



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

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

Monday, 4 March 2013 at 2.00 pm

County Hall, New Road, Oxford

Peter G. Clark.

Peter G. Clark
County Solicitor

February 2013

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: 15 April 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 14 January 2013 (**PN3**) and to receive information arising from them.

4. **Petitions and Public Address**
5. **Chairman's Updates**
6. **Application for planning permission comprising a waste storage facility for intermediate level radioactive waste and associated infrastructure including surface water management system, hard standings, internal roads, landscaping, fencing and lighting at Harwell Campus, Oxfordshire - Application No** (Pages 9 - 36)

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

This application is for a new Intermediate Level Waste (ILW) storage facility at Harwell Oxford Campus, to provide temporary safe storage for the solid ILW arising from the decommissioning of RSRL's facilities at Harwell (Oxfordshire) and Winfrith (Dorset) and the JET (Joint European Torus) facility at Culham (Oxfordshire) and is being reported to this Committee as objections have been received to the proposal.

The report describes why the proposals have been put forward, outlines the consultation responses to the application and sets out relevant planning policies along with the comments and recommendation of the Deputy Director (Strategy and Infrastructure Planning) on the proposal.

The principle of locating an interim ILW storage facility at Harwell is supported by Government strategies and the emerging Oxfordshire Mineral and Waste Core strategy (OMWCS). The national need for ILW storage capacity coupled with the site's location and minimum transportation constitutes the exceptional circumstances to locate this development in the AONB. Any potential impacts from the proposed development would not be significant and could be adequately controlled by conditions.

It is RECOMMENDED that subject to a routeing agreement to ensure that vehicles related to this development follow specific routes proposed in the application

that Application No. MW.0183/12 be approved subject to conditions to be determined by the Deputy Director (Strategy and Infrastructure Planning) to include the following matters:

- (1) Complete accordance with approved plans;**
- (2) Commencement within 3 years;**
- (3) The ILW store shall be removed and the site restored by 2064;**
- (4) The ILW store shall only be used for the storage of Intermediate Level Waste materials arising from Harwell, Culham and Winfrith;**
- (5) No radioactive waste from Winfrith shall be brought to Harwell until a set amount of radioactive waste from Harwell has been moved to Sellafield;**
- (6) No processing of waste on site;**
- (7) Construction operations (including the manoeuvring, loading or unloading of vehicles) shall only take place between the hours of:**
 - 07:00 - 18:00 hours Monday to Friday**
 - 07:00 - 18:00 hours Saturdays**
 - 07:00 - 14:00 hours Sundays and Bank Holidays;**
- (8) Measures to be taken to prevent the deposit of mud and dust on the highway;**
- (9) All vehicles, plant and machinery operated within the site shall be fitted with and use effective silencers;**
- (10) Submission of a scheme to deal with risks associated with the contamination of the site;**
- (11) Submission of verification report demonstrating completion of works set out in the approved remediation strategy;**
- (12) No piling or any other foundation designs using penetrative methods;**
- (13) No infiltration of surface water drainage into the ground from vehicle delivery areas;**
- (14) No night working;**
- (15) Submission of a detailed landscaping planting scheme prior to commencement of development;**
- (16) No works of decommissioning until submission of an updated ecological survey;**
- (17) Submission of a 5 year aftercare scheme for biodiversity enhancement within 1 year of commencement of development;**
- (18) Submission of samples of all external materials for the roof and walls of the building prior to commencement of development;**
- (19) No external lighting;**

- (20) *Records shall be kept of waste importation and exportation and made available on request to the County Planning Authority;*
- (21) *Submission and approval of a Construction/Demolition Traffic Management Plan before commencement of development;*
- (22) *Submission and approval of SUDS compliant Drainage Strategy before commencement of development.*

7. Details pursuant to Condition 33 (external materials sample) of planning permission 08/02472/CM (MW.0044/08) at Ardley landfill site - Application No MW.0139/12 (Pages 37 - 46)

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

This is a 'details pursuant' application providing details required by a condition on an existing planning consent. Condition 33 on the planning permission for an Energy from Waste plant at Ardley landfill site requires that the applicant provide details of the external materials for the building, for approval by the Waste Planning Authority. The applicant has submitted samples of the materials that they intend to use. However, the material proposed for the roof has caused local concern and is not considered appropriate in the rural context. Therefore, it is recommended that the application is refused.

It is RECOMMENDED that Application MW.0139/12 be refused as inappropriate on a large building in the rural context of the application site contrary to the provisions of CLP policies C6 and C28, OMWCS policies C3 and C6, and the guidance with regard to good design set out in paragraphs 17 and 56 of the NPPF.

8. Erection of single storey extension to Vicarage Road frontage at New Hinksey CE Primary School, Vicarage Road, Oxford, OX1 4RQ - Application No. R3.0192/12 (Pages 47 - 54)

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

The report describes the proposed extension to this primary school in relation to its context and surrounding land uses as well as setting out the need for it. It lists the relevant policies including those raised by the sole objector, the City Council but concludes that the flat-roofed extension would not detract from the character of the area and is entirely appropriate within its context, and that it would not therefore, in officers' opinions, be contrary to these policies in the development plan.

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. ***Matching materials as specified.***
3. ***Construction in accordance with specification set out in the FRA.***
4. ***Protection of adjacent tree Root Protection Area.***

Informative:

Contractor traffic movements, parking and deliveries will need to take account of the narrow and tight nature of residential streets and on-street parking restrictions in the vicinity of the School. This is in the interest of safety for all highway users including the School.

9. **Importation of over 40,000 cu metres of extraneous material to the Wroxton Fields Quarry (Wroxton Nr Banbury) explaining the planning conditions under which this importation happened and health hazards, if any, this importation may have brought about.**

Due notice having been given by Councillor George Reynolds under Standing Order 7(d) the Deputy Director for Environment & Economy (Strategy & Infrastructure Planning) will report orally.

10. **Relevant Development Plan and other Policies (Pages 55 - 70)**

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

The paper sets out policies referred to in Items 6, 7 and 8 and should be regarded as an Annex to each report

Pre-Meeting Briefing

There will be a pre-meeting briefing at County Hall on **Monday 4 March 2013 at 12.00 midday** for the Chairman, Deputy Chairman and Opposition Group Spokesman.