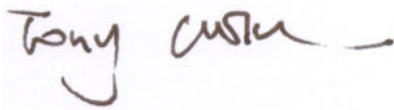


To: **Members of the Planning & Regulation Committee**

***Notice of a Meeting of the Planning & Regulation
Committee***

Monday, 19 October 2009 at 10.00 am

County Hall



Tony Cloke
Assistant Head of Legal & Democratic Services

October 2009

Contact Officer: Graham Warrington
Tel: (01865) 815321; E-Mail:
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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:

- **Lunch will be available at County Hall at 1.00 pm.**
- **Date of next meeting: 23 November 2009**

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** (Pages 1 - 12)

To approve the minutes of the meeting held on 14 September 2009 and to receive for information any matters arising therefrom

4. **Petitions and Public Address**
5. **Planning Applications for Energy from Waste Incinerators - Covering Report** (Pages 13 - 226)

Report by the Head of Sustainable Development (**PN5**)

The following two reports 5(a) and 5(b) set out two separate planning applications for energy from waste incinerators: by Viridor at Ardley and by Waste Recycling Group at Sutton Courtenay. The covering report sets out some common background between the two proposals, in terms of the reasons why the applications have been submitted now, the drivers behind the need to divert residual waste from landfill, the planning policy context and in terms of the regulatory process involved.

Application For:

(a) The Construction and Operation of an Energy from Waste (EfW) Facility together with Associated Office, Visitor Centre and Bottom Ash Recycling Facilities, New Access Road and Weighbridge Facilities and the Continuation of Non Hazardous Landfill Operations and Landfill Gas Utilisation with Consequent Amendments to the Phasing and Final Restoration Landform of the Landfill, Surface water Attenuation Features and Improvements to the Existing Household Recycling Facility at Ardley Landfill Site, Ardley Fields farm, Ardley – Application 08/02472/CM

Report by the Head of Sustainable Development (**PN5(a)**)

This is an application for an Energy from Waste (EfW) facility and associated development together with changes to the landfill operation and improvements to the existing household recycling facility (HWRC) at Ardley landfill site. The proposed facility would process 300,000 tonnes of municipal and commercial and industrial waste per year. The waste is proposed to come primarily from within Oxfordshire together with some from adjoining counties. The EfW building would be 229 metres long with a maximum width of 70 metres and a maximum height of 36 metres. The chimney stack would be 82 metres high.

The key planning issues are site specific waste policy and management issues, strategic location of the EfW plant against planning/transport criteria for waste management facilities, landscape and countryside impacts and amenity/impacts on local people. There are some policy and other matters that are common to this application and to the Sutton Courtenay EfW application. The covering report to both of these proposals addresses these issues. It explains the context within which the need for waste management facilities to divert waste from landfill arises.

The application has attracted many responses from local people that raise a range of concerns. The report takes all of these views into account together with those received from consultees and other interested parties.

The development broadly accords with waste management policy as it proposes a facility to deal with Oxfordshire's residual waste within the county.

However, there is conflict with policies which seek to prevent permanent built development in the countryside. The proposal would have impacts on local amenity but it is possible to limit these.

The report concludes that the need for a waste treatment facility to serve Oxfordshire, and the appropriateness of the location in relation to the strategic road network, outweighs the conflict with policies relating to landscape and countryside.

It is RECOMMENDED that:

(a) subject to legal agreements to cover the following matters:

- (i) limitation on waste import to the site from outside the County to allow:-
all residual MSW and a minimum of 50,000 tonnes of C&I waste a year to come from Oxfordshire to the EfW Plant and two thirds of waste to come to the landfill from Oxfordshire;***
- (ii) route of all large HGVs to/from the M40 via the B430 through Ardley;***
- (iii) provision of a construction travel plan – all vehicles to be routed to/from M40 via B430 through Ardley;***
- (iv) provision of an operational travel plan, with £1k monitoring fee;***
- (v) provision of a pedestrian crossing on the B430 in Ardley (£15k cost);***
- (vi) commitment to submitting an application to divert bridleway 27;***
- (vii) funding for improvements to the Rights of Way network (£200,000);***
- (viii) long term maintenance of the restored landfill;***
- (ix) public access to the old quarry face.***

the planning application for the development described in planning application 08/02472/CM be approved subject to conditions to be determined by the Head of Sustainable Development but to cover matters to include the following:

- 1. Construction works not to start until access works completed;***
- 2. No waste to be treated until link to Electricity grid is completed;***
- 3. No traffic movements except during between:-
7am – 7pm Mondays to Fridays;
7am – 1pm Saturdays and;***

on 12 nominated Saturdays 1pm – 4pm;

- 4. construction hours to be agreed;*
- 5. no import of non-recyclable waste;*
- 6. plan to be agreed for incinerator bottom ash operations;*
- 7. details of changes for bridleway 27 provision on definitive line and implementation if line not diverted;*
- 8. implement approved flood risk assessment and site drainage plan;*
- 9. agree details of groundwater and surface water drainage plan;*
- 10. agree plan for external lighting;*
- 11. no external lighting outside hours permitted for traffic movements except for security;*
- 12. control of recording and lifting dinosaur footprints;*
- 13. maximum of 500,000tpa of waste to site until landfill completed;*
- 14. maximum of 2,000tpa of waste to site each day until landfill ends;*
- 15. conditions from existing landfill permission updated with an end date of 2019*

(b) the application being referred to the Secretary of State as a significant departure from the development plan and the Secretary of State not calling in the application for his own determination;

(c) the Head of Sustainable Development be authorised to refuse the application if the legal agreements recommended in (a) above are not completed within 10 weeks of the date of approval of the application.

(b) Energy From Waste Incinerator (EfW) Infrastructure plus that for Combined Heat and Power (CHP), Incinerator Bottom Ash (IBA) Processing Plant with Outside Storage Area and Air Pollution Control Residue (APCR) Treatment and Disposal facilities, Visitor and Office Accommodation and Landscaping within Sutton Courtenay Recovery Park

Report by the Head of Sustainable Development (**PN5(b)**)

This is an application for an Energy from Waste (EfW) incinerator and associated development at Sutton Courtenay landfill site. The proposed facility would process 220,000 tonnes of waste per year. The application states that the facility would process municipal and commercial and industrial waste from within Oxfordshire only. The facility would export approximately 17 mw of electricity to the grid per year. The EfW building would be 197.9 metres long with a maximum width of 51.4 metres with a maximum height of 49 metres. The chimney stack would be 96 metres high and 4 metres in diameter.

The key planning issues are site specific waste policy and management issues, strategic location of the EfW plant against planning/transport criteria for waste management facilities, landscape and countryside impacts and amenity/impacts on local people. There are some policy and other matters that are common to this application and to the Sutton Courtenay EfW application. The covering report to both of these proposals addresses these issues. It explains the context within which the need for waste management facilities to divert waste from landfill arises.

The application has attracted many responses from local people that raise a range of concerns. The report takes all of these views into account together with those received

from consultees and other interested parties.

The development broadly accords with waste management policy as it proposes a facility to deal with Oxfordshire's residual waste within the county. However, there is conflict with policies which seek to prevent permanent built development in the countryside. The proposal would have impacts on local amenity but it is possible to limit these.

The report concludes that the need for a waste treatment facility to serve Oxfordshire, and the appropriateness of the location in relation to the strategic road network, outweighs the conflict with policies relating to landscape and countryside.

It is RECOMMENDED that

(a) subject to legal agreements to cover the following matters:

- (i) the routing of HGVs along such routes as to avoid travelling through local villages and urban areas;***
- (ii) a contribution of £43,824 (index linked) towards the Didcot Integrated Transport Strategy (DIDITS);***
- (iii) a limitation on the amount of tonnage to the EfW; a limitation on the amount of total waste being carried to the site by road; a limitation on the total number of vehicles using the secondary northern access and the number of vehicles travelling eastbound to the A4130;***
- (iv) a contribution of £1,000 towards the monitoring of a travel plan;***
- (v) the funding of a 25 year long term management plan for any approved restoration scheme;***
- (vi) a contribution towards mitigation measures for both on site and off site public rights of ways;***
- (vii) a restriction on the area from which waste can be imported (a hinterland).***

that the planning application for the development described in planning application SUT/APF/616/60-CM be approved subject to conditions to be determined by the Head of Sustainable Development but to cover matters to include the following

- 1. Compliance with details of application submitted (as revised). This includes a restriction to incinerating waste arising from within Oxfordshire only.***
- 2. Detailed duration – 3 years.***
- 3. Schedule of external materials to be agreed.***
- 4. Noise levels.***
- 5. Contaminated land risk assessment to be carried out.***
- 6. Details of groundwater drainage scheme.***
- 7. Development shall halt if previously unidentified contamination is discovered.***
- 8. Details of piling or other foundation designs using penetrative methods to be submitted.***
- 9. Details of final surfacing and containment arrangements for all areas used for storage of liquid fuels etc.***
- 10. Details of underground land drainage scheme.***
- 11. Details of all surface water drainage arrangements.***

12. **Total amount of waste to be imported to the site by road to be restricted to a maximum of 320,000 tpa.**
13. **A travel plan to be drawn up.**
14. **A construction travel plan to be drawn up.**
15. **Details of proposed cycle storage provision.**
16. **Final details of proposed car parking layout.**
17. **The northern site access onto the B4016 to be limited to 100 vehicle movement per day.**
18. **Macrophyte surveys of water bodies to be carried out.**
19. **Works in the vicinity of badger setts.**
20. **Great crested newt (GCN) surveys to be carried out. Should GCN be found to be present, a mitigation strategy should be prepared and licence obtained from Natural England.**
21. **An updated water vole survey to be carried out.**
22. **Water bodies should only be drained down in winter months (November to February inclusive).**
23. **Exclusion fencing to be erection around little plover nests.**
24. **No disturbance to grassland areas during the bird breeding season (March to August inclusive) as skylark are likely to be nesting there.**
25. **The quarry face which is a sand martin colony should not be removed during the bird breeding season (March to August inclusive).**
26. **No vegetation clearance to take place during the bird breeding season (March to August inclusive).**
27. **Details of any external lighting should be submitted for approval before development commences.**
28. **Bat surveys to be carried out prior to removal of trees to determine whether the trees are being used as bat roosts.**
29. **A water vole strategy should be submitted.**
30. **A detailed restoration and landscaping scheme to be submitted.**
31. **A 25 year management and monitoring plan to be submitted.**
32. **Local liaison group to be established.**
33. **Details and scheduling of any night time construction activities to be agreed.**
34. **Hours of working to be agreed.**
35. **Dust suppression measure to be agreed.**
36. **Details of scheme to prevent pollution of watercourses.**
37. **No increase in infiltration through contaminated ground**
38. **Hydrogeological risk assessment to be agreed.**
39. **Final routeing of waste heat recovering infrastructure.**
40. **Phasing of waste disposal.**
41. **Area of waste disposal to be solely for APCR from Sutton Courtenay EfW plant.**
42. **No reversing beepers except those whose noise levels adjust automatically to surrounding noise levels.**
43. **All internal site haul roads to be maintained.**

Informatives to cover:

- **Waste heat recovery infrastructure**
- **Oil and chemical storage areas**
- **Environmental Permit**
- **Water extraction and dewatering**

- **Discharge consents**
 - **Works within 8 m of designated main rivers**
 - **Culverting of watercourses**
- (b) ***the application being referred to the Secretary of State as a significant departure from the development plan and the Secretary of State not calling in the application for his own determination.***
- (c) ***the Head of Sustainable Development be authorised to refuse the application if the legal agreements recommended in (a) above are not completed within 10 weeks of the date of approval of the application.***

6. Extension of Temporary Consent for Continued Use of Site as a waste recycling Centre Until 30 September 2014 at Dean Pit Waste recycling Centre, Grove Lane, Chadlington, Oxfordshire OX7 3JY - Application R3.0125/09 (Pages 227 - 244)

Report by Head of Sustainable Development (PN6).

This application is made by Oxfordshire County Council (as the waste disposal authority) to retain an existing Household Waste Recycling Centre at Dean Pit, Chadlington for a further period of five years until 30 September 2014. The current planning permission expires on 30 September 2009. No changes to the current operations at the site or its hours of opening are proposed. Objections to the application have been received on the grounds that: the site is inappropriate within the AONB; the site impacts on the amenity of neighbouring residents; the local highway network is inappropriate to serve the site and alternative sites are available and have not been assessed. Full details of these objections and the comments of other consultees are summarised in the report.

The Committee is RECOMMENDED to approve Application Number R3.0125/09 for the extension of temporary consent for continued use of site as a waste recycling centre until 30 September 2014, 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 subject to conditions below.***
- 2. Temporary permission – that at the expiration of a period ending on 30 September 2014 the use specified be discontinued. The site shall be restored to agricultural use by 30 September 2016.***
- 3. Hours of use – the hours of use of the site shall be restricted to the following times:***
 - ***Operating hours to be between the hours of 7.30am to 8.30pm (1 April – 30 September)***
 - ***Public opening hours to be between the hours of 8.00am to 8.00pm (1 April – 30 September)***
 - ***Operating hours to be between the hours of 7.30am to 5.30pm (1 October – 31 March)***
 - ***Public opening hours to be between the hours of 8.00am to 5.00pm (1***

October – 31 March)

No operations on Christmas Day, Boxing Day or New Year's Day.

- 4. That the details of the routes used by Heavy Goods Vehicles accessing the site shall be submitted to and approved by the Head of Sustainable Development in consultation with Transport Development Control within one month of the date of this permission.**
- 5. Landscaping – that a scheme for replacement tree and shrub planting on the western boundary of the site shall be submitted to and approved by the Head of Sustainable Development within 1 month of the date of this permission.**
- 6. Landscaping implementation – that all planting comprised in the approved details of landscaping shall be carried out in the first planting season following the date of this permission.**

- 7. Retrospective Application for Building Supplies Compound and Importation of Aggregates for Sale from Site at East Quarry, Duns Tew - Application 09/01105/CM (Cherwell) and 09/0996/P/CM (West Oxfordshire) (Pages 245 - 256)**

Report by Head of Sustainable Development (PN7)

This is a retrospective application seeking consent for a compound for the storage of building supplies and for the import of aggregate at Horsehay Quarry, Duns Tew. These activities are carried out in association with the permitted sand extraction at the quarry and are proposed to be temporary for the life of the quarry. There have been no objections from local residents to the proposal but the application is being reported to this committee as Cherwell District Council have objected. The grounds of objection are that they do not consider it to be necessary for the activities to be carried out by the quarry and it results in a new employment generating site in an unsustainable location. The report outlines the objection along with the other consultation responses received. The existing routing agreement attached to this site is to be retained. The conclusions of the Head of Sustainable Development, taking account of the representations received, and relevant development plan policies are included.

It is RECOMMENDED subject to compliance with the existing routing arrangement that planning permission for application 09/01105/CM 09/0996/P/CM be granted subject to conditions to be determined by the Head of Sustainable Development but to include those matters set out below:

- 1. Detailed compliance is in complete accordance with plans and particulars***
- 2. Detailed duration - development to commence within 3 years***
- 3. Development to end at the same time as the quarry operations – 2018***
- 4. A 15 metre stand-off area between the storage and processing activities and the geological features of interest to be agreed and implemented.***
- 5. Stockpiles of imported aggregate not to exceed the height of the adjacent quarry sides.***
- 6. Standard hours of operation***

8. **Erection of a Single Story Pre-School and Foundation Stage Building to Provide: 2 Classrooms; Storage; WC; Quiet Room; Kitchentte and Lobby Accommodation; Creation of New Hardplay Area and Footpath and Formalisation of Existing Parking Areas to Provide 13 Dedicated (Including One Disabled) Parking Spaces at Clanfield CE Primary School, Main Street, Clanfield, Bampton, Oxfordshire OX18 2SP - Application R3.0109/09 (Pages 257 - 272)**

Report by Head of Sustainable Development (PN8)

This application is for the erection of a new single storey Pre-school and Foundation Stage building at Clanfield CE Primary School. The new building would provide two classrooms, a quiet room, storage and ancillary WC and kitchen accommodation. The proposal also involves the creation of a hard play area associated with the new building and the formalisation of the existing school parking area. Objections to the application have been received on the grounds that: the need for the building has not been justified; the location, design and materials of the building are unacceptable; the impact on neighbouring residents and trees; increased flood risk and that the development will raise traffic and highway concerns. Full details of these objections and the comments of other consultees are summarised in the report.

The Committee is RECOMMENDED to approve Application Number R3.0109/09 for the erection of a single storey pre-school and foundation stage building to provide: 2 classrooms; storage; WC; quiet room; kitchenette and lobby accommodation, creation of new hard play area and footpath and formalisation of existing parking areas to provide 13 dedicated (including one disabled) parking spaces 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 subject to conditions below.***
2. ***Detailed duration – 3 years – that the development shall commence within 3 years of the date of the permission.***
3. ***Hours of use - The building shall be used only for school and pre school purposes and only between the hours of 8 a.m. to 6 p.m. Monday to Friday.***
4. ***Approval of sample external materials – that samples of the external materials proposed to be used shall be submitted and agreed prior to the commencement of development.***
5. ***Contractors access – that the hours of access (including for deliveries) for construction traffic shall be agreed in consultation with the school before the start of works on the site.***
6. ***Contractors compound - the location of any contractors compound shall be submitted and agreed (and appropriately fenced off) prior to the commencement of development.***
7. ***Reinstatement of playing field - on completion of the development the temporary contractor's access road and ancillary construction works shall be removed and the playing field land shall be reinstated to a playing field to a quality at least equivalent (or better) than the current quality.***

8. ***Tree protection during construction works – 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.***
9. ***Tree protection during construction works – no development shall take place in the 3 metre strip of land between the school boundary and the proposed building.***
10. ***Details of surfaced play areas – that the final details of the surfaced play area (including its location and details of permeable surface materials) shall be submitted and agreed prior to the commencement of development. No surfaced play areas shall be provided to the rear of the proposed building.***
11. ***Sustainable drainage scheme – prior to the commencement of the development a comprehensive Sustainable Drainage Scheme (incorporating the use of SUDS) shall be submitted and agreed in consultation with the Environment Agency,***
12. ***Landscaping – the perimeter of the proposed building shall be landscaped and planted with trees and shrubs in accordance with a comprehensive planting and landscaping scheme.***
13. ***Landscaping implementation – 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.***
14. ***Wilderness area – that the final details and location of the replacement wilderness area shall be submitted and agreed prior to the commencement of development.***
15. ***Wilderness area - that no development shall take place until the retained wilderness area on the site has been protected during building operations by means of a protective fence around the edge of the area.***
16. ***Dry stone wall removal – that the section of dry stone wall to be removed shall be removed by hand during March to September only, and shall be checked over by an ecological consultant immediately prior to removal to ensure that no protected species are present.***
17. ***Vegetation removal should not take place during the bird breeding season, which is March-August inclusive. If any trees and/or bushes need to be removed during this time, they will need to be checked over by an ecological consultant immediately prior to removal to ensure there are no nesting birds present. If nesting birds are present, the vegetation cannot be removed until the birds have fledged.***
18. ***Parking restrictions – before the first occupation of the building an assessment should be carried out to establish if further parking restrictions are required along the frontage of the site upon Main Street.***
19. ***Update School Travel Plan – before the first occupation of the new building the schools existing Travel Plan shall be updated to take account of the proposed increase in uses on the site.***
20. ***Security lights – That the final details of the number and location of any security lights on the new building are submitted and agreed.***

Informatives:

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.

Ecology - If any protected species not initially survey 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.

9. **Erection of a Single Storey Building to Provide a Children's centre and Erection of a 2.5M High Free Standing Canopy; Associated External Works Including Alterations to the Existing Main School Entrance, Creation of 4 Parking Spaces, an Outdoor Play Area, Landscaping and Fencing at Bampton CofE Primary School, Bowling Green Close, Bampton - Application R3.0179/09 (Pages 273 - 280)**

Report by Head of Sustainable Development (PN9)

The report describes the planning application for the erection of a single storey building in the grounds of Bampton CE Primary School to provide a new Children's Centre. The application is being reported to Committee because objections have been received from local residents. The report outlines the objections received, along with the other consultation responses, the comments of the Head of Sustainable Development and the recommendation on the application.

It is RECOMMENDED that planning permission for Application No. R3.0179/09 (for the erection of a single storey Children's Centre and free standing canopy along with associated works including alterations to the existing school entrance, four new parking spaces, and outdoor play area, landscaping and fencing) at Bampton CE Primary School be approved subject to conditions to be determined by the Head of Sustainable Development dealing with matters including those set out below:

1. ***Detailed compliance condition – development to be in accordance with approved plans and particulars.***
2. ***Detailed duration – development to commence within 3 years.***
3. ***Schedule of external materials to be used to be agreed.***
4. ***Landscaping scheme (to include replacement trees) to be submitted and agreed.***
5. ***Approved landscaping scheme to be implemented.***
6. ***Measures to protect trees and hedgerow to be retained during construction works to be submitted, agreed and implemented.***
7. ***Update existing School Travel Plan.***
8. ***Existing cycle provision to be retained.***
9. ***No vegetation to be removed during bird breeding season.***
10. ***Trees to be removed to be soft felled and under supervision of Oxfordshire County Council's Protected Species Officer.***
11. ***Construction work to cease if any protected species are found on site, and a mitigation strategy submitted and agreed with Natural England.***

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.

Pre-Meeting Briefing

There will be a pre-meeting briefing at County Hall on **Thursday 15 October 2009** at County Hall after the site visits at approximately 2.30 pm for the Chairman, Deputy Chairman and Opposition Group Spokesman.