

Planning & Regulation Committee

Monday, 5 June 2017

ADDENDA

1. Apologies for Absence and Temporary Appointments

| <i>Apology for absence</i> | <i>Temporary Appointment</i> |
|--|--|
| Councillor Alan Thompson Councillor Kirsten Johnson | Councillor Lawrie Stratford Councillor Richard Webber |

4. Petitions and Public Address

| <i>Speaker</i> | <i>Item</i> |
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| Phillip Duncan – Agent for the Applicant | 6. Bridge farm Quarry, Sutton Courtenay – Application MW.0127/16 and 7. Demolition of existing asphalt plant, Appleford Sidings – Application MW.0005/17 |

6. Small extension to Bridge Farm Quarry to extract sand and gravel and restoration to agriculture and lakes with reed fringes - Application No. MW.0127/16

Director for Planning & Place

As an update to paragraphs 23, 59, 67, 69 & 79 of the report. The Environment Agency has confirmed that it no longer objects to the application subject to the following conditions:

Condition 1

No development shall take place until a scheme for the provision of a buffer zone alongside the River Thames and Sutton Courtenay Brook shall be submitted to and agreed in writing by the mineral planning authority.

The buffer zone scheme shall be free from quarrying activities, including; soil bunds, lighting, vehicles and machinery. The buffer zone will be separated from quarry activities by a robust fence line, the details of which are to be agreed with Oxfordshire Country Council. The fence line will remain in place for the life of the quarry and the buffer will be monitored for invasive non-native plant species, and action taken to prevent spread where necessary. The width of the buffer zones are detailed below:

- Sutton Courtenay Brook: a fenced buffer of a minimum 8 metres
- River Thames SU 5136694750 to SU 5155994660: a fenced buffer of a minimum of 11 metres
- River Thames SU 5158794652 to SU 5263294158: a fenced buffer of a minimum of 16 metres

Condition 2

No development shall take place until a landscape management plan, including 5 year design objectives, management responsibilities and maintenance schedules for all landscaped areas shall be submitted to and approved in writing by the mineral planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the mineral planning authority.

The scheme shall include details of the following elements:

- Extent and type of new planting on site
- New habitats created on site
- Monitoring all new planting
- Treatment of site boundaries and buffers along watercourses, including enhancements of the river corridor to ensure biodiversity net gain is achieved
- Details of connections between newly created waterbodies
- Details of connections between newly created waterbodies and existing watercourses
- Monitoring and treatment of invasive non-native species

- Management responsibilities

Condition 3

No development shall take place until a plan detailing the protection of the river corridor and any locations utilised by otters, a protected species under The Wildlife and Countryside Act 1981 as amended and Habitats Directive Annex II, during the operation lifespan of the quarry is submitted and agreed by the mineral planning authority. Any change to operational, including management, responsibilities shall be submitted to and approved in writing by the mineral planning authority. The otter protection plan shall be carried out in accordance with a timetable for implementation as approved.

The scheme shall include a schedule of surveys to provide monitoring of otter use of the river corridor before each disturbance activity takes place. This includes the construction of earth bunds within 30 metres of the River Thames, to ensure that if required, a Protected Species Licence is obtained.

Condition 4

The development permitted by this planning permission shall be carried out in accordance with the Response re EA letter, dated 30 March 2017, prepared by Corylus Planning and Environment Ltd and the following mitigation measures detailed within the FRA:

- That compensatory flood plain storage shall be provided as shown in Flood Storage capacity volume comparison v5 03/01/2017

The mitigation measure(s) shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

The County Council's Ecology Officer has considered the requested conditions and has provided revised comments combining her requirements with those of the Environment Agency in respect of biodiversity as follows:

1 Otters: No development shall take place (including any demolition, ground works, site clearance) until a method statement detailing the protection of the river corridor and any locations utilised by otters during the operational lifespan of the quarry is submitted and agreed by the mineral planning authority.

Any change to operational responsibilities, including management, shall be submitted to and approved in writing by the mineral planning authority.

The method statement shall include:

- a) a timetable for implementation
- b) a schedule of surveys to provide monitoring of otter use of the river corridor before each disturbance activity takes place. This includes the construction of earth bunds within 30 metres of the River Thames
- c) details of decision process to ensure that if required, a Protected Species Licence is obtained.
- d) persons responsible for implementing the work

The work shall be carried out strictly in accordance with the approved details.

Reason: To ensure protected species are not disturbed by the effects of development in accordance with Habitats Directive Annex II, Schedule 5 of the Wildlife and Countryside Act 1981 and Oxfordshire Minerals & Waste Local Plan policy PE3 and PE10 and to ensure the development does not result in a loss of biodiversity in accordance with Oxfordshire Minerals & Waste Local Plan (1996) PE14 and NPPF paragraphs 9, 109 and 118.

2 Badger setts: A stand-off distance of 30 m from the two badger setts on the western boundary should be maintained during excavation work in order to prevent disturbance to badgers on site. Soil should not be stored in this area.

3 Badger and other mammals: All deep excavations should be suitably ramped and any pipe-work associated with the development covered overnight to minimise the risk of badgers [and other mammals, such as hedgehog] being inadvertently killed and injured within the active quarry after dark

Reason: to ensure the protection of badgers [and other mammals] and to ensure the development is in accordance with Minerals & Waste Local Plan (1996) PE14 and NPPF paragraphs 9, 109 and 118 and Badger Act 1992.

4 Red kite: No operations are to take place within 50m of OS ref 4518 1945 (red kite nest site in the centre north of the site) during the nesting season (1st March to 31st August) unless the nest has been checked for occupancy by a suitably qualified ecologist. If the nest is occupied operations must be withdrawn from the area specified until young have fledged.

Reason: To ensure that protected species are not disturbed by the effects of development in accordance with Schedule 1 of the Wildlife and Countryside Act 1981 and Oxfordshire Minerals & Waste Local Plan policy PE3 and PE10 and to ensure the development does not result in a loss of biodiversity in accordance with Oxfordshire Minerals & Waste Local Plan (1996) PE14 and NPPF paragraphs 9, 109 and 118.

5 Protection of boundary features: No works of site clearance, demolition or development shall take place unless or until a method statement for the protection of woodland, trees hedgerow, River Thames and Sutton Courtney Brook has been submitted to and approved in writing by the Mineral Planning Authority. The method statement shall include:

- a) Prevention of disturbance to soil levels within 1.5 times the canopy/ root spread of the trees, woodland or hedgerow, or as shown on drawing S3/HAN/10/48 whichever is the greater
- b) Sutton Courtenay Brook: a fenced buffer of a minimum 8 metres
- c) River Thames SU 5136694750 to SU 5155994660: a fenced buffer of a minimum of 11 metres
- d) River Thames SU 5158794652 to SU 5263294158: a fenced buffer of a minimum of 16 metres
- e) Where a tree, woodland or hedge is adjacent to the watercourse, the fence

- should go around the outside of the tree etc., buffer
- f) Specification for fencing to be to British Standard 1722-2:2006 of wire mesh or chestnut pale construction.
 - g) Warning signs to be displayed to ensure operatives do not breach fence and buffers
 - h) The buffer zone shall be free from quarrying activities, including; soil bunds, lighting, vehicles and machinery.
 - i) The buffer zone will be separated from quarry activities by a robust fence line.
 - j) Nothing shall be stored or placed in the area protected and the ground levels within these areas shall not be altered.
 - k) buffer will be monitored for invasive non-native plant species, and action taken to prevent spread where necessary
 - l) The fence line will remain in place for the life of the quarry
 - m) Upon completion of restoration the fencing shall be removed off site.

No work shall take place other than in accordance with the approved scheme.

Reason: To ensure that flora is protected and protected species are not disturbed by the effects of development in accordance with Oxfordshire Minerals & Waste Local Plan policy PE3 and PE10 to ensure the development does not result in a loss of biodiversity in accordance with Oxfordshire Minerals & Waste Local Plan (1996) PE14 and NPPF paragraphs 9, 109 and 118.

6 Protective measures during construction: No development, demolition, earth moving shall take place or material or machinery brought onto the site until protective fencing and warning signs have been erected on site in accordance with the approved otter method statement and watercourse buffer zones. All protective fencing and warning signs will be maintained during the construction period in accordance with the approved details.

7 Landscape management plan: No development shall take place until a landscape management plan, including 5 year design objectives, management responsibilities and maintenance schedules for all landscaped areas shall be submitted to and approved in writing by the mineral planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the mineral planning authority. The scheme shall include details of the following elements:

- a) Extent and species lists for new planting on site
- b) Restoration of grassland around the lakes as species-rich grassland
- c) Installation of at least one barn owl box within the extension area
- d) Additional provision of bird hide and limited access for quiet recreation to be added to the site near the pump house, leaving the northeast part of the site less disturbed
- e) Wildflower seeds to be from Flora Locale endorsed suppliers
- f) New habitats created on site
- g) Monitoring all new planting, and replacement where necessary
- h) Treatment of site boundaries and buffers along watercourses, including enhancements of the river corridor to ensure biodiversity net gain is

- achieved
- i) Details of connections between newly created waterbodies
 - j) Details of connections between newly created waterbodies and existing watercourses
 - k) Monitoring and treatment of invasive non-native species
 - l) Management responsibilities

The recommendation and conditions set out in Annex 2 to the report have therefore been amended to reflect the above:

RECOMMENDATION

It is RECOMMENDED that subject to:

- (i) Completion of a section 106 legal agreement to provide for the submission and implementation of a bird management plan;*
- (ii) to a supplementary routeing agreement;*

that Application MW.0127/16 be approved subject to conditions to be determined by the Director of Planning and Place including those set out in Annex 2 to the report as revised below.

Item 6 Annex 2 – Conditions (Revised)

- i. The development shall be carried out strictly in accordance with the particulars of the development, plans and specifications contained in the application except as modified by conditions of this permission.**
- ii. The development (commencement of mineral extraction) to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission. The date of commencement of development shall be notified to the planning authority within 7 days of commencement.**
- iii. The development shall cease, all associated pumps, plant and machinery shall be removed and the site shall be restored in accordance with the detailed restoration plan to be submitted pursuant to condition xvi) no later than three years from the date of commencement of the development.**
- iv. No operations authorised or required by this permission shall be carried out, and plant shall not be operated other than between 07.00 and 18.00 hours Mondays to Fridays and 07.00 to 12.00 hours on Saturdays;**

No operations shall take place on Sundays, Public or Bank Holidays or on Saturdays immediately following Bank Holiday Fridays.

- v. The noise levels arising from the development shall not exceed 50 dB(LAeq) (1 hour) at the closest dwelling.**
- vi. The noise levels arising from temporary operations for construction and removal of bunds shall not exceed 57 dB(LAeq) (1 hour free field) measured at the closest dwelling and the temporary operations shall not occur for more than 28 days at one time with a gap of at least 28 days between each such period of temporary operations.**
- vii. Noise from typical site operations shall be monitored every 3 months throughout the life of the development. A monitoring report shall be submitted to the Minerals Planning Authority in writing within 2 weeks of each set of monitoring.**
- viii. No reversing beepers or other means of audible warning of reversing vehicles shall be fixed to, or used on any vehicles, plant and machinery, other than those which use white noise.**
- ix. No vehicle shall exceed a speed of 25 kph on site;**
- x. No development shall take place other than in accordance with the approved scheme for the minimisation of the emission of dust 'Sutton Courtenay Quarry Bridge Farm – Dust Control Scheme' dated 10/07/07. The approved scheme shall be implemented in full and the suppression equipment thereafter maintained in accordance with the manufacturer's instructions for the duration of the permission.**
- xi. Material shall not be handled and moved if conditions are such that this creates a visible dust cloud.**
- xii. A stand-off distance of 30 metres from the two badger setts on the western boundary should be maintained during excavation work in order to prevent disturbance to badgers on site. Soil shall not be stored in this area.**
- xiii. All deep excavations shall be suitably ramped and any pipe-work associated with the development covered overnight to minimise the risk of badgers and other mammals, such as hedgehog being inadvertently killed and injured within the active quarry after dark.**
- xiv. No operations are to take place within 50 metres of OS ref 4518 1945 (red kite nest site in the centre north of the site) during the nesting season (1st March to 31st August) unless the nest has been checked for occupancy by a suitably qualified ecologist. If the nest is occupied operations must be withdrawn from the area specified until young have fledged.**

- xv. No works of site clearance, demolition or development shall take place unless or until a method statement for the protection of woodland, trees hedgerows, the River Thames and Sutton Courtney Brook has been submitted to and approved in writing by the Mineral Planning Authority. The method statement shall include:
- a) Prevention of disturbance to soil levels within 1.5 times the canopy/ root spread of the trees, woodland or hedgerow, or as shown on drawing S3/HAN/10/48 whichever is the greater;
 - b) Sutton Courtenay Brook: a fenced buffer of a minimum 8 metres;
 - c) River Thames SU 5136694750 to SU 5155994660: a fenced buffer of a minimum of 11 metres;
 - d) River Thames SU 5158794652 to SU 5263294158: a fenced buffer of a minimum of 16 metres;
 - e) Where a tree, woodland or hedge is adjacent to the watercourse, the fence should go around the outside of the tree, woodland or hedge buffer;
 - f) Specification for fencing to be to British Standard 1722-2:2006 of wire mesh or chestnut pale construction;
 - g) Warning signs to be displayed to ensure operatives do not breach fence and buffers
 - h) The buffer zone shall be free from quarrying activities, including; soil bunds, lighting, vehicles and machinery.
 - i) The buffer zone will be separated from quarry activities by a robust fence line.
 - j) Nothing shall be stored or placed in the area protected and the ground levels within these areas shall not be altered.
 - k) buffer will be monitored for invasive non-native plant species, and action taken to prevent spread where necessary
 - l) The fence line will remain in place for the life of the quarry
 - m) Upon completion of restoration the fencing shall be removed off site.

No work shall take place other than in accordance with the approved scheme.

- xvi. No development, demolition or earth moving shall take place or material or machinery brought onto the site until protective fencing and warning signs have been erected on site in accordance with the approved otter method statement and watercourse buffer zones. All protective fencing and warning signs shall be maintained during the construction period in accordance with the approved details.
- xvii. All work of soil stripping, stockpiling and reinstatement shall be carried out when the material is in a dry and friable condition.

- xviii. **Stockpiled materials shall be sited such that they do not exceed the heights of the boundary soil storage screening.**
- xix. **Plant or vehicle movements shall be confined to clearly defined haul routes or to the overburden/infill surface and shall not cross areas of topsoil and subsoil except for the express purpose of soil stripping or replacement operations.**
- xx. **No development shall be carried out until details of the drainage works to be carried out including the arrangements for discharge to the River Thames have been submitted to and approved in writing by the Mineral Planning Authority.**
- xxi. **No floodlighting shall be erected on site.**
- xxii. **No development shall commence until a Written Scheme of Investigation has been submitted to and approved in writing by the Minerals Planning Authority. This scheme shall provide details of the professional archaeological organisation that will carry out the investigation. The approved scheme shall be implemented in full.**
- xxiii. **Prior to the commencement of the development and following the approval of the Written Scheme of Investigation, a staged programme of archaeological investigation shall be carried out by the commissioned archaeological organisation in accordance with the approved 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 which shall be submitted to the Minerals Planning Authority no later than six months from the date of completion of restoration.**
- xxiv. **All soil and soil forming materials shall be handled in accordance with Defra's Good Practice Guide for Handling Soils.**
- xxv. **Within 3 months of the formation of storage bunds the operator shall submit a plan to be approved in writing by the Mineral Planning Authority showing the location, contours and volumes of the bunds, and identifying the soil types and units contained therein.**
- xxvi. **Soil shall only be moved when in a dry and friable condition. For cohesive soil this may be assessed in accordance with the "Worm Test" for field situations described by Annex AP 8 Para 1 (g) of the Defra Guidance for Successful Restoration of Mineral and Waste Sites to determine if the moisture content is drier than the lower plastic limit and therefore, less prone to damage if handled.**
- xxvii. **For all soil types no soil handling shall proceed during and shortly after significant rainfall, and / or when there are any puddles on the soil surface.**

- xxviii. Soil handling and movement shall not be carried out between the months of October to March inclusive, unless otherwise approved in writing by the Mineral Planning Authority.**
- xxix. All available topsoil (and subsoil) shall be stripped before any part of the site is excavated, built upon or otherwise traversed by heavy machinery (except for the purpose of stripping or stacking soil on those parts).**
- xxx. Written notification shall be made giving the Mineral Planning Authority five clear working days notice of the intention to start stripping soils.**
- xxxi. Bunds for the storage of agricultural soils shall conform to the following criteria:**
 - a) Topsoils, subsoils and subsoil substitutes shall be stored separately.**
 - b) Where continuous bunds are used dissimilar soils shall be separated by a third material, previously approved in writing with the Mineral Planning Authority.**
 - c) Topsoil bunds shall not exceed 3 metres in height and subsoil bunds shall not exceed 5 metres in height.**
 - d) Materials shall be stored like upon like, so that topsoil shall be stripped from beneath subsoil bunds and subsoil from beneath overburden bunds.**
- xxxii. All storage bunds intended to remain in situ for more than 6 months or over the winter period shall be seeded with a standard agricultural pollen-rich legume mix to be submitted to and approved in writing by the Mineral Planning Authority no less than one month before it is expected to complete the formation of the storage bunds.**
- xxxiii. All topsoil, subsoil, and soil forming material shall be retained on the site.**
- xxxiv. Restored soil depths shall accord with the proposals set out in the Environmental Statement and Supporting Technical Reports.**
- xxxv. All stones and other materials in excess of 100 mm in any dimension which are likely to obstruct cultivation in the agricultural afteruse shall be picked and removed from the site.**
- xxxvi. The applicant shall notify the Mineral Planning Authority at least 5 working days in advance of the commencement of the final subsoil placement on each phase, or part phase to allow a site inspection to take place.**

xxxvii.In any part of the site where differential settlement occurs during the restoration and Aftercare period, the applicant, where required by the Mineral Planning Authority, shall fill the depression to the final settlement contours specified with suitable imported soils, to a specification to be submitted to and approved in writing by the Mineral Planning Authority.

xxxviii.In relation to Phase 5 of the Scheme, an Aftercare Scheme requiring that such steps as may be necessary to bring the land to the required standard for the use of agriculture shall be submitted for the approval of the Mineral Planning Authority not later than 3 months prior to the date on which it is first expected that the replacement of topsoil shall take place. The submitted Scheme shall:

a) Provide an outline strategy for the five year Aftercare period in accordance with Paragraph: 057 of Minerals Planning Practice Guidance. This shall specify the steps to be taken and phasing in the management of the land to promote its rehabilitation to the target afteruses including where appropriate:

A map identifying clearly all areas with phasing, subject to aftercare management, A remedial field drainage system, and

- A pre-release report to demonstrate that the land has been reclaimed to the required standard.

b) Provide for a detailed annual programme, in accordance with Paragraph: 058 of Minerals Planning Practice Guidance, to be submitted to the Mineral Planning Authority not later than two months prior to each annual Aftercare meeting.

Unless the Mineral Planning Authority, after consultation with other interested parties, agree in writing with the person or persons responsible for undertaking the Aftercare steps that there shall be lesser steps or a different timing between steps, the Aftercare shall be carried out in accordance with the submitted Scheme.

xxxix. No works of site clearance, demolition or development shall take place in either phase 6 or 7 unless or until an aftercare scheme for nature conservation afteruses has been submitted to and approved in writing by the Mineral Planning Authority. The scheme shall provide for 5 year design objectives, management responsibilities and maintenance schedules for all landscaped. The aftercare scheme shall be carried out as approved and any subsequent variations shall be agreed in writing by the mineral planning authority.

The scheme shall include details of the following elements:

- a) Extent and species lists for new planting on site;

- b) Restoration of grassland around the lakes as species-rich grassland;
 - c) Installation of at least one barn owl box within the extension area;
 - d) Additional provision of bird hide to be added to the site near the pump house, leaving the northeast part of the site less disturbed;
 - e) Wildflower seeds to be from Flora Locale endorsed suppliers;
 - f) New habitats created on site ;
 - g) Monitoring all new planting, and replacement where necessary;
 - h) Treatment of site boundaries and buffers along watercourses, including enhancements of the river corridor to ensure biodiversity net gain is achieved;
 - i) Details of connections between newly created waterbodies;
 - j) Details of connections between newly created waterbodies and existing watercourses;
 - k) Monitoring and treatment of invasive non-native species; and
 - l) Management responsibilities
- xl. Before 1st August of every year during the aftercare periods for each of phases 5, 6 & 7, a site meeting shall be arranged by the developer, to which the Mineral Planning Authority and the landowners shall be invited to monitor the management over the previous year and to discuss and agree future aftercare proposals. The meeting shall also be attended by any other person(s) responsible for undertaking the aftercare steps. Any proposals that are agreed shall be set out in writing and shall be implemented in the timescales agreed.
- xli. The development hereby permitted shall be carried out in accordance with the Response to the Environment Agency letter, dated 30 March 2017, prepared by Corylus Planning and Environment Ltd and the following mitigation measures detailed within the Flood Risk Assessment:
That compensatory flood plain storage shall be provided as shown in Flood Storage capacity volume comparison v5 03/01/2017
- The mitigation measure(s) shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Mineral Planning Authority.
- xliii. No development shall take place (including any demolition, ground works, site clearance) until a method statement detailing the protection of the river corridor and any locations utilised by otters during the operational lifespan of the quarry has been submitted to and approved in writing by the mineral planning authority. Any change to operational responsibilities, including management, shall be submitted to and approved in writing by the Mineral Planning

Authority.

The method statement shall include:

- a) a timetable for implementation;**
 - b) a schedule of surveys to provide monitoring of otter use of the river corridor before each disturbance activity takes place. This includes the construction of earth bunds within 30 metres of the River Thames;**
 - c) details of decision process to ensure that if required, a Protected Species Licence is obtained; and**
 - d) persons responsible for implementing the work.**
- The work shall be carried out strictly in accordance with the approved details.**

7. Demolition of existing asphalt plant and construction and operation of a replacement asphalt plant with ancillary plant and machinery, a new weighbridge and portable office - Application No. MW.0005/17

The summary on the agenda for Item 7 should have read as follows:

“This report covers an application for a replacement asphalt plant for that existing at the Appleford Sidings in the same general location. The asphalt is required because the existing plant is over 30 years old and needs replacement. The proposed asphalt plant would have a chimney stack height approximately 10 metres higher than the plant to be replaced. The site has been used for the existing asphalt plant use for more than 30 years. The applicant states that the existing asphalt plant has reached the end of its operational life. This application seeks to maintain longer term asphalt production at the same site with no change to existing throughputs of around 300,000 tonnes of asphalt per annum and no increase in traffic. It would continue to provide employment for six people. All coarse aggregate would continue to be imported by rail via the adjacent rail head. All end products would continue to leave the site by lorry, either articulated lorry of up to 30 tonnes load or more typically or 8 wheel tippers. Lorry numbers therefore fluctuate with sales volume. Sales destinations can be anywhere up to about a 30 miles radius. Where practical, the applicant uses a return load method of delivery utilising recycled aggregate planings (RAP) and secondary aggregates in substitution for primary aggregates in the asphalt production process. The site location and plant layout has been designed so that as far as reasonably possible one-way routing is provided with full turning circles thus minimising the need for reversing and the use of lorry mounted alarms.

The application is being brought to committee because concern has been raised by Sutton Courtenay Parish Council that the plant is acceptable but should be removed in line with the cessation date for the surrounding landfill site.

The report assesses the proposals against relevant planning policy and material considerations.”

8. Erection of a salt barn, provision of hardstanding and vehicle wash down facility, and installation of Siltbuster settlement unit, desalination plant, drainage, lighting and landscaping - Application

The summary on the agenda for Item 8 should have read as follows:

“Drayton Highways Maintenance Depot is located approximately 1.25km to the east of Drayton village and approximately 1.25km to the west of Sutton Courtenay village, in the Abingdon-on-Thames and Oxford Fringe area of the Vale of the White Horse. The proposed development would take place in the southern part of the depot site and the proposed salt barn would be erected in the south-west corner. The depot is accessed via its north-west corner from Milton Road. In order to keep the salt store dry and minimise its loss from exposure to wind and rain, Oxfordshire County Council are seeking permission to erect a salt barn, hardstanding and ancillary development associated with the existing salt storage at Drayton Highways Maintenance Depot. No changes to how the Highways Maintenance Depot operates are proposed. Vehicle movements currently occur throughout the day and night. This proposal would not alter the existing pattern or quantity of vehicle movements to or from the site. The salt barn would be positioned in the south-west corner of the site. It would consist of a galvanised lattice steel frame outer structure covered with a tensioned green coloured composite PVC membrane (RAL number to be confirmed). The building would have a pitched roof with peak height of 13 metres and eaves height of 8.8 metres. The building would be 28 by 35 metres (gross external floor area 980m²). A 6m wide and 11m high opening would be provided centrally in the outer structure’s east elevation. The internal structure would comprise of a 26 by 33 metres salt bay with a capacity for 5,500 tonnes of rock salt. A 25 by 25 metres area of hardstanding is proposed at the foot of the salt barn’s east elevation.”

Supplementary information from the Director for Planning & Place

1. A key policy issue to consider with this proposed development is its potential landscape and visual impact. Since the report to the Planning and Regulation Committee was published, an amended Landscape and Visual Appraisal (LVIA), updated photomontages, and an amended landscaping plan have been submitted by the applicant and I wish to provide the Planning and Regulation committee with an update to the report and recommendation.
2. In response to the additional information, the Environmental Strategy Officer has confirmed he has no objection on landscape or visual grounds. He accepts the applicant’s assessment that the landscape and visual impacts are typically Moderate Adverse (as defined in the LVIA, page 16) at the point of construction and that these will decrease over time as the proposed screening develops. He does not expect that the salt barn will be totally screened; rather he expects the boundary vegetation will help to break-up

the visual mass of the structure. In his opinion, whether the long-term, particularly visual impact for adjacent and nearby properties and footpath users becomes Minor Adverse or Negligible as indicated in the LVIA will depend on the success of the mitigation planting.

3. With regard to the lighting on the site, the Environmental Strategy Officer understands that the new lighting would have a less intrusive lighting impact. He therefore expects it to be an improvement on the existing in terms of visual impacts.
4. The boundary planting is a key feature in mitigating the impact of the development. Further to paragraph 36 of the report, the landscaping plan has been amended to include changes to the tree planting mix. Should planning permission be granted, the boundary planting as shown in drawing number 5153380/L/P/98/001, Revision 5 would be implemented.
5. As the landscape and visual impacts are not expected to decrease with time, I support the view of the Environmental Strategy Officer that the applicant should prepare a boundary tree management maintenance plan and implement it for the life time of the development. The life time of the salt-barn building is anticipated to be approximately 30 years.
6. The proposed conditions have been amended to reflect these changes and can be seen in Annex A of this addendum.

RECOMMENDATION

It is RECOMMENDED that application R3.0030/17 be approved subject to conditions to be determined by the Director of Planning and Place including those set out in Annex 2 to this report.

The conditions have been amended to reflect the points raised above (see below)

Annex 2 (Proposed Conditions) (Revised)

1. The development shall commence no later than three years from the date of this consent.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990

2. The development shall be carried out strictly in accordance with the particulars of the development, plans and specifications contained in the application except as modified by conditions of this permission. The approved plans and particulars comprise:
 - Amended Application form dated 10.03.2017
 - Planning, Sustainability, Transport, Design and Access dated 14.03.17

- Location Plan - Drawing No. HQ263675-FEA-101-001 Rev 2
- Wash Down Area Elevations Plan - Drawing No. HQ263675-FEA-101-011
- Desalination Plant Elevations Plan - Drawing No. HQ263675-FEA-101-010
- Water Tank Elevations Plan - Drawing No. HQ263675-FEA-101-009
- Siltbuster HB20R Elevations Plan - Drawing No. HQ263675-FEA-101-008
- Site Sections Plan - Drawing No. HQ263675-FEA-101-007 Rev 1
- Salt Barn Roof Plan - Drawing No. HQ263675-FEA-101-006
- East and West Salt Barn Elevations Plan - Drawing No. HQ263675-FEA-101-005
- North and South Salt Barn Elevations Plan - Drawing No. HQ263675-FEA-101-004
- Boundary Elevations Plan - Drawing No. HQ263675-FEA-101-003
- Site Layout Plan - Drawing No. HQ263675-FEA-101-002 Rev 2
- Lighting Assessment dated March 2017
- Amended Archaeological Desk-based Assessment dated March 2017
- CC Ground Investigation Report C5243 dated 24/11/17
- Flood Risk Assessment dated 14/03/17
- Drainage Strategy dated 14/03/17
- Amended Landscape and Visual Appraisal dated 30/05/2017
- Landscape Strategy Plan – 5153380/L/P/98/001, Revision 5
- Arboricultural Survey dated 13/07/16
- Addendum to Tree Survey dated 09/03/2017
- Ecological Impact Assessment dated February 2017

Reason: To ensure the development is carried out proposed.

3. Prior to the construction of the external elevations of the salt barn, the final colour of the composite PVC membrane (from within the choices available from the manufacturer) shall be submitted to the County Planning Authority for approval in writing. Once approved in writing by the County Planning Authority, the approved colour and no other shall be used.

Reason: To ensure the most effective integration of the salt barn within the surrounding vegetation, and minimise its visual impact in accordance with saved policies DC6 of the VWHLP and Core Policy 37 of the VWHLP 2031.

4. Prior to first use of the salt barn, a boundary planting and maintenance scheme shall be submitted to the County Planning Authority for approval in writing. Once approved in writing by the County Planning Authority, the scheme shall be implemented for the lifetime of the development. The scheme shall specify:
- In general terms the current location, species, height, condition and wildlife value of the existing trees and other vegetation.
 - The objectives – primarily landscape / visual but including wildlife – for the screening of the site associated with construction of the salt barn.
 - The proposals for additional tree planting associated with the planning application.
 - The operational considerations that will influence the management of boundary trees.
 - The measures needed to protect existing and future boundary trees from harm due to site operation, including future treatment of boundary earth bunds, protection from salt and brine contamination.
 - The maintenance works required to ensure the planning objectives are met should be specified over an appropriate period, to include:
 - Years 1 – 10
 - work to existing trees to permit new planting
 - operations to ensure that new tree planting establishes successfully including replacement planting where necessary
 - routine maintenance required for operational reasons.
 - monitoring of new and existing trees for tree diseases e.g. ash dieback and responses to the decline / death of boundary trees.
 - Years 10 – 30
 - operations to ensure the screening function of the boundary belts are realised and maintained in the long-term
 - monitoring of new and existing trees for tree diseases e.g. ash dieback and responses to the decline / death of boundary trees

Reason: To ensure the visual impact of the development and its impact within the wider character of the landscape can be adequately mitigated for

the lifetime of the development, in accordance with saved policies NE9 and NE11 of the VWHL P and Core Policy 44 of the VWHL P 2031.

5. The landscape planting, as detailed in drawing number 5153380/L/P/98/001 Revision 5, shall be implemented in the first planting season following the completion of the development and maintained, for the duration of the development, in accordance with the approved programme of maintenance.

Reason: To ensure the visual impact of the development and its impact within the wider character of the landscape can be adequately mitigated for the lifetime of the development, in accordance with saved policies NE9 and NE11 of the VWHL P and Core Policy 44 of the VWHL P 2031.

6. All works with the potential to affect trees shall comply with *BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations* (BSi, 2012) and shall be supervised by a qualified arboriculturist.

Reason: To protect the existing boundary trees from harm during construction in compliance and ensure the initial landscape and visual impact is not Major Adverse and in accordance with saved policies NE9 and NE11 of the VWHL P and Core Policy 44 of the VWHL P 2031.

7. The development shall not be carried out other than in complete accordance with the general mitigation measures and biodiversity enhancement measures detailed in paragraphs 4.2 and 4.3 of the February 2017 Ecological Impact Assessment report by Atkins and submitted with the application documents.

Reason: To protect and enhance biodiversity in accordance with Core Policy 46 of the VWHL P 2031

8. The development shall not be carried out other than in complete accordance with the Drainage Strategy (Document reference: HQ263675.DS.001) dated 14.03.2017.

Reason: To ensure that the development does not increase the risk of flooding elsewhere in accordance with Core Policy 42 of the VWHL P 2031.

9. No external lighting shall be erected at the application site other than that shown on drawing number CAP-HLG-00-DR-E Revision A.

Reason: To ensure that light spill beyond the boundaries of the site is minimised where possible in accordance with saved policies DC9 and DC90 of the VWHL P.