

Planning & Regulation Committee Monday, 1 December 2014

ADDENDA

1. Apologies for Absence and Temporary Appointments

<i>Apology</i>	<i>Temporary Appointment</i>
Councillor Stewart Lilly Councillor George Reynolds	Councillor Rodney Rose Councillor Ian Hudspeth

4. Petitions and Public Address

<i>Speaker</i>	<i>Item</i>
Phillip Basil (resident) Suzi Coyne (Agent for Applicant) Councillor Charles Mathew) 5. Sheehans Recycled Aggregates) Plant, Dix Pit – Application MW.0003/14)

6. **Proposed extension to site area of aggregate recycling facility for processing and stockpiling waste materials and recycled products and variation of conditions 1 and 15 of planning permission MW.0184/12 to provide for revisions to the approved site fencing, landscaping and drainage system at Sheehans Recycled Aggregates Plant, Dix Pit, Stanton Harcourt - Application No.MW.0003/14.**

Additional Representations & Comments of the Deputy Director for Environment & Economy

- The applicant has amended the application to show a three metre high topsoil bund towards the application site boundary with the fishing lake to the north-west. This would be created through the stripping of existing topsoil on the application site. It would require about 800 m³ of soil and it is estimated that there is approximately 2000 m³ available. The amended

plan shows the bund within the proposed extended fencing with landscape planting proposed beyond to leave a 4 metre corridor for the diverted bridleway. The applicant considers that the details of the planting and its management programme could be dealt with through planning conditions. It is advised that it is intended that the strip of land between the bridleway and the fishing lake boundary would be sold to the Vauxhall Angling Club but had proposed that open access to this land would be provided to the club in any event.

2. In response to the comments raised by the County Council's landscape advisor, sections and photomontages of two views towards the site from the the north-western end of the fishing lake and from the B4449 to the north have been provided. These will be shown at the committee meeting. It has also been confirmed that the maximum height of the stockpiles of material in the proposed extension area would be a maximum height of 8 metres and the additional information has been based on this worst case scenario. The applicant's agent has also advised verbally that the processing plant to be used in the proposed extension area would be about 4 to 5 metres high.
3. Paragraph 13 - The Environment Agency has published information setting out the tonnages of waste recorded as having been imported to waste management sites in Oxfordshire for the calendar year 2013. This records that for the existing permitted Recycled Aggregates Plant site, the total tonnage of waste imported was 118,534 tonnes. This is therefore in excess of the 100,000 tonnes of waste per calendar year permitted by condition 7 of planning permission no. MW.0184/12. This is contrary to the information provided in the current application which does not propose any increase in the annual tonnage limitation. It has been put to the applicant that in the light of this information, the current application could be amended to also propose a variation of condition 7 for an increase in the annual tonnage limitation which would allow consideration to be given to the acceptability of this and any associated impacts, but application has not been so amended.
4. The reason given for the limitation in condition 7 is to accord with the terms of the application, to control the amount of HGV traffic on the local road network and in the interests of road safety as set out in the 2011 appeal decision. It may therefore be that more vehicle movements have been generated than had previously been considered in the granting of the previous planning permissions than would be generated as proposed in the current application if the 100,000 tonnes of waste per calendar year limitation is maintained as proposed by the applicant. Clearly if more waste per calendar year than permitted has been imported to the site then this may also have contributed towards the applicant's difficulty with confining the development within the permitted site area although this has not been put forward as a reason in the application. As set out in paragraph 8 of the committee report, the applicant states that the existing permitted site has proved to have insufficient space to stockpile recycled products separately to maintain their specification and also to prevent them becoming mingled with the waste material feed stockpiles. To now permit an extension of the site area would be all the more likely to facilitate an increase in the tonnage

of waste material imported and so associated vehicle movements. As it has not been proposed, no consultation has been carried out on this or consideration given to its acceptability. I therefore consider that this is material to members' consideration of the application and that should members be otherwise minded to approve the application, the application should not be determined until the applicant has addressed this disparity between what is proposed and what appears to have happened previously.

5. As this appears to be a breach of the existing planning condition, your officers will in any instance commence an enforcement investigation.
6. Paragraph 24 – The Vauxhall Angling Club has advised that following the amendments made to the application set out above it no longer objects to the application. As they no longer object to the application then I would advise that I do not consider that a refusal of permission as set out in reason ii) of the original recommendation could be sustained.
7. Paragraph 46 – I would advise that the County Council's landscape advisor has looked at the additional information and advises that the mounds will not be screened by the planting at year 15 although it will have softened the lower levels. He states that there would be no really effective screening not only of the mounds but also of equipment moving around the site albeit that this is transitional as equipment will only be in view during working hours. The proposed planting is deciduous in character, as of course it has to be in has to be consistent with the local landscape guidelines. Therefore all the views towards the proposed site where planting is proposed will be visible to a varying degree. The only effective measures to minimise the visual impact would be to provide mitigation works directly in front of the viewer which is not always entirely feasible.
8. I would therefore advise that the additional information shows that the extension area including the stockpiles of material would remain visible even after the landscape planting has been in place and growing for 15 years. I am therefore of the view that the proposed development would have an adverse impact on and cause harm to the local landscape character of the area. Whilst I appreciate the operational benefits to the applicant of extending into this area, I do not consider that the benefits of this are so substantial as to demonstrate an over-riding need to justify development where there would be an adverse impact and harm to the local landscape character. I therefore consider that to permit the development proposed would be contrary to development plan policies PE18 of the OMWLP, NE3 and BE2 of the WOLP, paragraph 7 & Appendix B of the NPPW and draft policies C8 of the OMWCS and Core Policy 17 of the DWOLP.

Revised Recommendation

9. ***It is RECOMMENDED that Application MW.0003/14 (14/0142/P/CM) be refused planning permission for the following reasons:***

- i) The development would be partly on a restored mineral extraction and landfill site and in the open countryside. It would neither maintain nor enhance the countryside for its own sake, would not be on a currently operational mineral extraction or landfill site and would not be on previously developed land contrary to the provisions of saved policy W4 of the Oxfordshire Minerals and Waste Local Plan 1996, saved policy NE1 of the West Oxfordshire Local Plan 2011, paragraph 4 of the National Planning Policy for Waste and draft policy C6 of the Draft Oxfordshire Minerals and Waste Local Plan Core Strategy.***

- ii) The development would not be easily assimilated into the landscape and could not be satisfactorily screened by additional landscape planting. It would have an adverse impact and so harm to the local landscape character of the area contrary to the provisions of saved policy PE18 of the Oxfordshire Minerals and Waste Local Plan 1996, saved policies NE3 and BE2 of the West Oxfordshire Local Plan 2011, paragraph 7 and Appendix B of the National Planning Policy for Waste, draft policy C8 of the Draft Oxfordshire Minerals and Waste Local Plan Core Strategy and draft policy 17 of the Draft West Oxfordshire Local Plan 2012.***

7. Construction of Residential Children's Home - New Assessment Centre building and associated external recreation areas, car parking and new vehicular entrance off the highway. Change of use from Farmland to Residential care provision at Glebe Land, Thame - Application No - R3.0086/14.

Additional Representations & Comments of the Deputy Director for Environment & Economy

1. As set out in paragraph 41 of the published report further comments from Thame Town Council were expected following the finalisation of the report, following their consideration of the detailed alternative site assessment. These further comments were submitted on 26 November and confirm that Thame Town Council now supports the development subject to the provision of a satisfactory landscape scheme. Although Thame Town Council consider the proposals to be a departure from the development plan, they consider that adequate justification has now been provided for this.
2. The applicant has provided a landscape plan and this is acceptable to the Ecologist Planner. Thame Town Council have also asked to be consulted on the plan. These comments have not yet been received, but will be taken into account prior to issuing a decision.
3. No amendment is required to the recommendation.