


To: Members of the Planning & Regulation Committee

Notice of a Meeting of the Planning & Regulation Committee

Monday, 24 October 2011 at 2.00 pm

County Hall, New Road, Oxford



Peter G. Clark
County Solicitor

October 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	Ray Jelf	John Sanders
Roger Belson	Peter Jones	Don Seale
Tony Crabbe	David Nimmo-Smith	John Tanner
Anda Fitzgerald-O'Connor	Neil Owen	
Jenny Hannaby	G.A. Reynolds	

Notes:

- ***A site visit is required for Item 6 (Peppard CE Primary School). Members are asked to meet on site at 10.30 am***
- ***Date of next meeting: 5 December 2011***

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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, i.e. 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 - 16)**

To approve the minutes of the meeting held on 12 September 2011 (**PN3**) and to receive information arising from them.

4. **Chairman's Updates**
5. **Petitions and Public Address**
6. **Relocation of Peppard CE Primary School to land adjacent to the B481. (Pages 17 - 40)**

The proposed development includes: construction of 903 sq metres single storey school building; new and improved vehicle and pedestrian access arrangements onto the B481; 14 on-site car parking spaces (including 2 spaces for the disabled) and cycle parking; on-site drop off area; hard and soft play areas and grass playing pitch; landscaping, new fencing and retention/improvements to existing boundary treatments – land north of the former Dog public house, Rotherfield Peppard – Application No R3.0065/11

Report by the Deputy Director for Environment & Economy (Growth & Infrastructure) (**PN6**)

This application seeks permission to relocate Peppard CE Primary School 300 metres to the north of the existing school on Church Lane to a parcel of land adjacent to the B481 Nettlebed to Reading Road. The development involves the creation of a new primary school incorporating a main school building, outdoor play areas, playing field, parking and drop-off areas, a new vehicle and pedestrian access from the B481, landscaping and other associated works. The school consider that a replacement site is needed due to the unsuitability of the existing site and buildings and the limited space with which to redevelop. The application has generated letters of both objection and support. The objections include on the grounds of highway safety and the impact on the character and appearance of the existing village and surrounding area, including the Chilterns AONB. These objections are summarised in the report, along with the responses from other consultees.

It is RECOMMENDED that subject to a unilateral undertaking being first agreed to

ensure that a contribution is made towards the provision of improved highway safety measures in the local area Application No. R3.0065/11 be approved subject to conditions to be determined by the Deputy Director for Environment & Economy (Growth and Infrastructure) to include the following matters:

- 1. The development must be carried out strictly in accordance with the particulars contained in the application and the plans accompanying.**
- 2. Commencement of the development within 3 years.**
- 3. Submission and agreement of the external materials.**
- 4. Retained trees and hedges to be protected during construction works.**
- 5. Submission and agreement of a landscaping scheme - to include species mix, plant size, planting layout and spacing.**
- 6. Landscaping scheme to be implemented within first planting season following the completion of the development.**
- 7. Removal of hedgerow to be carried out outside of the bird breeding season.**
- 8. Submission and agreement of external lighting details and hours of use.**
- 9. Submission and agreement of land contamination assessment. Should contamination be found on site the submission and agreement of remedial strategy.**
- 10. Relocation of electricity transformer before the proposed development is brought into use.**
- 11. Submission and agreement of full details of proposed renewable energy technologies within the development.**
- 12. Submission and agreement of fencing details.**
- 13. External play areas and sports pitches to be used during school hours only.**
- 14. The school's existing Travel Plan to be updated to take account of the proposed new location.**
- 15. Submission and agreement of the detailed design of the scheme of highways safety mitigation measures, including the submission of a Road Safety Audit which shall be used to inform the final detailed design of such measures.**
- 16. Scheme of final highways safety mitigation measures to be implemented before use of the school.**
- 17. Submission and agreement of the final details of parking, drop-off and turning areas. Such areas shall be implemented before use of the school.**

18. ***Submission and agreement of cycle parking facilities.***
19. ***Submission and agreement of construction traffic management plan.***
20. ***Submission and agreement of a drainage scheme, including the use of SUDS.***
21. ***Submission and agreement of final details of footways surfacing.***

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.

Contaminated land informative – If contamination is found to be present on site the applicant is requested to liaise with South Oxfordshire District Council's Environmental Health team prior to the submission of a remedial strategy.

7. Construction of storage bays and lorry wash down area, extension of concrete pad and relocation of fuel tanks at Worton Farm, Yarnton - Application No (Pages 41 - 50)

Report by the Deputy Director for Environment & Economy (Growth & Infrastructure) (PN7)

This is an application for permanent consent for a covered storage building, extension of existing concrete pad, provision of lorry wash down facility and relocation of existing fuel tanks from southern to the northern part of M&M site at Worton Farm, Yarnton. The site already contains a range of permanent structures related to the waste management activities. This proposal is intended to improve management of the existing waste activities on the site. There would be no increase in the permitted throughput and no change to existing lorry movements associated with the site.

The main issues to consider in deciding this application are its location in the Green Belt, the need for the development, its impact on the local residents and impact on the rural landscape. The report explains that there is a need for this development as it would increase the efficiency of the operation by improving the management of the site and would assist in improving recycling rates. However, the advantages of the scheme must be balanced against its location in an area of open countryside and in the Green Belt. It must be considered whether there are very special circumstances to warrant permitting this development in such a location.

It is RECOMMENDED that, planning permission for application no. MW.0116/11 is granted subject to conditions to be determined by the Deputy Director for Growth and Infrastructure dealing with matters outlined below:

1. ***Detailed compliance condition***

2. ***Commencement date – within 3 years***
 3. ***Standard operating hours.***
 4. ***Existing vegetation to be retained and protected***
 5. ***Tree planting and boundary fencing scheme to be carried out as agreed.***
 6. ***Bund specifications (including height, angles and maintenance requirements) to be implemented as agreed.***
 7. ***Effective silencers on vehicles, plant and equipment to be implemented***
 8. ***External building materials to be agreed***
 9. ***Site signage on A40 to be kept to a minimum***
 10. ***Sweeping of access road and adjacent site to be carried out at regular intervals as required.***
 11. ***Existing dust control measures to be maintained***
8. **Construction of temporary works compound (for a period of 2 years) in association with the redevelopment of Didcot Parkway station forecourt - land at Station Road, Didcot - Application No. R3.0103/11 (Pages 51 - 58)**

Report by the Deputy Director for Environment & Economy (Growth & Infrastructure) (PN8)

Planning permission was granted in 2009 for the redevelopment of Didcot Parkway Railway Station forecourt as part of a programme of investment in strategic transport infrastructure in the county in general and Didcot in particular. Work on the project is due to commence shortly and a contractor's compound is required as part of the management of the project. The site the subject of this current application, off Station Road in Didcot, has been used as a contractor's compound previously (as part of the redevelopment of Didcot Town Centre). The compound would be required for a temporary period of 2 years, the timescale for the forecourt redevelopment works. The application has been brought to the Planning & Regulation Committee because of an objection and concerns raised by local residents and those are outlined in the report along with responses from other consultees.

It is RECOMMENDED that Application No. R3.0103/11 (for the construction of a temporary works compound (for a temporary period of 2 years) in association with the redevelopment of the Didcot Parkway Station forecourt) be approved subject to conditions to be determined by the Deputy Director (Growth and Infrastructure) but to include the following matters:

1. ***Detailed compliance.***
2. ***Temporary permission – 2 years only.***

3. ***All activities relating to the compound shall be carried out in accordance with the submitted Construction Environmental Management Plan and Site Waste Management Plan.***
4. ***No screening or crushing of aggregate in the compound.***
5. ***No maintenance of vehicles or heavy machinery to take place within the compound.***
6. ***Site entrance/exit gates to open inwards only.***
7. ***Details of works to site entrance/exit points (e.g. provision of dropped kerbs) to be submitted, agreed and implemented before site brought into use.***
8. ***Measures to be implemented to ensure there is no mud/debris brought onto the highway.***
9. ***No parking of vehicles on Station Road particularly opposite the site entrance.***
10. ***Existing shrubs/trees on site perimeter to be retained.***
11. ***Working hours be restricted to 08.00-18.00 hours Monday-Friday, 08.00-13.00 hours Saturdays. No Sunday or Bank Holiday working.***
12. ***Existing boundary fence to be repainted and repaired where necessary.***
13. ***Surface water drainage details to be submitted and agreed.***
14. ***Any stockpiles of materials shall not exceed 3m in height.***
15. ***Lighting details to be submitted and agreed before site is brought into use.***

Archaeological Informative.

9. Minerals & Waste Site Monitoring and Enforcement (Pages 59 - 86)

Report by the Deputy Director for Environment & Economy (Growth & Infrastructure) (PN9)

The report updates the Planning & Regulation Committee on regular monitoring of minerals and waste planning permissions and progress on enforcement cases.

It is RECOMMENDED that the Schedule of Compliance Monitoring Visits in Annex 1 and the Schedule of Enforcement Cases in Annex 2 to the report PN9 be noted.

10. Relevant Development Plan and other Policies (Pages 87 - 100)

This papers sets out the policies referred to in Items 6 to 9 and should be regarded as an Annex to each.

Pre-Meeting Briefing

There will be a pre-meeting briefing at County Hall on **Thursday 20 October 2011** at **10.00 am** for the Chairman, Deputy Chairman and Opposition Group Spokesman.