



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

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

Monday, 2 March 2015 at 2.00 pm

County Hall, New Road, Oxford

Peter G. Clark.

Peter G. Clark
County Solicitor

February 2015

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 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:

- **Lunch will be available at County Hall at 12.30 pm.**
- **Date of next meeting: 13 April 2015**

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 Glenn Watson on (01865) 815270 or glenn.watson@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 12 January 2015 (**PN3**) and to receive information arising from them.

4. **Petitions and Public Address**
5. **Chairman's Updates**
6. **Development of a single carriageway road between the B4493 (Didcot Road) and the A417 (London Road), including new roundabout junctions with the B4493 and A417, diversion of 'The Driftway' bridleway along the eastern edge of the new link road, provision of a Pegasus signalised crossing, combined footway/cycleway along the full length of the link road, surface water drainage balancing pond, site compound, street lighting, signage, landscaping and planting on land between the B4493 Didcot Road and A417 London Road, to the east of the A34 - Application No R3.0133/14** (Pages 9 - 34)

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

This application is for the construction of a new 1.1km section of single carriageway road running adjacent to the A34 to the east of Harwell, connecting the B4493 and the A417. The proposal would include two new roundabouts, a new footway/cycleway, lighting, signage, a balancing pond and a diversion to an existing section of bridleway.

Objections have been received from two local residents and concerns from another two residents. One of the objectors lives in a property located immediately adjacent to one of the proposed new roundabouts and they have concerns about the impact on their amenity should the development go ahead. Other concerns have been raised about the impact on the bridleway.

There has been no objection from any other consultees, including the Parish and District Councils.

The proposal is supported by emerging policy aimed at facilitating growth in Didcot and Harwell and providing adequate and sustainable transport links between them and

subject to conditions, it is considered to be in accordance with development plan policy relating to biodiversity and amenity. There would be some impact on the countryside and landscape. However, it is considered that this would be outweighed by the benefits of the development and the policy support for it.

The report sets out the background to the proposals and outlines the relevant planning policies along with the comments and recommendation of the Deputy Director for Environment & Economy (Strategy and Infrastructure Planning).

It is RECOMMENDED that subject to:

- i) conditions to be determined by the Deputy Director for Environment and Economy (Strategy and Infrastructure Planning) to include the matters set out in Annex 1 to this report;***
- ii) Provision for the funding of the long term maintenance of the additional section of bridleway and additional maintenance over and above what is currently required for the existing bridleway;***

that planning permission for application no. R3.0133/14 be granted.

7. Construction of Residential Children's Home - New Assessment Centre building and associated external recreation areas and car parking. Change of use from Farmland to Residential care provision on Litchfield Farm land, Merton Court, Eynsham. - Application No R3.0020/15 (Pages 35 - 48)

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

This is a planning application for the construction of a new Children's Home to provide short term care for up to six of the County's most vulnerable children aged between 12 and 17. The proposed development is on the Edge of Eynsham on a green field site that the applicants say will meet their needs of having a degree of remoteness and access to an Urban Environment. The report is being put before committee because of local objections and at the request of the Local Member.

It is RECOMMENDED that planning permission for application no. R3.0020/15 be granted subject to conditions to be determined by the Deputy Director for Environment and Economy (Strategy and Infrastructure Planning) to include the following:

- i. Development to be carried out in accordance with the submitted documents and plans.***
- ii. The development will be carried out within a period of three years from the date of the permission.***
- iii. The Planting shall be subject to a two year aftercare scheme to be submitted and approved prior to the development taking place.***
- iv. Root deflectors shall be used for any trees or shrubs planted within 5***

- metres of adjacent hard surfaces.*
- v. ***No external lighting shall be placed on site until details of the lighting has been submitted to and approved by the local planning authority.***
 - vi. ***Access, and parking and turning areas shall be provided prior to first occupation of the building.***
 - vii. ***A construction traffic management plan shall be submitted to and approved by the Local Planning Authority prior to development taking place.***
 - viii. ***Prior to any demolition and the commencement of the development a professional archaeological organisation acceptable to the Local Planning Authority shall prepare an Archaeological Written Scheme of Investigation, relating to the application site area, which shall be submitted to and approved in writing by the Local Planning Authority.***
 - ix. ***Following the approval of the Written Scheme of Investigation, and prior to any demolition on the site and the commencement of the development (other than in accordance with the agreed Written Scheme of Investigation), a staged programme of archaeological evaluation and mitigation shall be carried out.***
 - x. ***No trees or hedgerows to be removed between 1 September and 28 February. Any works to trees between 1st March and 31 August (inclusive) must be checked by an ecologist immediately before work is carried out so as to ensure there are no nesting birds present. If nesting birds are present, the tree must be cordoned off and works cannot be carried out until the birds have fledged.***
 - xi. ***The grassland sward within the application site is to be maintained at a height of no more than 3 inches between the months of March to August inclusive.***

8. Details submitted pursuant to conditions 12 and 13 of permission no. MW.0056/13 for removal and replacement of fences at Radley Ash Disposal site, Thrupp Lane, Radley - Application No MW.0145/14 (Pages 49 - 56)

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

This is a details pursuant application for the fencing details at the Radley Ash Disposal Site following the Committee's decision on 28 July 2014 that the detailed fence replacement scheme be brought back to committee.

It is RECOMMENDED that the detailed scheme of replacement fencing pursuant to condition 13 of application MW.0143/14 be approved.

9. Relevant Development Plan and other Policies (Pages 57 - 78)

Paper by the Deputy Director for Environment & Economy (Strategy & Infrastructure

Planning) (**PN9**)

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

Pre-Meeting Briefing

There will be a pre-meeting briefing at County Hall on **Monday 2 March** at **12.30 pm** for the Chairman, Deputy Chairman and Opposition Group Spokesman.