

To: Members of the Planning & Regulation Committee

Notice of a Meeting of the Planning & Regulation Committee

Monday, 28 May 2012 at 2.00 pm

County Hall, New Road, Oxford

Peter G. Clark.

Peter G. Clark
County Solicitor

May 2012

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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
Tony Crabbe	Stewart Lilly	Lawrie Stratford
Anda Fitzgerald-O'Connor	David Nimmo-Smith	John Tanner
Patrick Greene	Neil Owen	
Jenny Hannaby	G.A. Reynolds	

Notes:

- **Date of next meeting: 9 July 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 - 20)

To approve the minutes of the meeting held on 16 April 2012 and 15 May 2012 (PN3) and to receive information arising from them.

4. **Chairman's Updates**
5. **Petitions and Public Address**
6. **The continuation of development for the establishment of recycling facilities on land west of corridor road; extension of the duration of the existing green waste composting facility; the storage of materials derived from the recycling facilities within the green waste composting facility without complying with conditions 1, 6, 16, 18 and 19 of planning permission at Sutton Courtenay Landfill Site APF/616/57-CM (Pages 21 - 38)**

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

This application has been made in order to continue the development of a permitted recycling facility at Sutton Courtenay landfill site, without complying with a number of conditions. The changes would allow the Materials Recycling Facility (MRF) to be constructed and operated without the construction of the In Vessel Composting (IVC) which is currently part of the approved plans. Other minor changes to the conditions are also proposed and these are detailed in the report.

The application is being reported to Committee as there have been objections from one local resident and Sutton Courtenay Parish Council.

The report sets out the proposals 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.

The report concludes that a minor adjustment to the site of the MRF building and a relatively small increase to its size would not have a significant impact on the environment. The application provides the opportunity to attach further conditions to

make the current development more acceptable by improving bunding and the state of the BOAT used as an access. Conditions could also ensure the site is restored in a way compatible with the landfill site in which it lies.

It is RECOMMENDED that Application MW.0027/12 be approved subject to conditions to be determined by the Deputy Director for Environment and economy (Growth and Infrastructure) but in accordance with those set out at Annex 2 to the report PN6.

7. Ferris Hill Farm, Hook Norton (Pages 39 - 56)

- 1. Variation of conditions 3 and 5 of planning permission 07/00058/CM to allow longer operating hours and an increase in the maximum throughput of waste from 24,999 tonnes per annum to 45,000 tonnes per annum (MW.0032/12)**
- 2. Variation of condition 16 of planning permission 07/00058/CM to allow an additional 6 months until 31 October 2012, for completion of concrete apron (MW.0034/12)**

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

This report describes two planning applications submitted by N. L. Mathews Incorporating Banbury Plant Hire Ltd for development at Ferris Hill Farm, near Hook Norton. The first application (1) involves the variation of two conditions from the existing planning permission for a materials recycling building and waste transfer station. The variation of Condition 3 involves a proposed extension to operating hours (extending the start time from 0800 hours to 0700 hours and the end time from 17.00 to 18.00) and the variation to Condition 5 proposes an increase to the maximum annual throughput of waste from 24,999 tonnes per annum (tpa) to 45,000 tpa.

The second application is to extend the time for the provision of a concrete apron in front of a recently constructed waste transfer building. Instead of providing this by March 2012, it is proposed to have it in place by the end of October 2012.

The consultation responses and third party representations received to both applications are outlined in the report along with the relevant development plan policy implications and the views of the Deputy Director of Environment and Economy (Growth and Infrastructure) with his recommendation on both applications.

Application 1

It is RECOMMENDED that planning permission be refused for Application MW.0032/12 to amend conditions 3 and 5 (throughput and opening hours) at Ferris Hill Farm, Sibford Road, Hook Norton for the following reason:

- 1) *The proposal represents an undesirable intensification of a waste use generating considerable amounts of additional activity and traffic in an***

attractive rural area served by minor rural roads, contrary to policies W3 of OMWLP and W5 of OMWCS

Application 2

It is RECOMMENDED that subject to a routeing agreement to prohibit the route to and from the north of the site on the Sibford Road in order to prevent traffic passing through the villages of Sibford Ferris and Sibford Gower that planning permission be approved for Application MW.0034/12 subject to conditions to be determined by the Deputy Director for Environment & Economy (Growth and Infrastructure) but to include conditions from the existing consent as amended (Condition 16) to provide until 31 October 2012 for the provision of the concrete area

- 8. Retention and continued use of two modular building units (ref T1 (CE01) Children's Centre base office and T2 a classroom) for a further period of five years at Great Milton C of E School, The Green, Great Milton, Oxford OX44 7NT - Application R3.0047/12 (Pages 57 - 64)**

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

The report describes why the school is applying to renew planning permission and outlines the objection 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.

The application is being reported to Committee as an objection to the proposal has been received from a local resident.

It is RECOMMENDED that Application No. R3.0144/11 be approved subject to conditions to be determined by the Deputy Director for Environment & Economy (Growth & Infrastructure) to include the following matters:

- 1. The development must be carried out strictly in accordance with the plans and drawings submitted with the application.***
- 2. Temporary buildings to be removed by 31 May 2017.***

Travel Plan Informative:

Encourage provision of a new travel plan for the children's centre and update existing school travel plan.

9. Installation of a modular classroom building for a temporary period of five years at Manor Primary School, Lydalls Close, Didcot, Oxfordshire, OX11 7LB - Application R3.0048/12 (Pages 65 - 72)

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

The report describes the application to install a double modular classroom building for a temporary period of 5 years. The application is being reported to Committee as an objection signed by 6 local residents has been received.

The report sets out the detail of the proposal, outlines the objections and other responses to the application and relevant planning policies along with the comments and recommendation of the Deputy Director (Growth and Infrastructure).

It is RECOMMENDED that Application No. R3.0048/112 be approved subject to conditions to be determined by the Deputy Director for Environment & Economy (Growth & Infrastructure) to include the following matters:

- 3. The development must be carried out strictly in accordance with the plans and drawings submitted with the application.***
- 4. Temporary building to be removed by 31 January 2017.***
- 5. Submission of final design details of temporary building (including material finish).***
- 6. Prior submission of full drainage details (including soakage tests).***

Informatives:

Encourage school to update school travel plan.

The school is required to notify the county archaeologist if any archaeological finds occur.

10. Minerals and Waste Sites Monitoring and Enforcement (Pages 73 - 106)

Report by the Director for Environment & Economy (Growth & Infrastructure) (PN10)

The report updates members on the regular monitoring of minerals and waste planning permissions and on the progress of enforcement cases for the period between 1 October 2011 and 31 March 2012.

It is RECOMMENDED that the Schedule of Compliance Monitoring Visits at Annex 1 to the report PN10 and the Schedule of Enforcement Cases at Annex 2 be noted.

11. Relevant Development Plan and other Policies (Pages 107 - 130)

Paper by the Director for Environment & Economy (Growth & Infrastructure) (**PN11**)

This paper sets out the policies referred to in items PN6, PN7, PN8 and PN9 and should be regarded as an Annex to each.

Pre-Meeting Briefing

There will be a pre-meeting briefing at County Hall on **Monday 28 May 2012** at **12 midday** for the Chairman, Deputy Chairman and Opposition Group Spokesman.