



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

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

Monday, 18 May 2015 at 2.00 pm

County Hall, New Road, Oxford

Peter G. Clark.

Peter G. Clark
County Solicitor

May 2015

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 are required for Items 6 (Finmere) and 7 (Sutton Wick) and are being arranged for the afternoon of Wednesday 13 May 2015**
- **Date of next meeting: 22 June 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 13 April 2015 (**PN3**) and to receive information arising from them.

4. **Petitions and Public Address**
5. **Chairman's Updates**
6. **Finmere Quarry - Retrospective planning permission for minor changes in orientation to a limited part of and an extension to the footprint of the Materials Recycling Facility (MRF) building the subject of planning permission reference 10/00361/CM, changes to the surface water management system, the provision of boundary fencing and non-material amendments to the consented MRF building including the addition of doors, roof lights, signage, generators and air management equipment, external stairs, amendments to the offices and internal layout of the building and the variation of planning permission reference 10/00361/CM to remove Condition C24 (landscaping mitigation measures) and Condition C29 (relating to landfill engineering works). - Application MW.0031/15**
(Pages 9 - 36)

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

The proposed development is partly retrospective and is for a larger MRF building facility on a slightly different orientation to that approved in planning permission no. 10/00361/CM.14. It is proposed that up to 150,000 tonnes per annum of non-hazardous commercial and industrial waste (120,000 tonnes) and construction and demolition waste (30,000 tonnes) would be imported to the MRF facility. The existing approved MRF building was too small to accommodate the relevant waste treatment equipment hence the increase in size. The waste processing equipment would sort and process waste to produce Solid Recovered Fuel (SRF) or Refuse Derive Fuel (RDF) and to generate other recyclable materials from the components which cannot be used to produce SRF or RDF or which it would be more valuable to recycle. The production of SRF and RDF is stated to also be compatible with the gasification waste treatment

technologies and associated power generation consented under permission no. 11/00015/CM. Vehicular access would be taken via the main landfill site reception area and the weighbridge and wheel cleaning facilities. It is also proposed that conditions C24 and C29 of permission no. 10/000361 be removed from any permission granted to this application. It is considered by the applicant that condition C24 is no longer required because the landscape planting is no longer necessary as planting has now grown up naturally such as to provide satisfactory screening. It is considered by the applicant that condition C29 is no longer required as there is no longer any over-filling or odour nuisance and the detailed sequence of the capping and restoration of the landfill site is the subject of detailed conditions on the most recent non-hazardous landfill permission (13/000973/CM). Significant capping works were carried out at the site in 2014 including the northern flanks to Cells 4 and 5 which were historically overfilled and the northern flank to Cell 8. Approximately a third of the area which was overfilled in Cells 3, 4, 5 and 6 has been capped. It is the intention of the applicant to commence the preparatory works for capping the remainder of Cells 4, 5 and 8 together with Cells 3, 6 and 9 in early May 2015 with the objective of completing the capping works in 2015. The report considers the development against relevant planning policies and other material considerations.

It is RECOMMENDED that subject to the applicant first entering into a Section 106 Legal Agreement to secure that the development will be carried out in accordance with the same requirements of the existing legal agreements including the hinterland from which the majority of waste can be imported Application MW.0031/15 be approved subject to conditions to be determined by the Deputy Director for Environment & Economy (Strategy & Infrastructure Planning) but in accordance with those set out in Annex 2 to the report PN6.

7. Progressive extraction of sand and gravel, importation of inert waste materials with restoration to nature conservation and an agricultural reservoir at Sutton Wick - Application MW.048/05 (Pages 37 - 64)

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

This is an application for sand and gravel working within an area in the Sutton Wick complex which is identified for mineral extraction in the Oxfordshire Minerals and Waste Plan 1996. It was originally submitted in 2005 however it did not originally have a satisfactory Flood Risk Assessment and this has led to delays in determining the application. There were subsequently delays due to the increased biodiversity value of the site since the application had been submitted. The applicant has now provided all of the information necessary to determine the application. The proposals would involve the extraction of 350 000 tonnes of sand and gravel from a 11 hectare site and infill with imported inert waste. The development would take 5-7 years to complete and would be restored to nature conservation with a 20 year long term management period.

Following the submission of further information there are no longer any objections from statutory consultees. However, four letters of objection have been received in recent consultations from neighbours concerned about the potential impact on amenity. The

report sets out that the development is in accordance with planning policy and that concerns can be addressed through the use of planning conditions and a legal agreement.

It is RECOMMENDED that:

- (a) 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 plan for the restored site and the provision of a mains water supply should it be necessary to properties currently served by wells that Application DRA/3595/3-CM be approved subject to conditions to be determined by the Deputy Director for Environment & Economy (Strategy & Infrastructure Planning) but in accordance with those set out in Annex 1 to the report PN7;***
- (b) the Deputy Director for Environment & Economy (Strategy & Infrastructure Planning) being authorised to refuse the application if the legal agreement referred to in (a) above is not completed within 13 weeks of the date of this meeting on the grounds that without long term management of the restored site the development would not comply with OMWLP policy PE13 and the guidance set out in paragraph 118 of the NPPF.***

8. Relevant Development Plan and other Policies (Pages 65 - 90)

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

The paper sets out policies in relation to Items 6 and 7 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 18 May 2015** at **12 midday** for the Chairman, Deputy Chairman and Opposition Group Spokesman.