



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

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

Monday, 2 December 2013 at 2.00 pm

County Hall, New Road, Oxford

Peter G. Clark.

Peter G. Clark
County Solicitor

November 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 Mrs Catherine Fulljames
Deputy Chairman - Councillor Neil Owen

Councillors

David Bartholomew
Mark Cherry
Patrick Greene
Pete Handley

Bob Johnston
Stewart Lilly
Glynis Phillips
Anne Purse

G.A. Reynolds
John Tanner

Notes:

- **Site visits will be held on Thursday 28 November 2013 in respect of Items 6 (Caversham Quarry) and 7 (Sutton Courtenay)**
- **Date of next meeting: 13 January 2014**

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 21 October 2013 (**PN3**) and to receive information arising from them.

4. **Petitions and Public Address**
5. **Chairman's Updates**
6. **Extension to Caversham sand and gravel quarry with restoration to agiculture and flood plain habitats using suitable inert restoration material and construction of a new access off the A4155 on land to the east of Spring Lane, Sonning Eye - Application No MW.0158/11**
(Pages 9 - 64)

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

This application is for the extraction of approximately 1.86 million tonnes of sand and gravel from an area adjacent to existing workings at Caversham Quarry near Sonning Eye in South Oxfordshire. The land would be restored to agriculture and nature conservation using approximately 860,000 cubic metres of imported inert waste material. It is proposed that the extraction would take 15 years and the completion of the restoration works would take a further 2 years. The application is being reported to this Committee as objections have been received to the proposal from local residents and Parish Councils. The main areas of concern are flooding and traffic. However, objections have also been received on grounds of nuisance and loss of amenity, impact on landscape, historic environment and wildlife, use of inert waste and the continuation of quarrying activity in this area.

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 Planning) on the proposal.

The proposed development would be beneficial in terms of contributing towards the supply of sharp sand and gravel and it is considered that the concerns raised on issues including flood risk, transport, protection of amenity, restoration, landscape and

archaeology can be adequately addressed through planning condition. There would be no increase in flood risk as a result of this development.

It is RECOMMENDED that:

- (a) the Planning and Regulation Committee indicates support for application no. MW.0158/11;***
- (b) resolves that the application be forwarded to the Secretary of State to provide the opportunity for the application to be called in for his own determination, should he consider that to be necessary in view of the policy issue raised;***
- (c) that in the event of the Secretary of State not intervening the Deputy Director for Environment and Economy (Strategy and Infrastructure Planning) be authorised to approve application no. MW.0158/11 subject to the applicant first entering into a Section 106 legal agreement to cover the funding and implementation of a 20 year long term management of the restored site and subject to conditions to be determined by the Deputy Director (Strategy and Infrastructure Planning) but in accordance with those set out below:***

Heads of Conditions

- 1. Complete accordance with plans***
- 2. Commencement within 3 years***
- 3. End date for extraction (12 years)***
- 4. End date for restoration completion (2 years from completion of mineral extraction)***
- 5. 5 year aftercare period***
- 6. Submission of an aftercare plan including agricultural drainage***
- 7. Standard working hours***
- 8. Restriction of permitted development rights***
- 9. New access to be provided in accordance with plans to be approved***
- 10. Provision of vision splays on new access***
- 11. No export of mineral from new access***
- 12. Lorry sheeting***
- 13. No deposit of mud or dust on the highway***
- 14. Development in accordance with approved dust suppression measures***
- 15. Development to take place in accordance with approved noise report***
- 16. Noise monitoring***
- 17. Noise limits***
- 18. White noise on reversing beepers***
- 19. No external lighting, other than in accordance with an approved scheme***
- 20. No vegetation clearance during bird nesting season***
- 21. Retention and maintenance of trees and vegetation shown as retained on approved plan***
- 22. Scheme for protection of retained trees and hedgerows***
- 23. Soil protection conditions***
- 24. Signage on site to ensure HGV drivers are aware of permitted route***
- 25. Display of approved plans in site office***
- 26. Restriction on materials that can be used for backfill***
- 27. 16 metre fenced standoff from Berry Brook***
- 28. Submission of surface water drainage scheme for each phase of***

extraction

29. *Submission of a surface water drainage scheme for each phase of restoration*
30. *Submission of scheme to show that there shall be no surface water drainage to highway*
31. *Submission of details of flood compensation for bunds*
32. *Development in accordance with flood risk assessment*
33. *Submission of landscape and ecological management plan*
34. *Discharges to Berry Brook to be upstream of the active phase*
35. *Groundwater monitoring locations around the perimeter prior to commencement of development*
36. *Groundwater monitoring, including in relation to archaeology*
37. *Details of conveyor crossing over Spring Lane and public rights of way*
38. *Archaeological monitoring in accordance with written scheme of investigation*
39. *Works to take place in accordance with ecological mitigation scheme*
40. *Weed control scheme*
41. *Submission of a detailed restoration scheme*
42. *Development to be carried out in accordance with mitigation and enhancement scheme in ES*
43. *Local liaison committee*
44. *Requirement for additional otter surveys prior to each extraction phase*
45. *Submission of details of screening of rights of way*
46. *Submission of a flood management plan including details of safe access and escape routes*

(d) the Deputy Director for Environment and Economy (Strategy and Infrastructure Planning) being authorised to refuse the application if the legal agreement referred to in (iii) above is not completed within 10 weeks of the date of the Secretary of State confirming that he does not wish to call the application in for his own determination on the grounds that it would not comply with OMWLP policy PE13 and the guidance set out in paragraph 118 of the NPPF (in that there would not be satisfactory provisions for the long term management of the restored site).

7. **Waste transfer facility to handle 60,000 tonnes per annum of non-hazardous waste and 200 tpa of clinical waste; and associated operational development including a northern egress to Corridor Road, concrete pad, soil storage bunds, perimeter fencing, transformer pad and transformer, traffic (Armco) barriers and traffic lights at the consented Materials Recycling Facility on land to the west of Corridor Road within the boundary of the existing Sutton Courtenay Waste Management Centre - Application No. MW.0136/13 (Pages 65 - 86)**

This report describes an application to allow part of the MRF building to be used for waste transfer operations. Waste collected from households would be brought to the building and transferred onto larger vehicles for transport to the Energy from Waste facility at Ardley. The building would also accept clinical waste and have some capacity for commercial and industrial waste.

The consultation responses and third party representations received are outlined in the report along with the relevant development plan policy implications and the views of the Deputy Director of Environment and Economy (Strategy and Infrastructure Planning) who recommends that the application be approved as the proposed development is in accordance with relevant planning policy relating to waste management and protection of amenity.

It is RECOMMENDED that subject to:

- i) a Section 106 agreement to ensure that waste imports to the waste transfer operation are only from within the catchment area (Oxfordshire, West Berkshire, Reading, Wokingham and Bracknell) secured by the Section 106 agreement dated 4 November 2008 for the landfill site and that the total waste import to the MRF and WTS building is 200 000tpa and this is part of and not additional to the 600,000 tpa limit on the landfill; and***
- ii) a routeing agreement to ensure that vehicles associated with the development are routed via the A4130 and A34 as for other developments on the site,***

application MW.0136/13 be approved subject to conditions to be determined by the Deputy Director (Strategy and Infrastructure Planning) but in accordance with those set out at Annex 3 to the report.

8. Two separate classroom extensions to provide two additional classrooms at Botley County Primary School, Elms Road, Oxford - Application No. R3.0061/13 (Pages 87 - 94)

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

This is a planning application for two extensions at an existing primary school. The report is being put before committee because of the objections raised from local residents to parking issues on Elms Road which is the road leading to the school. The report also assesses other policy and material considerations, such as the general presumption in favour of such development and the effect on the local amenity.

It is RECOMMENDED that planning permission be approved for Application R3.0061/13 subject to the following conditions:

- Detailed Compliance with approved plans and details***

- *Development to be carried out within three years*
- *School Travel Plan to be updated prior to occupation.*
- *Construction Management Plan to be approved prior to the development taking place, and then implemented.*
- *Drainage scheme to be agreed.*

9. **Application to consolidate the existing school facilities for the current pupils: The permanent retention of the existing modular buildings, erection of an additional building to allow the existing old school room to be used as an assembly hall, construction of a multi use games area, reorganisation of existing hard play area to allow for staff parking on the site, and the erection of a polytunnel at Aston Rowant C of E Primary School, School Lane, Aston Rowant - Application No. R3.0110/13 (Pages 95 - 104)**

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

This is a planning application to consolidate the existing school facilities, provide a school hall and better external play areas and comes before Committee because of objections on traffic grounds, aesthetics, potential flooding and potential noise disturbance. The report also assesses other policy and material considerations, such as the general; presumption in favour of such development, and the effect on the Conservation Area.

It is RECOMMENDED that application R3.0110/13 be approved subject to conditions to be determined by the Deputy Director for Environment & Economy (Strategy & Infrastructure Planning) but to include the following:

1. ***Development to be commenced within 3 years of the date of permission.***
2. ***Development to be built in accordance with the plans and details of the development.***
3. ***Within one year of the date of this permission a School Travel plan to include within it provision for disabled parking and management of the use of the School Lane access.***
4. ***Prior to the development taking place a drainage scheme to be submitted and approved.***
5. ***Prior to commencement of the development a Construction Traffic Management Plan to be submitted and approved.***
6. ***That the MUGA shall only be used as a school play area, and only during normal school times.***
7. ***Prior to the commencement of the development. details of the polytunnel***

to be submitted for approval

10. Relevant Development Plan and other Policies (Pages 105 - 118)

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 at County Hall on **Monday, 2 December** at **12 midday** for the Chairman, Deputy Chairman and Opposition Group Spokesman.