

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

Notice of a Meeting of the Planning & Regulation Committee

Monday, 10 September 2012 at 2.00 pm

County Hall, New Road, Oxford



Peter G. Clark
County Solicitor

August 2012

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

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
Patrick Greene
Jenny Hannaby

Ray Jelf
Stewart Lilly
David Nimmo-Smith
Neil Owen
G.A. Reynolds

John Sanders
Lawrie Stratford
John Tanner

Notes:

- **Date of next meeting: 22 October 2012**

Declarations of Interest

The duty to declare.....

Under the Localism Act 2011 it is a criminal offence to

- (a) fail to register a disclosable pecuniary interest within 28 days of election or co-option (or re-election or re-appointment), or
- (b) provide false or misleading information on registration, or
- (c) participate in discussion or voting in a meeting on a matter in which the member or co-opted member has a disclosable pecuniary interest.

Whose Interests must be included?

The Act provides that the interests which must be notified are those of a member or co-opted member of the authority, **or**

- those of a spouse or civil partner of the member or co-opted member;
- those of a person with whom the member or co-opted member is living as husband/wife
- those of a person with whom the member or co-opted member is living as if they were civil partners.

(in each case where the member or co-opted member is aware that the other person has the interest).

What if I remember that I have a Disclosable Pecuniary Interest during the Meeting?.

The Code requires that, at a meeting, where a member or co-opted member has a disclosable interest (of which they are aware) in any matter being considered, they disclose that interest to the meeting. The Council will continue to include an appropriate item on agendas for all meetings, to facilitate this.

Although not explicitly required by the legislation or by the code, it is recommended that in the interests of transparency and for the benefit of all in attendance at the meeting (including members of the public) the nature as well as the existence of the interest is disclosed.

A member or co-opted member who has disclosed a pecuniary interest at a meeting must not participate (or participate further) in any discussion of the matter; and must not participate in any vote or further vote taken; and must withdraw from the room.

Members are asked to continue to pay regard to the following provisions in the code that *“You must serve only the public interest and must never improperly confer an advantage or disadvantage on any person including yourself”* or *“You must not place yourself in situations where your honesty and integrity may be questioned.....”*.

Please seek advice from the Monitoring Officer prior to the meeting should you have any doubt about your approach.

List of Disclosable Pecuniary Interests:

Employment (includes *“any employment, office, trade, profession or vocation carried on for profit or gain”*.), **Sponsorship, Contracts, Land, Licences, Corporate Tenancies, Securities.**

For a full list of Disclosable Pecuniary Interests and further Guidance on this matter please see the Guide to the New Code of Conduct and Register of Interests at Members’ conduct guidelines. <http://intranet.oxfordshire.gov.uk/wps/wcm/connect/occ/Insite/Elected+members/> or contact Rachel Dunn on (01865) 815279 or Rachel.dunn@oxfordshire.gov.uk for a hard copy of the document.

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 - 10)

To approve the minutes of the meeting held on 9 July 2012 (**PN3**) and to receive information arising from them.

4. **Petitions and Public Address**
5. **Chairman's Updates**
6. **Application to continue importing leachate for treatment at Ardley Leachate Treatment Plant** (Pages 11 - 28)

Report by the Deputy Director for Environment & Economy (Strategy & Infrastructure Planning) (**PN6**).

In July 2012 the Planning & Regulation Committee deferred an application by Viridor which sought to use the leachate treatment plant at the Ardley site to treat leachate imported from other sites. The application was deferred until September so that Thames Water and Environment Agency representatives could address local concerns regarding flooding from the sewer in the locality of Bucknell. A meeting with local people to discuss flooding concerns has now taken place. This report describes the latest position. The July report stated that the proposed development is considered acceptable as there had been no objection from the Environment Agency or Thames Water in terms of drainage or pollution and it was in accordance with planning policy relating to the location of waste development.

At present the Deputy Director for Environment & Economy is minded to make the same recommendation for approval as appears in the July 2012 report to this Committee. However, he feels it appropriate that the meeting with Thames Water and the Environment Agency should take place before doing so. Therefore, he will seek to make a recommendation to the Planning & Regulation Committee on the application at the 10 September meeting.

7. Change of use of part of sawmill, timber treatment and fencing and timber building manufacturing depot to waste transfer station - Pennyroyal Sawmill site, Goring Heath - Application No. MW.0100/12 (Pages 29 - 44)

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

The report describes a planning application submitted for a waste facility at an existing sawmill in Goring Heath which proposes to change the use of the northern part of the site to a waste transfer station with a concrete hardstanding containing plant and machinery for waste processing and storage including a crusher, screener and shredder. Waste would be sorted inside an existing building with one skip lorry used to transport approximately 10,000 tonnes per year of inert domestic and building construction waste. The application appears to be for a relatively small scale proposal, but the potential for harm to the AONB and nearby uses and the extent to which there is a need for facilities to serve the local area are unclear. Further information has been requested but not provided.

The report describes why the proposals have been put forward, outlines objections and other responses which have been received to the application and sets out relevant planning policies along with comments and recommendation of the Deputy Director for Environment & Economy (Strategy & Infrastructure).

It is RECOMMENDED that Application MW.0100/12 be REFUSED for the following reasons:

- 1. The development is contrary to policy W4 of OMWLP as it has not been demonstrated that there is an overriding need to justify the countryside location.***
- 2. On the basis of the information provided, the development proposed would have an unacceptable impact on a public right of way running across the site, contrary to policy OMWLP PE18 and OMWCS policy C9.***
- 3. Insufficient information has been supplied regarding lorry traffic generation. A substantial increase over existing levels would be contrary to OMWCS policy C8 because the site is located off a narrow rural lane.***
- 4. The proposed development is not appropriate in the AONB. It has not been demonstrated that the development would be a small scale facility serving local needs. It is contrary to OMWCS policy W6.***

8. Extend existing dust storage shed used in connection with existing asphalt plant at Hanson Aggregates, Appleford Sidings, Sutton Courtenay - Application No. MW.0104/12 (Pages 45 - 54)

Report by Director for Environment & Economy (Strategy & Infrastructure) (**PN8**).

The report describes a planning application submitted by Hanson Aggregates for an extension to an existing dust shed at the Hansons site within the Sutton Courtenay waste complex. This is a relatively small scale proposal as the extension would be the same height at the existing shed (6.5 metres) and measure 10 metres by 10 metres. The application is being reported to this Committee as objections have been received to the proposal.

The report describes why the proposals have been put forward 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 for Environment & Economy (Strategy & Infrastructure).

It is RECOMMENDED that planning permission be approved for application MW.0104/12 to extend existing dust storage shed used in connection with existing asphalt plant, subject to conditions to be determined by the Deputy Director for Environment & Economy (Strategy & Infrastructure Planning) but to include those matters listed below:

Heads of Conditions

- 1. Complete accordance with application***
- 2. Development to commence within 3 years of the date of permission***
- 3. External materials as per existing building***

9. Relevant Development Plan and other policies (Pages 55 - 66)

Paper by the Director for Environment & economy (Strategy & Infrastructure) (**PN10**).

This paper setting out the policies referred to in Items 6,7 and 8 should be regarded as an Annex to each report.

Pre-Meeting Briefing

There will be a pre-meeting briefing at County Hall on **Monday 10 September 2012** at **12.00 midday** for the Chairman, Deputy Chairman and Opposition Group Spokesman.