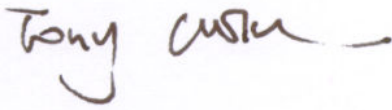


To: Members of the Planning & Regulation Committee

Notice of a Meeting of the Planning & Regulation Committee

Tuesday, 27 July 2010 at 9.00 am

County Hall



Tony Cloke
Assistant Head of Legal & Democratic Services

July 2010

Contact Officer: **Graham Warrington**
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Membership

Chairman – Councillor Steve Hayward
Deputy Chairman - Councillor Mrs Catherine Fulljames

Councillors

Alan Armitage
Tony Crabbe
Anda Fitzgerald-O'Connor
Jenny Hannaby
Ray Jelf

Peter Jones
Lorraine Lindsay-Gale
David Nimmo-Smith
Neil Owen
G.A. Reynolds

John Sanders
Don Seale
John Tanner

Notes:

- **Date of next meeting: 13 September 2010**

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 Part 9.1 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**

To approve the minutes of the meeting held on 12 July 2010 (**to follow**) and to receive for information any matters arising therefrom.

4. **Petitions and Public Address**
5. **Demolition of detached temporary classroom/community resources building and brick built store and the erection of a single storey building to provide a children's centre, and the erection of extensions to the existing school to provide a replacement classroom and community resources facility, a reading room and a replacement store along with associated external works - Great Milton C of E School, The Green Great Milton - Application R3.0188/09 (Pages 1 - 36)**

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

In February 2010 the Planning & Regulation Committee approved an application for the erection of a detached single storey building to provide a children's centre on the school site together with three extensions to the existing school. That approval was subject to the usual conditions regarding development but also to the applicant first (before a planning permission was issued) securing and if necessary obtaining planning permission for suitable alternative temporary arrangements for parking for use by the school (8 displaced parking places) during the period of construction.

That search culminated in an application which was considered by the Committee on 12 July to change the use of an area of pasture at Coombe Farm, Great Milton to a temporary car parking area for the use of Great Milton Primary School during building work for the new Children's Centre and extensions at the school for a temporary period only until 31 January 2012. As with the earlier application for the Children's Centre and school extensions this application generated much interest locally. The owner of the proposed site at Coombe Farm then indicated that he was unwilling to release the land for car park use but was content for the application as submitted to proceed to a decision. The Committee on 12 July accordingly approved that application but mindful that as things stood the permission given in February for the children's centre and other developments at the school could not be issued until the parking issue had been resolved agreed to convene a special meeting of the Planning & Regulation Committee to reconsider Application R3.0188/09 (approved in February 2010) in the light of the difficulties experienced in resolving the parking pre-condition to the original approval.

The Head of Transport Development Control's view is that the additional on street parking that might take place would not significantly increase risk to the safety of users of the public highway and, therefore, the limited extent of disadvantage to the amenity of local people that would be caused by potentially 8 extra cars being parked on the street near to the school during the 12 month construction period, is not of sufficient magnitude that it should outweigh the benefits of this development taking place.

The conclusion therefore is that permission for this development should be granted on the same terms, and subject to the same conditions, as agreed by Planning & Regulation Committee on 15 February 2010, save for the deletion of the requirement for alternative temporary parking during the construction period.

The Committee is RECOMMENDED to grant permission for Application No. R3.0188/09 (for the demolition of a temporary classroom/ community resources building and brick built store and the erection of a single storey building to provide a children's centre, and the erection of extensions to provide replacement classroom and community resources facility, reading room and replacement store, along with associated external works; at Great Milton C of E School) 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. That the development shall commence within 3 years of the date of the permission.***
- 3. That samples of the external materials proposed to be used shall be submitted to and approved in writing by the Head of Sustainable Development prior to the commencement of development.***
- 4. 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.***
- 5. That the site be landscaped and planted with trees (including replacement trees) and shrubs in accordance with a comprehensive planting and landscaping scheme first approved by the Head of Sustainable Development.***
- 6. 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.***
- 7. The hours of operation of the children's centre for use by the public shall not allow use between 8.00 to 9.15 am and 2.45 to 3.30 pm Monday to Friday during term time.***
- 8. The hours of use of the children's centre at other times (including outside school hours) shall be submitted for agreement by the Head of Sustainable Development before any use of the Centre commences.***
- 9. That the high split level windows on the western elevation of the proposed children's centre building shall be frosted or glazed with obscure glass.***
- 10. That prior to the commencement of the development full details of any additional proposed lighting, shall be submitted to and approved by the Head of Sustainable Development.***

11. *That prior to the first occupation of the children's centre building the existing school Travel Plan for the site (and particularly for the period of construction) shall be updated and submitted to the Head of Sustainable Development for approval.*
12. *That prior to the commencement of the development details of a sustainable drainage scheme for the proposed site shall be submitted to and approved in writing by the Head of Sustainable Development.*
13. *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.*
14. *If any protected species not initially surveyed 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.*
15. *The existing pond shall not be removed until a new pond is created in a position to be agreed by the Head of Sustainable Development.*
16. *The existing pond shall not be removed except in the months of August, September and October. The pond shall be drained gradually and the plant material removed from it should be stacked by the side of the pond for at least 24 hours to allow any animals trapped to escape before the vegetation is removed.*
17. *Details of the proposals to create habitats for bats in the new buildings shall be submitted for agreement by the Head of Sustainable Development.*
18. *If any works are planned to occur later than April 2010, the submitted protected species survey must be updated.*
19. *Details of proposals for the formation of 3 additional on site parking spaces shall be submitted and agreed by the Head of Sustainable Development before development commences.*
20. *Details of a construction traffic management plan (to include details of times of delivery of materials) shall be submitted and agreed by the Head of Sustainable Development before development commences.*

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.