permission for application MW.0027/24 be refused for the following reasons:

- a) **The proposed development would potentially divert a substantial proportion of waste currently recycled at the safeguarded Banbury Plant & Skip Hire site into residual waste treatment through incineration. No robust evidence has been provided to demonstrate that this material cannot continue to be managed at a higher tier of the waste hierarchy. The proposal would therefore result in waste moving down the hierarchy, contrary to policy W2 of the OMWCS and the National Planning policy for Waste. Furthermore, the proposal provides no increase in recycling capacity and does not address the identified shortfall in non-hazardous waste recycling capacity in Oxfordshire. As no need for additional residual waste treatment capacity has been demonstrated, the development is contrary to policies W1 and W3 of the Oxfordshire Minerals and Waste Local Plan – Part 1 Core Strategy.**
- b) **The proposed development would include greenfield land as the facility would extend waste management operations onto previously undeveloped agricultural land. The applicant has not demonstrated that this would be the most suitable or sustainable option for the proposed development. As such, the proposed development is contrary to policy W5 of the Oxfordshire Minerals and Waste Local Plan – Part 1 Core Strategy.**
- c) **The proposal does not constitute sustainable development. It has not been demonstrated that it would not increase the incineration of waste material capable of being recycled thus moving the management of waste down the waste hierarchy and this is not outweighed by the claimed energy recovery benefits relating to local heat and electricity supply. The development therefore fails to deliver sustainable outcomes and is not sustainable development contrary to policy C1 of the Oxfordshire Minerals and Waste Local Plan – Part 1 Core Strategy and policies PSD1 and ESD3 of the Cherwell Local Plan 2031.**

EXEMPT ITEM

In the event that any Member or Officer wishes to discuss the information set out in Agenda Item **6**, the Committee will be invited to resolve to exclude the public for the consideration of item 6 by passing a resolution in relation in the following terms:

"that the public be excluded during the consideration of **Agenda item 6** since it is likely that if they were present during that discussion there would be a disclosure of "exempt" information as described in Part I of Schedule 12A to the Local Government Act, 1972 and specified below the item in the Agenda".

THE ITEM NAMED HAS NOT BEEN MADE PUBLIC AND SHOULD BE REGARDED AS 'CONFIDENTIAL' BY MEMBERS AND OFFICERS ENTITLED TO RECEIVE THEM.

6. Exempt Minutes of the Previous Meeting (Pages 55 - 56)

The information in this case is exempt in that it falls within the following prescribed categories:

5. Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

To approve the exempt minutes of the meeting held on 23 February 2026 and to receive information arising from them.

Councillors declaring interests

General duty

You must declare any disclosable pecuniary interests when the meeting reaches the item on the agenda headed 'Declarations of Interest' or as soon as it becomes apparent to you.

What is a disclosable pecuniary interest?

Disclosable pecuniary interests relate to your employment; sponsorship (i.e. payment for expenses incurred by you in carrying out your duties as a councillor or towards your election expenses); contracts; land in the Council's area; licenses for land in the Council's area; corporate tenancies; and securities. These declarations must be recorded in each councillor's Register of Interests which is publicly available on the Council's website.

Disclosable pecuniary interests that must be declared are not only those of the member her or himself but also those member's spouse, civil partner or person they are living with as husband or wife or as if they were civil partners.

Declaring an interest

Where any matter disclosed in your Register of Interests is being considered at a meeting, you must declare that you have an interest. You should also disclose the nature as well as the existence of the interest. If you have a disclosable pecuniary interest, after having declared it at the meeting you must not participate in discussion or voting on the item and must withdraw from the meeting whilst the matter is discussed.

Members' Code of Conduct and public perception

Even if you do not have a disclosable pecuniary interest in a matter, the Members' Code of Conduct says that a member 'must serve only the public interest and must never improperly confer an advantage or disadvantage on any person including yourself' and that 'you must not place yourself in situations where your honesty and integrity may be questioned'.

Members Code – Other registrable interests

Where a matter arises at a meeting which directly relates to the financial interest or wellbeing of one of your other registerable interests then you must declare an interest. You must not participate in discussion or voting on the item and you must withdraw from the meeting whilst the matter is discussed.

Wellbeing can be described as a condition of contentedness, healthiness and happiness; anything that could be said to affect a person's quality of life, either positively or negatively, is likely to affect their wellbeing.

Other registrable interests include:

- a) Any unpaid directorships

- b) Any body of which you are a member or are in a position of general control or management and to which you are nominated or appointed by your authority.
- c) Any body (i) exercising functions of a public nature (ii) directed to charitable purposes or (iii) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union) of which you are a member or in a position of general control or management.

Members Code – Non-registrable interests

Where a matter arises at a meeting which directly relates to your financial interest or wellbeing (and does not fall under disclosable pecuniary interests), or the financial interest or wellbeing of a relative or close associate, you must declare the interest.

Where a matter arises at a meeting which affects your own financial interest or wellbeing, a financial interest or wellbeing of a relative or close associate or a financial interest or wellbeing of a body included under other registrable interests, then you must declare the interest.

In order to determine whether you can remain in the meeting after disclosing your interest the following test should be applied:

Where a matter affects the financial interest or well-being:

- a) to a greater extent than it affects the financial interests of the majority of inhabitants of the ward affected by the decision and;
- b) a reasonable member of the public knowing all the facts would believe that it would affect your view of the wider public interest.

You may speak on the matter only if members of the public are also allowed to speak at the meeting. Otherwise you must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation.