



## Planning & Regulation Committee Monday, 2 December 2013

### ADDENDA

#### 4. Petitions and Public Address

*Public Address*

<i>Speaker</i>	<i>Item</i>
Paul Brown (Local Resident)	)
Nicholas Marks (Local Resident) & Ian Brazier (Hydrologist)	)
David Woodward (Eye & Dunsden Parish Council)	)
County Councillor David Nimmo-Smith (Henely)	)
Mike Pendock,	)
	)6. Caversham Sand & Gravel Quarry – Application MW.0158/11
Sally Furze (Local Resident, Sutton Courtenay)	)
Robin Draper (Local Resident, Sutton Courtenay)	)
Mark Baker (CPRE)	)
Dr Angela Jones (Appleford Parish Council)	)
Colin Woodward (Sutton Courtenay Parish Council)	)
County Councillor Richard Webber (Sutton Courtenay & Marcham)	)
Paul Marsh (Applicants)	)
	)7. Sutton Courtenay Waste Management Centre – Application MW.0136/13

### *Petition*

A petition (11 signatures) has been presented on behalf of the residents of Elms Road in respect of Item 8 (Botley County Primary School) in support of the questions set out at Item 8 below and in the following terms:

“Residents are not opposed to the new classrooms being built but would like the conditions laid down in permitting the planning to address their issues more broadly and robustly than currently stipulated in the recommendations, and to be documented to ensure action and implementation. Whilst there is a proposed revised Travel Plan it is not possible to comment on whether this adequately manages the concerns as it is not available for review. There fore we would like the additional points to form part of the conditions.

1. During the peak school start and finish times for the traffic wardens to ticket unauthorised cars immediately which in itself allows a ‘5 minute’ grace period, as opposed to the 15 minutes currently being allowed before the ticketing process is initiated.
2. Regular enforcement of the double yellow line and ‘Zig Zag’ restrictions on the road.
3. A new sign to be erected at the end of the road to indicate that it is a no through road.
4. Consultation with the medical centre, Janet Godden and the residents to discuss use of the car park during the school drop off and pick up times.”

**6. Extension to Caversham sand and gravel quarry with restoration to agriculture and flood plain habitats using suitable inert restoration material and construction of a new access off the A4155 on land to the east of Spring Lane, Sonning Eye - Application No MW.0158/11 (Pages 1 - 2)**

### *Additional Information*

As part of their presentation at the meeting officers will be showing video footage which has been taken from a number of viewpoints at Caversham. A plan is circulated with this addenda showing the approximate location of those viewpoints.

There are three corrections to the report.

- Paragraph 15 (and the agenda summary) refer to a 15 year extraction period. This should state 12 years as set out in the heads of conditions. 15 years is the timescale for the completion of both extraction and inert waste infill for restoration.
- In paragraph 22 A4153 should read A4155.
- Paragraph 37 of Annex 4 states that a detailed planting scheme should be submitted ‘prior to determination’. However, this should read ‘prior to

works of site clearance.'

- 7. Waste transfer facility to handle 60,000 tonnes per annum of non-hazardous waste and 200 tpa of clinical waste; and associated operational development including a northern egress to Corridor Road, concrete pad, soil storage bunds, perimeter fencing, transformer pad and transformer, traffic (Armco) barriers and traffic lights at the consented Materials Recycling Facility on land to the west of Corridor Road within the boundary of the existing Sutton Courtenay Waste Management Centre - Application No. MW.0136/13**

*Additional Representations*

Late representations have been received from the District Councillor Gervase Duffield and the Vale of White Horse District Council

District Councillor Duffield states that to allow even smaller quantities of clinical waste at this site would completely change the type of waste processes at the site and should not be allowed. Also that FCC are proposing to enter into an agreement which contradicts previous commitments to restore the site by 2030.

*Comments from the Deputy Director for Environment & Economy (Strategy & Infrastructure Planning)*

These points have been raised in other representations and are addressed in the report. The proposal does not include the processing of clinical waste, only its transfer within sealed containers. FCC have not sought permission post-2030 and would be required to fully restore the site by then by the conditions on the landfill and MRF consent and by any consent granted further to this application. Councillor Duffield is concerned that FCC might apply in the future to process clinical waste or extend the life of the development. However, it is the proposals contained within the current application which must be considered at this time.

Vale of White Horse District Council – attached.

*Comments from the Deputy Director for Environment & Economy (Strategy & Infrastructure Planning)*

A late objection was received this morning from the Vale of White Horse District Council. This has been circulated. It states concern regarding traffic, intensification of the use of the site and clinical waste. It seeks clarification regarding the end date. These issues are covered in the report. The end date would be 2030 in line with the other waste development at the wider site.

This is a resubmission of an application refused by committee in September. The proposals have been modified to overcome the reason for refusal, which was the traffic impact. It is now proposed that the 60 000 tonnes per year to be imported to the waste transfer station would fall within the existing limit to the MRF and landfill. This would ensure that there would be no additional traffic impact as a result of this development. The development would generally decrease the number of vehicles involved in taking waste to Ardley for treatment, because waste would be transferred onto fewer, larger vehicles, rather than being taken in refuse collection vehicles.

**8. Two separate classroom extensions to provide two additional classrooms at Botley County Primary School, Elms Road, Oxford - Application No. R3.0061/13**

*Additional Representations*

*Miss Louise Parker (Resident, Elms Road)*

As it is not possible to attend a meeting that will take place over such a long period of time then we will be submitting our questions from several residents of Elms Road to the committee as follows:

Given that the school accounts for a large part of heavy traffic on Elms Road, and its inability to enforce any travel plan, what measures will be taken to mitigate exacerbation of the traffic problem arising due to this development?

How does the consultation process assist the public in having their say if the report that results from it does not present the issues correctly and the recommendations do not adequately address the objections raised and, furthermore, there is no official opportunity to respond to the report?

Although the consultation finished in July, why is the report not available until the 25th of November, less than one week before the Planning & Regulation Committee meeting? This only allowed 4 working days for any responses to be made.

In addition to the school and children's centre, why is there no reference at all in the report to the fact that Elms Road is a 'Dead End' with no proper provision for turning, and a medical centre located at the other end of the road, all of which heavily contribute to the congestion issue and therefore isolating the debate to one element does not represent the entire problem?

How can the report detach the congestion issue from the planning requirement when it is because of the legacy infrastructure developments that we currently have such a heavily used road that is not designed to accommodate this volume of traffic? There is only one way in and out: it is not a through road, and therefore traffic cannot flow.

Why is the responsibility being passed to the school and residents to overcome the traffic flow issues when they have no jurisdiction to enforce it and the reason the issue has arisen is because of the development by the Vale of the White Horse?

*County Councillor Janet Godden (North Hinksey)*

I support this application. Two new housing developments are currently underway in Botley (nothing to do with the controversial West Way development opposite Elms Road, which doesn't include houses), so the extra places will soon be needed by local children and the taxi-ing will cease. The school has been asked in the past to take extra children (to help with the pressure on the City primary schools) without any extra accomm at all, so this is rectifying an existing situation. The head teacher tells me that the number of taxis fluctuates and there are currently seven.

Drainage (para 3) the revisions to the plan have already delayed the proposal significantly. Work should be starting now if the two classrooms are to be ready for September 2015. I shall be really grateful if the Committee's Recommendations can reflect this urgency.

Re the residents' concerns about traffic and parking. I understand that the School Travel Plan has already been updated in anticipation of these new numbers. I haven't seen it, but I know that the school is a good neighbour in the road and regularly asks parents not to bring their cars into Elms Road. There are pedestrian lights and a purpose-designed safety island with railings at the appropriate place in West Way, and easy parking by the shops. In other words there is plenty of free parking a stone's throw away. This is a place where Park & Stride (excellent term) should be easy.

Re paragraph 23, it's disappointing to hear that the brand new residents' parking scheme – funded by me last year from my locality money – is not working as well as hoped. I understand that the problem is that wardens have to allow 15 minutes grace. I didn't know that, and it seems a bit daft when the root of the problem is parking and congestion in a narrow cul-de-sac at school drop-off and pick-up times. I'd be very grateful if this comment can be passed on to whoever is responsible for monitoring enforcement, and for an answer to be copied to me as local member. This will carry more weight than an enquiry from me. I realise that the doesn't affect the planning issue, nor would I want it to.

I sympathise with the residents, of course, but pupil need has to come first. The consultation was a full and fair one. I hope we can now get a move on.

**9. Application to consolidate the existing school facilities for the current pupils: The permanent retention of the existing modular buildings, erection of an additional building to allow the existing old school room to be used as an assembly hall, construction of a multi use games area, reorganisation of existing hard play area to allow for staff parking on the site, and the erection of a polytunnel at Aston Rowant C of E Primary School, School Lane, Aston Rowant - Application No. R3.0110/13**

*Additional Consultation Response*

*South Oxfordshire District Council* - no objection to the application but asked for the following condition:

"Prior to the commencement of any site works (including demolition or site clearance) a protected area shall be designated for all existing trees which are shown to be retained, and the trees shall be protected in accordance with the details shown on drawing 11.005 GA05. The tree protection works shall be kept in place during the entire course of the development."

*Additional Representation*

A local resident has written to say that the proposed application is too large for the site and that the improvement/enlargement of schools should be concentrated in Chinnor where the population is growing.

*Comment from the Applicant*

Condition 7 of the recommendation requires the details of the polytunnel to be approved prior to the development taking place. As the development is likely to be phased, can the details of the poly tunnel be submitted prior to its installation, rather than the commencement of the whole development?

*Comments from the Deputy Director for Environment and Economy (Strategy and Infrastructure Planning)*

Drawing number 11.005 GA05 shows the tree protection measures and the tree protection zone. This will be approved as part of the application and a further condition is not necessary.

In terms of the size of the development in relation to the site, it is my opinion that the proposed development can be physical accommodated on the site satisfactorily. It is for the County as Education authority to decide where the need for the school places arise and to submit planning applications accordingly. The County Council, as planning authority, then determine the applications on their merits. In determining this application, it should be noted that the application is to accommodate existing pupils, rather than an expansion of the school. In this

respect there are no changes to the recommendation.

It is not necessary for the details of the polytunnel to be known prior to all the development on the site, it just needs to be approved prior to its erection on the site. I therefore recommend the condition be changed to reflect that.

In addition I am recommending the addition of "sports" into the condition relating to the MUGA, to clarify the use to which it would be put.

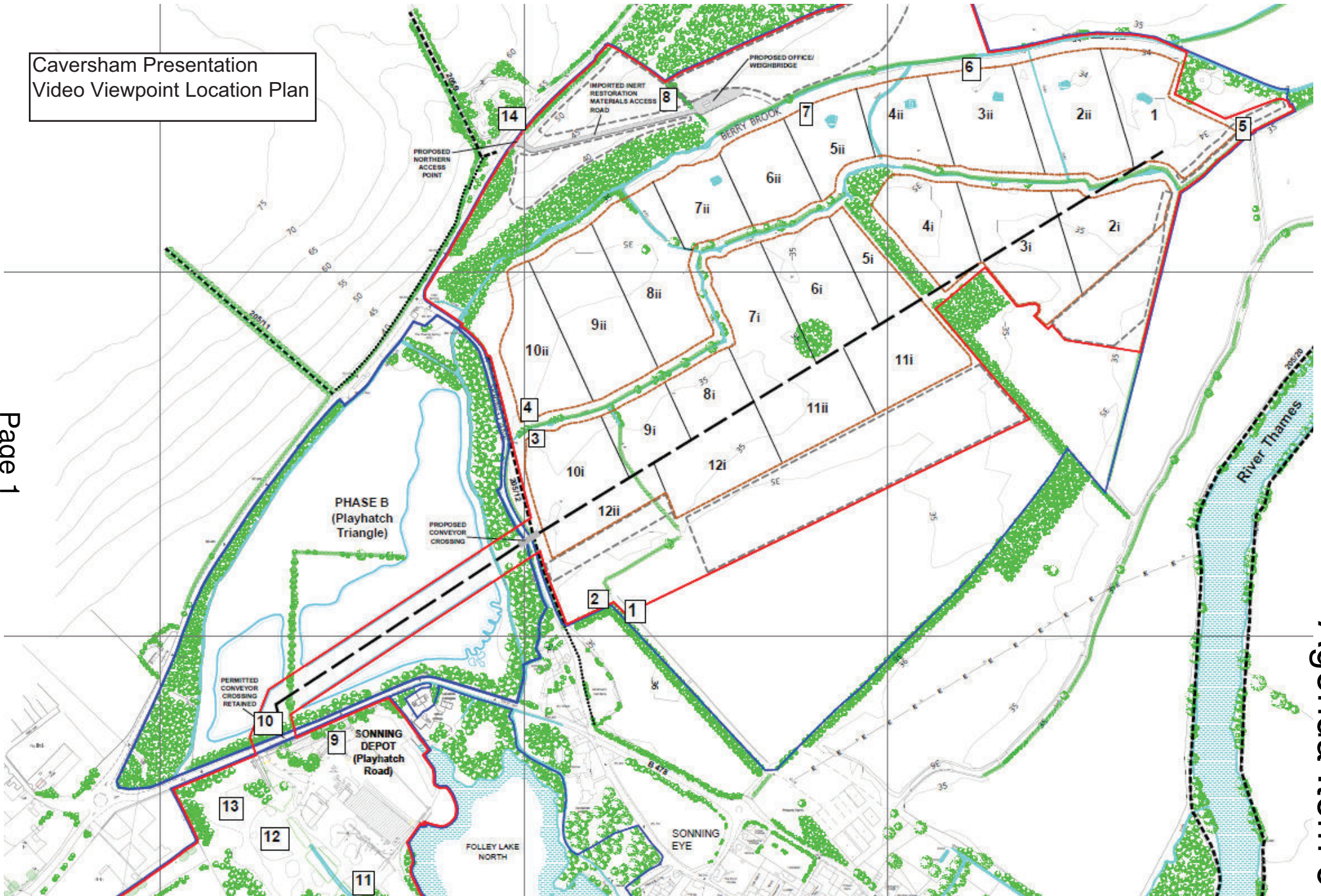
The only changes therefore to the recommendation are:

- condition 6 be amended to read "***That the MUGA shall only be used as a school sports and play area, and only during normal school hours.***"  
and
- condition 7 be amended to read "***The polytunnel shall not be erected on the site until its details have be submitted and approved.***"

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Caversham Presentation  
Video Viewpoint Location Plan



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## Planning

HEAD OF SERVICE: **Adrian Duffield**



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Your Reference:

Our reference: P3/V2235/CM

2 December 2013

Dear Ms Thompson

**Ref Planning Application MW.0136/13  
New Waste Transfer Facility, and Associated Development, Sutton  
Courtenay Waste Management Centre, Appleford Sidings, Sutton  
Courtenay**

Thank you for your letter dated 8 October 2013 requesting comments from the Vale of White Horse District Council on the above application. Whilst recognising the overall waste and recycling strategy of the county council, this council **OBJECTS** to this application for the following reasons:-

1. The traffic implications of the proposal have been incorrectly stated as part of the application. The bulking of waste for transfer off-site will include residual commercial and industrial waste that is unsuitable for recycling and that is currently deposited within the site as landfill. The exportation of this material will therefore lead to increased vehicle movements in the locality, and the traffic implications will not be neutral as claimed.
2. Following on from the above, the proposal represents a further intensification to the existing use of the site for waste deposition and recycling. The site lies within open countryside, in an important gap between several settlements that is zoned for protection and enhancement under policies NE10 and NE11 of the adopted Vale of White Horse Local Plan 2011. Further development on the site is contrary to the strategy supported by saved policy W3 of the Minerals and Waste Local Plan.
3. There appears to be some confusion about the agreed end-date for operations at the site and that this application may extend the end-date. The council requests that this issue is clarified.

The council is concerned by the proposed addition of clinical waste and seeks assurance that, if the county council finds this to be acceptable, the safeguards for handling of such material are to be robustly enforced and that strict low limits are imposed in terms of the proportion of waste that is of this type.

The council notes the proposed waste recycling strategy is anticipated to significantly reduce the proportion of waste sent to landfill in the next few years and notes the continuing concerns of local parish councils and neighbours regarding the overall future of the site. The uses are temporary and time-bound but have been subject to numerous extensions to time over a period of some years. The council would welcome clarification of the future of the site in the light of the implications of the waste recycling strategy.

Yours sincerely

Martin Deans  
Team Leader (Applications)