

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

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

**Monday, 16 January 2012 at 2.00 pm**

**County Hall, New Road, Oxford**



Peter G. Clark  
County Solicitor

January 2012

Contact Officer: **Graham Warrington**  
Tel: (01865) 815321; E-Mail:  
graham.warrington@oxfordshire.gov.uk

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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.*

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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  
David Nimmo-Smith  
Neil Owen

G A Reynolds  
John Sanders  
Don Seale  
John Tanner

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#### **Notes:**

- **Date of next meeting: 5 March 2012**

## 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 - 8)

To approve the minutes of the meeting held on 5 December 2011 (**PN3**) and to receive information arising from them.

4. **Chairman's Updates**
5. **Petitions and Public Address**
6. **To crush, screen, blend and stock reject building blocks, furnace bottom ash and reject materials from concrete making to make material for block making at Hanson's UK, Sutton Courtenay - Application No. 11/02440/CM** (Pages 9 - 18)

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

This is an application to import reject building blocks from three Blockworks, crush and screen them and mix them with other locally available materials and export the recycled product to Milton Blockworks to make more building blocks. The site is a 2.5 hectare area on a sand and gravel stocking area which is also part of the Sutton Courtenay mineral and waste management complex. The site is suitable for recycling use to 2030 as it is within a landfill that expires at that date and the site can then be restored as required by the Vale of White Horse District Council's policy for protection of the landscape and countryside. It has good access to the Didcot perimeter road and lorries can then be routed to the A34. The site is several hundred metres from the closest villages of Sutton Courtenay and Appleford and would have no discernable effect on the amenity of residents there. Although reject blocks would be brought in from blockworks in Berkshire and Warwickshire policies allow some cross boundary movement of waste and the harm of long journeys would be outweighed by the opportunity to recycle material and offset the need for locally won sand and gravel. The report also outlines the consultation responses received, relevant Development Plan and other policies and key considerations for the committee to take account in determining the application and sets out the views and recommendation of the Deputy Director (Infrastructure & Growth).

***It is RECOMMENDED that subject to compliance with the current site routing agreement, a contribution of £7,804.84 (index linked) to Science Vale UK***

**Strategic Schemes that planning permission be granted subject to conditions to be drawn up by the Deputy Director for Environment & Economy (Growth & Infrastructure) but to include those matters set out below:**

- 1. Detailed compliance condition**
  - 2. Operating hours – Mon – Fri 0700-1800 and Saturdays 0700-1300**
  - 3. No operation on Sunday and Bank holiday**
  - 4. Operation to cease by end of 2030 with restoration to be completed by 2032**
  - 5. Crushing of blocks for only 6 weeks a year.**
  - 6. Details of mobile plant to be submitted and agreed.**
  - 7. Restoration and aftercare to take place in accordance with Landfill and aftercare. permission restoration**
  - 8. Steps to be taken to prevent any solid matter, reject block material, concrete waste of furnace bottom ash or excess amounts of suspended matter from passing into any water course**
  - 9. No oil storage tanks to be sited.**
  - 10. All stock piles not to exceed the height of the trees to the west of the site**
  - 11. Effective silencers to be provided on plant, machineries and vehicles**
  - 12. Reversing vehicles shall not emit warning noise that may have adverse impacts on neighbours or properties.**
  - 13. No buildings, plant and machineries to be erected without consent**
  - 14. No imported material to be deposited on the land except reject blocks from Coleshill, Thatcham and Milton, concrete waste from Concrete batching plants at Sutton Courtenay landfill site and furnace bottom ash from Didcot Power Station.**
  - 15. No material shall be exported except to Milton.**
  - 16. Existing hedges/trees on the site boundary to be retained and maintained**
  - 17. Written notice to be given to MPA of the completion of this development**
  - 18. No access to be used by HGVs other than on to the existing access onto the Didcot Perimeter road.**
  - 19. No vehicles to enter public highway unless its wheels have been sufficiently cleaned.**
  - 20. Working areas and stockpiles to be sprayed with water to suppress dust.**
- 7. Retention and continued use of a triple relocatable building, unit ref E241 (T2) for a further period of 5 years at Frank Wise School, Banbury - Application R3.0144/11 (Pages 19 - 26)**

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

This application is for the retention and continued use of a temporary building for a further period of five years. The application is being reported to this Committee as objections have been received to the proposal.

The report describes why the school are applying to renew planning permission and outlines the objections and other responses to the application. Relevant planning policies are included along with the comments and recommendation of the Deputy Director (Growth and Infrastructure) on the proposal.

***It is RECOMMENDED that Application No. R3.0144/11 be approved subject to conditions to be determined by the Deputy Director (Growth & 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.***
- 2. Temporary building to be removed by 31 January 2017.***
- 3. School travel plan to be revisited within 3 months with a view to reducing local congestion around the school site. Revised travel plan to be implemented within 6 months.***
- 4. Reinstatement of the playing field within 3 months of the removal of the building.***
- 5. Restoration of netball court to its original position once the temporary building is removed on 31 January 2017.***
- 6. Submission of a landscaping scheme***
- 7. Implementation of the approved landscaping scheme.***

## **8. Relevant Development Plan and other Policies (Pages 27 - 36)**

This paper sets out the policies referred to in Items 6 and 7 and should be regarded as an Annex to each report.

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### **Pre-Meeting Briefing**

There will be a pre-meeting briefing at County Hall on **Monday, 16 January at 12 midday** for the Chairman, Deputy Chairman and Opposition Group Spokesman.