

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

Notice of a Meeting of the Planning & Regulation Committee

Monday, 11 April 2011 at 2.00 pm

County Hall, New Road, Oxford



Peter G. Clark
County Solicitor

March 2011

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Members are asked to contact the case officers in advance of the committee meeting if they have any issues/questions of a technical nature on any agenda item. This will enable officers to carry out any necessary research and provide members with an informed response.

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: 23 May 2011**

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 7 March 2011 and to receive for information any matters arising therefrom.

4. **Petitions and Public Address**
5. **Finmere Quarry (Pages 1 - 26)**

- (1) **Change of use of the materials recycling facility which is the subject of planning permission reference 10/00361/CM to add biodrying and gasification waste treatment technologies and associated power generation together with the extension of the operational life of the materials recycling facility – Application 11/00015/CM**
- (2) **To continue development of non hazardous landfilling operations without complying with conditions of planning permission 00/01480/CM (as varied by appeal reference APP/U3100/A/09/2117987/NWF) relating to phasing of landfilling and restoration, life of the site, restoration and aftercare schemes and tipping levels – Application 11/00026/CM**

Report by Assistant Director of Environment & Economy – Growth & Infrastructure
(PN5)

These applications are to (1) add gasification plant to the MRF permission to process more waste and (2) continue with landfilling operations at Finmere quarry without complying with conditions related to an end date for filling, changes to phasing of tipping and restoration and assessment of pre-settlement levels. The gasification plant would process wastes that would otherwise be landfilled so reducing the amount of waste going to landfill by half. It is proposed to end both the MRF and landfill in 2035 rather than the currently permitted date of 2020 to cope with the reduction in landfill material. It is proposed to change the phasing so that the edge of the site closest to Finmere village will be landfilled and restored first in order to reduce the visual and other impacts of the remaining tipping so for most of the site's life the developments would not impact on the village unacceptably. The proposals are, therefore, acceptable.

The report outlines the consultation responses received, comments from third parties,

relevant Development Plan and other policies and key considerations for the Committee to take account in determining the application together with the views and recommendation of the Deputy Director for Environment & Economy – Growth & Infrastructure are also included.

It is RECOMMENDED that::

- (a) subject to a legal agreement requiring restoration payments and operation of a hinterland that planning permission be granted for Application (1) (11/00015/CM (MRF)) subject to conditions to be determined by the Deputy Director for Environment Growth and Infrastructure the heads of which are set out in Annex 3 to the report PN5; and***
- (b) subject to a legal agreement requiring early application for diverting bridleway 4, restoration payments and operation of a hinterland that planning permission be granted for Application (2) (11/00026/CM (Landfill)) subject to the condition changes proposed in the application as set out in Annex 1 to the report PN5 (with the exception of condition 4), the modified condition 4 and any other conditions to be determined by the Deputy Director for Environment & Economy - Growth and Infrastructure but to include the heads of which are set out in Annex 3 to the report PN%.***

6. Shellingford Quarry (Pages 27 - 48)

- 1) Continuation of the development permitted under permission STA/SHE/8554/8 (extension of areas of extraction of limestone and sand and restoration to agriculture at original ground levels using inert fill over total quarry area and retention of existing facilities) without complying with conditions relating to approved plans, bund details, access, depth for working dewatering and water discharge, removal of bagging and processing plant, the importation of aggregates, restoration details, and sand martin habitat and extension of the time period for operations at the site;**
- 2) An extension of the existing quarry to the east for the extraction of limestone and sand with restoration to agriculture at original ground levels using inert fill**

Report by Deputy director for Environment & Economy – Growth & Infrastructure (**PN6**)

This report describes 2 applications for developments at Shellingford Quarry, near Stanford in the Vale, in the south corner of the county. The first application seeks consent to vary a number of conditions on the existing permission for the quarry, principally dealing with changes to the phasing of sand and limestone extraction (with subsequent infill operations), the depth of working of the site and an extension of the

time period for completion of the development. Any new consent issued would be accompanied by a new set of conditions to control the development.

The second application seeks permission for an extension to the east of the existing quarry to extract further sand and limestone with subsequent restoration to agriculture using inert waste material. The application seeks permission for an 8 year development with restoration within a year.

The report describes both applications, sets out the policy context and outlines the objections (and consultation responses) received to the applications together with the comments and recommendation of the Deputy Director for Environment & Economy - Growth & Infrastructure.

It is RECOMMENDED that planning permission be granted for the developments described in Applications STA/SHE/8554/12-CM and STA/SHE/8554/11-CM subject to conditions to be determined by the Deputy Director for Environment & Economy -Growth & Infrastructure to include the matters set out in Annex 1 (with regard to Application 1) and Annex 2 (with regard to Application 2)to the report PN6..

7. Relevant Development Plan and other Policies (Pages 49 - 58)

This paper sets out policies referred to in items 5 and 6 above and should be regarded as an Annex to each report.

Pre-Meeting Briefing

There will be a pre-meeting briefing at County Hall on **Monday 11 April 2011 at 12.00 midday** for the Chairman, Deputy Chairman and Opposition Group Spokesman.