

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

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

**Monday, 22 October 2012 at 2.00 pm**

**County Hall, New Road, Oxford**



Peter G. Clark  
County Solicitor

October 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.*

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### **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

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#### **Notes:**

- **No sites visits are required.**
- **Date of next meeting: 3 December 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](mailto: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**

To approve the minutes of the meeting held on 10 September 2012 (**PN3**) and to receive information arising from them.

4. **Petitions and Public Address**
5. **Chairman's Updates**
6. **Use of land for storage of empty skips at Worton Farm, Yarnton - Application MW.0122/12**

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

The report describes a planning application seeking temporary permission for 5 years for the storage of empty skips on concrete hard standing at Worton Farm next to the Anaerobic Digester facility built two years ago in connection with the main M&M recycling site immediately to the east on the site. The site is part of the larger quarry and recycling facilities at Worton Farm site located in the Green Belt. As such the proposal is inappropriate development but the report sets out the 'very special circumstances' that exist sufficient to warrant a recommendation for approval in the Green Belt in this case. The report also outlines why the proposals have been put forward, objections and other responses received and sets out relevant planning policies along with comments and recommendation of the Deputy Director for Environment & Economy (Strategy & Infrastructure).

***It is RECOMMENDED that planning permission be approved for Application MW.0122/12 to use this land for storage of empty skips, subject to conditions to be determined by the Deputy Director for Environment & Economy (Strategy & Infrastructure Planning) but to include the matters listed below:***

## ***Heads of Conditions***

1. ***Complete accordance with application.***
2. ***Development to commence within 3 years of the date of permission.***
3. ***Temporary permission expiring 31 December 2017 including removal of all skips, plant and stockpiles & breaking up and removal of concrete hard standing .***

4. ***Restoration scheme to be submitted by 31 December 2014 and implemented by 30 June 2018.***
  5. ***Hours of operation as per main M&M recycling site.***
  6. ***Access only from A40.***
  7. ***No floodlighting other than in accordance with any approved scheme.***
  8. ***No development prior to submission of additional tree screen landscaping belt and implementation of such within first planting season.***
  9. ***Silencers to vehicles and plant.***
  10. ***Haul and internal roads swept clean such that no mud deposited on public highway.***
  11. ***Skips only to be stored on concrete apron and not in vehicle turning area to western side of the site.***
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7. **Application to vary condition 1 of planning approval APF/SUT/1815-CM (for the extraction of sand and gravel) to extend the end date of extraction from 4 August 2012 to 30 September 2017 and the end date for restoration from 30 September 2012 to 30 September 2018 at Bridge Farm Quarry, Sutton Courtenay - Application MW.0126/12**

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

This application is to continue the development of a permitted sand and gravel quarry, without complying with the condition stating the end date which currently requires extraction to cease in August 2012. However, only one phase of the site has been worked out and, therefore, a new condition is proposed to allow until September 2017 for extraction with a further year after that for the completion of restoration. The application is being reported to this Committee as there have been objections from local residents and Parish Councils.

The report sets out the proposals, relevant planning policies, outlines objections and other responses to the application and concludes that the extension in time to allow the completion of mineral extraction from the existing quarry is necessary to allow the permitted reserve to be extracted, This will contribute towards the Oxfordshire sand and gravel landbank which is currently under required levels. The report explains there would be no significant amenity impacts resulting from such an extension and that the application accords with development plan policy relating to minerals, amenity and restoration.

***It is RECOMMENDED that subject to legal agreements to secure the terms of the existing Section 106, routeing and highways works agreements that Application MW.0126/12 be approved subject to conditions to be determined by the Deputy Director for Environment & Economy (Strategy & Infrastructure Planning) but in accordance with the amendments to condition 1 as set out in Annex 2 to this report and the updating of the wording of remaining conditions set out in Annex 3 to this report to ensure they are consistent with current standard condition wording, enforceable and that policy references are up to date.***

**8. Section 73 application to vary conditions 35,4041,98 & 99 of planning permission 12/00056/CM to create restoration contours to allow for effective drainage at Alkerton Quarry, Alkerton with Shennington - Application No. MW.0113/12**

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

This is an application to alter the restoration of a quarry that is no longer operational. The quarry is part of a much larger area of mineral working, but only the one site is affected by this application. The application is being reported to Committee as concerns have been raised about the proposed changes on the grounds of mineral sterilisation and the need to restore the site using inert waste. The main theme of the report assesses the proposed change to the restoration of the former quarry.

***It is RECOMMENDED that Application No. MW.0113/12 be approved subject to the conditions set out in schedule 1 attached to this report.***

**9. Retention and continued use of a relocatable building unit ref T5 (PR30) for a further period of five years at Bicester Children's Centre, Glory Farm School Site, Hendon Place, Bicester OX26 4YJ - Application R3.0065/12**

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

The report describes why the children's centre is applying to renew planning permission, outlines the objection and other responses to the application and sets out relevant planning policies along with the comments and recommendation of the Deputy Director (Growth and Infrastructure) on the proposal.

***It is RECOMMENDED that Application No. R3.0065/12 be approved subject to conditions to be determined by the Deputy Director for Environment & Economy (Strategy & Infrastructure Planning) but 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 building to be removed by 31 October 2017.***
- 3. The building authorised by this planning consent shall not be used outside the following times:***

***08:30 hours. to 18:00 hours Mondays to Fridays  
10:00 hours. to 12:00 hours Saturdays***

***Except that it may be used on not more than one weekday evening (Monday to Friday) per week between 18:00 hours and 22:00 hours and it may be used on not more than five Saturdays per year for an extended period between 09:00 hours and 15:00 hours.***

***The building shall not be used on Sundays or on Public Holidays.***

***Informatives***

***The children's centre is advised to carry out investigations into the provision of permanent accommodation.***

## **10. Relevant Development Plan and other Policies**

Paper by the Director for Environment & Economy (Strategy & Infrastructure Planning)  
**(PN10)**

The paper sets out policies referred to in Items 6,7,8 and 9 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** at **12 midday** for the Chairman, Deputy Chairman and Opposition Group Spokesman.