

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

Notice of a Meeting of the Planning & Regulation Committee

Monday, 3 December 2012 at 2.00 pm

County Hall, New Road, Oxford



Peter G. Clark
County Solicitor

November 2012

Contact Officer: **Graham Warrington**
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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
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: 14 January 2013**

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 - 8)

To approve the minutes of the meeting held on 22 October 2012 (**PN3**) and to receive information arising from them.

4. **Petitions and Public Address**
5. **Chairman's Updates**
6. **Variation of conditions 1,3 and 22 of planning approval P12/V1497/CM for the establishment of recycling facilities on land west of Corridor Road to extend the end date of operations from 31 December 2019 to 31 December 2030, to increase the annual MRF throughput from 70,000 tpa and for some alterations to approved elevations at Sutton Courtenay Landfill Site, Sutton Courtenay, OX14 4PW - Application No MW.0174/12** (Pages 9 - 30)

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

This application is to continue the development of a permitted recycling facility at Sutton Courtenay landfill site, with changes to a number of conditions. The changes would allow the Materials Recycling Facility (MRF) to operate until 2030, in line with the life of the adjacent landfill site. The current permission for the MRF runs to 2019. The changes proposed would also allow the building to process 200,000 tonnes of waste per year rather than 70,000 allowing a higher proportion of the waste imported to the landfill site to be processed through the MRF.

Changes are proposed to the elevations of the building. No changes are proposed to the footprint, height or dimensions.

The application is being reported to this Committee as there have been objections from local residents.

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 (Strategy and Infrastructure Planning) on the proposal.

The report concludes that the changes proposed to the condition are in accordance with waste planning policy allowing for the proportion of waste diverted from landfill to be maximised as the operational life of the MRF would match the landfill and for a higher proportion of the waste to the landfill would be permitted to be treated in the MRF. There would be no significant impacts on the environment as a result of the proposed changes.

It is RECOMMENDED that Application MW.0174/12 be approved subject to conditions attached to the original consent (APF/616/57-CM) but amended specifically in respect of conditions 1, 3 and 22 as detailed at Annex 3 to this report and to further updating of conditions 15, 16, 18, 19, 20 and 21 by the Deputy Director for Environment & Economy (Strategy & Infrastructure Planning) to reflect that schemes have now been approved and must be implemented.

- 7. Continuation of permission WCH/5048/3-CM to continue infilling of a former chalk quarry with inert waste for a further 3 years - the proposals included some excavation of chalk for use only in the final restoration of the site) without complying with the requirements of condition 2 (the development and restoration hereby granted shall be for a limited period expiring on 31 December 2010) to allow for an extension to the end date of the planning permission and restoration until 31 December 2015 a (Pages 31 - 48)**

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

This application seeks an extension of time of 3 years to 31 December 2015 in which to restore this former chalk quarry located within the North Wessex Downs AONB just to the west of Wantage, by way of amendment to a condition imposed on the last permission in 2005. The report considers whether policy in the development plan and the Council's Core Strategy submission document would be complied with and whether the proposed extension of time is reasonable given the planning history of this site. The report concludes that there would be no significant amenity impacts resulting from such an extension and that the application accords with development plan and Core Strategy policy relating to restoration of former quarries and landfill sites.

The application is reported to Committee because of substantive planning objections from the three surrounding Parish Councils.

It is RECOMMENDED that Application MW.0014/11 be approved subject to conditions to be determined by the Deputy Director for Environment & Economy (Strategy & Infrastructure Planning) including the amended Condition 2 as set out in paragraph 14 above and such other conditions including re-imposed conditions from the previous expired permission WCH/5048/3-CM as set out in summary as follows:

Heads of Conditions

- 1. Commencement within 3 years.**
 - 2. The development and restoration hereby granted shall be for a limited period expiring on 31 December 2015. The site shall be restored in accordance with approved plans 135CQA/3 and P2310 D4 B (see paragraph 14 above).**
 - 3. All buildings, structures, plant, vehicles, machinery etc shall be removed d by 31 December 2015 and fully restored in accordance with details in Condition 2.**
 - 4. In accordance with application details (list plan nos. etc).**
 - 5. Chalk face retained in accordance with scheme to be submitted.**
 - 6. Operations hours limit 0700-1800 Mondays to Fridays, 0700-1300 Saturdays.**
 - 7. Site access maintained & kept free of mud & other debris.**
 - 8. Access only from existing access onto B4507.**
 - 9. Erection of signage on exit restricting drivers using Silver Lane through West Challow & the B4001 through Childrey.**
 - 10. No waste other than restoration soils.**
 - 11. No export of any waste material from the site.**
 - 12. Aftercare in accordance with submitted scheme & monitoring of such aftercare including via annual meetings.**
 - 13. Replacement of any trees and shrubs in accordance with aftercare scheme.**
- 8. Renewal of consent and continued use of two relocatable classroom units ref T1 (E223) and T3 (E237) for a further period of 5 years at Church Cowley St James Primary School, Bartholomew Road, Oxford, OX4 3QH - Application No. R3.0158/12 (Pages 49 - 54)**

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

This application is for the renewal of permission for two temporary class room buildings at the Church Cowley St James primary school and is reported to Committee because Oxford City Council considers it contrary to Policy CP25 in its Local Plan. The report concludes that that is not the case and considers other policy and planning implications of the proposal and the suitability and condition of the buildings for their teaching purpose.

It is RECOMMENDED that planning permission be approved for Application R3.0158/12 subject to conditions to be determined by the Deputy Director (Strategy & Infrastructure Planning) but to include the following:

1. ***The development shall be carried out solely in accordance with details submitted with the application.***
2. ***Temporary buildings to be removed by 31 December 2017.***

Informative:

The Planning Application Justification Statement submitted with this planning application indicates a forecast increase in the number of pupils. An increase in the number of pupils is likely to have implications for the local transport and highway network and in the light of this an up-to date School Travel Plan should be produced. The applicant is advised to contact Oxfordshire County Council's Travel Choices and School Travel Plans Team who would assist in updating the plan.

9. Minerals and Waste Sites Monitoring and Enforcement (Pages 55 - 86)

Report by the Deputy director for Environment & Economy (Strategy & Infrastructure Planning) **(PN9)**

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 April 2012 and 31 October 2012.

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 be noted.

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

Paper by the Deputy 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.

Pre-Meeting Briefing

There will be a pre-meeting briefing for the Chairman, Deputy Chairman and Opposition Group Spokesman at County Hall on **Monday 3 December 2012 at approximately 12 midday following the members' training that morning**