

## ...Decisions... Decisions...

These notes indicate the decisions taken at this meeting and the officers responsible for taking the agreed action. For background documentation please refer to the agenda and supporting papers available on the Council's web site ([www.oxfordshire.gov.uk](http://www.oxfordshire.gov.uk).)

If you have a query please contact Graham Warrington (Tel: (01865) 815321; E-Mail: [graham.warrington@oxfordshire.gov.uk](mailto:graham.warrington@oxfordshire.gov.uk))

### PLANNING & REGULATION COMMITTEE - MONDAY, 30 NOVEMBER 2015

<i>RECOMMENDATIONS FROM THE AGENDA</i>	<i>DECISIONS</i>	<i>ACTION</i>
<b>1. Apologies for Absence and Temporary Appointments</b>	None	-
<b>2. Declarations of Interest - see guidance note opposite</b>	None	-
<b>3. Minutes</b>  To approve the minutes of the meeting held on 19 October 2015 (PN3) and to receive information arising from them.	Approved and signed	-
<b>4. Petitions and Public Address</b>	6. Councillor Charles Mathew  7. Councillor Richard Webber  8. Bryn Williams Tony castle-Miller District Councillor Mike Kerford-Byrnes Councill Arash Fatemian  11. Councillor Judith Heathcoat	-
<b>5. Chairman's Updates</b>	National award received by Smith & Sons for restoration at Gill Mill, Ducklington. Thanks also recorded to Mary Thompson(Environment & Economy)	-
<b>6. Request for temporary relaxation of requirements of routeing agreement associated with planning permission for erection of a mobile concrete batching plant with associated infrastructure, concrete</b>		

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<p><b>hardstanding and portable toilet Land at Dix Pit adjacent to Workshops, Linch Hill, Stanton Harcourt - Application No MW.0053/15</b></p> <p>It is RECOMMENDED that the County Council enter into a deed of variation to the existing routeing agreement for application MW.0053/15 to allow off-peak HGV movements on the alternative route to Oxford for concrete mixer trucks travelling to the Westgate redevelopment in central Oxford only, until the completion of roadworks on the Cutteslowe and Wolvercote roundabouts.</p>	<p>Agreed subject to additional conditions:</p> <ul style="list-style-type: none"> <li>• to seek a contribution from the operators to provide temporary signing on approaches to the 'S' bend at Bell Bridge.</li> <li>• to revert back to the agreed route on completion of the Westgate development.</li> </ul>	<p>DEE(MT)</p>
<p><b>7. Section 73 application to continue the development of 'To crush, screen, blend and stock reject building blocks, furnace bottom ash and reject materials from concrete making to make material for block making' without complying with condition 5 to allow operations to take place 52 weeks a year at Hanson Building Products, Sutton Courtenay - Application No. MW.0135/15</b></p> <p>It is RECOMMENDED that subject to the same conditions as permission MW.0129/11 (the original planning permission) amended as set out in Annex 1 and as may be otherwise necessary to reflect the approval of schemes previously required pursuant to conditions, that planning permission for application MW.0135/15 be granted.</p>	<p>Agreed</p>	<p>DEE(MT)</p>

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<i>RECOMMENDATIONS FROM THE AGENDA</i>	<i>DECISIONS</i>	<i>ACTION</i>
<p><b>8. Proposed northern and eastern extension to Duns Tew Quarry (East) to extract approximately 415 000 tonnes of saleable sand and the continuation of importation of aggregate for blending and merchanding/onward sale for 16/17 years with restoration to a mix of woodland, geo-diversity benefits and nature conservation at Duns Tew Quarry (East), Horsehay Farm, Duns Tew Road, Middle Barton - Application No. MW.0036/14</b></p> <p>It is RECOMMENDED that subject to:</p> <p>(i) a Section 106 legal agreement to cover the matters outlined in Annex 2 to the report;</p> <p>(ii) a routeing agreement to ensure that vehicle movements from the new development are covered by the existing routeing arrangements;</p> <p>that planning permission for application no. MW.0036/14 be granted subject to:</p> <p>(iii) conditions to be determined by the Deputy Director for Environment and Economy (Strategy &amp; Infrastructure Planning) to include the matters set out in Annex 3 to the report; and</p> <p>(iv) the Deputy Director for Environment and Economy (Strategy &amp; Infrastructure Planning) being authorised to refuse the application if the legal agreement referred to in (i) above is not completed within 10 weeks of the date of this meeting 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).</p>	<p>Agreed subject to an additional condition preventing extraction in an area to the east of a straight line up from the south eastern corner of the site.</p>	<p>DEE(MT)</p>

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<i>RECOMMENDATIONS FROM THE AGENDA</i>	<i>DECISIONS</i>	<i>ACTION</i>
<p><b>9. Section 73 application to vary conditions 3, 6 and 14 of planning permission no. MW.0097/14 to extend the time period for the removal of all buildings, plant, machinery or structures and their foundations and bases, together with any hard standings, bunds of overburden, quarry waste or soil and complete restoration by 30th September 2016 at Wicklesham Quarry, Sandshill, Faringdon - Application No. MW.0134/15</b></p> <p>It is RECOMMENDED that:</p> <p>a) planning permission for application no. MW.0134/15 be approved subject to conditions to be determined by the Deputy Director (Strategy &amp; Infrastructure Planning) but to include the following:</p> <p><b>1)</b> The development shall be carried out strictly in accordance with the particulars of the development, plans and specifications contained in the application except as modified by conditions of this permission.</p> <p><b>2)</b> No operations, including HGVs entering and leaving the site, other than water pumping or environmental monitoring, shall be carried out at the site except between the following times:</p> <ul style="list-style-type: none"> <li>• 0700 and 1800 hours Mondays to Fridays and 0700 to 1300 hours on Saturdays;</li> </ul> <p>No operations shall take place at any time on Sundays or recognised public holidays.</p> <p><b>3)</b> No winning and working of mineral or sale of processed mineral shall take place. The</p>	<p>Agreed</p>	

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<p>site shall be completely restored by 30 September 2016 in accordance with the approved restoration scheme.</p> <p><b>4)</b> Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Order amending, replacing or re-enacting that Order), the access to the development hereby permitted shall not be other than as shown as 'new access' on approved plan 010/4.</p> <p><b>5)</b> All internal haul roads shall be maintained in a condition free from potholes.</p> <p><b>6)</b> All buildings, plant, machinery or structures and their foundations and bases, together with any hard standing shall be removed from the site by 30<sup>th</sup> September 2016.</p> <p><b>7)</b> The operators shall insulate plant or machinery, silence vehicles and provide acoustic screening as may be necessary to ensure that noise levels or frequencies shall not exceed 55 dB(LAeq) (1hour) freefield during the hours of operation permitted under condition 2, at the facades of the nearest residential properties.</p> <p><b>8)</b> Dust control measures shall be utilised as set out in paragraph 3.11.5 of the approved Planning Statement dated July 2014.</p> <p><b>9)</b> No commercial vehicles shall enter the public highway unless</p>		

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<p>their wheels and chassis are clean such that mud and dust are not deposited on the highway.</p> <p><b>10)</b> All turf, topsoil, subsoil and overburden stripped prior to mineral extraction, or quarry waste or such similar materials presently stored on site shall be used for site restoration only.</p> <p><b>11)</b> No storage or respreading of topsoil and subsoil shall take place unless the percentage moisture in the subsoil and topsoil to be moved is less than the percentage moisture at the plastic limit of each of the topsoil and subsoil respectively.</p> <p><b>12)</b> The full depth of the restored topsoil and the top 0.15 metres of subsoil shall be ripped with an agricultural wing tine implement at a spacing not exceeding 1.5 times the working depth. All stones and rocks exceeding 100mm in any dimension and other deleterious material shall be removed.</p> <p><b>13)</b> No bunds of overburden, quarry waste or soil shall be left on the site after 30 September 2016.</p> <p><b>14)</b> No mineral shall be exported from the site with the exception of the stones to be removed under condition 12, and the hardstanding to be removed under condition 6.</p> <p><b>15)</b> No building, plant or machinery or structure of fixed or mobile design shall be located or operated other than on the</p>		

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<p>quarry floor at the base of the deposit known as the sponge gravels except machinery engaged in storage and respreading of soil and overburden.</p> <p><b>16)</b> Oil and fuel storage bunds shall only be sited on impervious bases and surrounded by oil tight bund walls; the bunded areas shall be capable of containing 110% of the tank's volume and should enclose all fill and draw pipes.</p> <p><b>17)</b> There shall be no discharge of water containing sand, gravel, soil or grease.</p> <p><b>18)</b> No reversing beepers shall be fixed to, or used on, any mobile plant.</p> <p><b>19)</b> The field access directly from the A420 into the western part of the site shall not be used for the development the subject of this planning permission or for any purpose connected with it.</p> <p><b>20)</b> No works shall be carried out other than in accordance with the approved mitigation and enhancement scheme section 6 (Mitigation Measures) of the Extended Phase 1 Habitat Survey Report dated September 2012, the Reptile Method Statement submitted 28 February 2013, the Tree Planting &amp; Grassland Mix dated 28 February 2013 and section 1.8 of the 2013 Great Crested Newt Refresher Surveys (enzygo 2013) report dated 5 July 2013.</p>		

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<i>RECOMMENDATIONS FROM THE AGENDA</i>	<i>DECISIONS</i>	<i>ACTION</i>
<p><b>21)</b> Warning signs to users of footpath no. 17 of vehicles crossing the access road and to drivers of vehicles of pedestrians shall be erected and maintained for the duration of the development hereby permitted.</p> <p><u>Informatives</u></p> <p>All bird nests, eggs and young are protected under the Wildlife &amp; Countryside Act 1981 (as amended) which makes it illegal to intentionally take, damage or destroy the nest of any wild bird while it is use or being built. Therefore, no removal of [trees, scrub, hedgerows, and grassland] should take place between 1st March and 31st August inclusive to prevent committing an offence under the Wildlife &amp; Countryside Act 1981 (as amended).</p> <p>If any protected species [e.g. bats, badgers, dormice, otters, water voles, reptiles, amphibians, and breeding birds] are found at any point, all work should cease immediately. Killing, injuring or disturbing any of these species could constitute a criminal offence. Before any further work takes place a suitably qualified ecological consultant should be consulted for advice on how to proceed. Work should not recommence until a full survey has been carried out, a mitigation strategy prepared and licence obtained (if necessary) in discussion and agreement with Natural England.</p> <p>It is recommended that the native trees and seeds to be used in the</p>		

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<i>RECOMMENDATIONS FROM THE AGENDA</i>	<i>DECISIONS</i>	<i>ACTION</i>
<p>restoration scheme are of UK (or ideally more local) provenance. For example, the Flora Locale website gives contact details for suppliers of UK provenance seed and plants:  <a href="http://www.floralocale.org/HomePage">http://www.floralocale.org/HomePage</a></p> <p>A Habitat Regulations licence from Natural England for great crested newts may be required to make this permission lawful.</p> <p>b) planning permission for application no. MW.0133/15 be approved subject to conditions to be determined by the Deputy Director (Strategy &amp; Infrastructure Planning) but to include the following:</p> <ol style="list-style-type: none"> <li>1) The development shall be carried out strictly in accordance with the particulars of the development, plans and specifications contained in the application except as modified by conditions of this permission.</li> <li>2) No operations, including HGVs entering and leaving the site, other than water pumping or environmental monitoring, shall be carried out at the site except between the following times: <ul style="list-style-type: none"> <li>• 0700 and 1800 hours Mondays to Fridays and 0700 to 1300 hours on Saturdays;</li> </ul> No operations shall take place at any time on Sundays or recognised public holidays.</li> <li>3) Imported material shall be used only in connection with the restoration of the quarry in accordance with the approved restoration scheme.</li> <li>4) All internal haul roads shall be</li> </ol>		

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<i>RECOMMENDATIONS FROM THE AGENDA</i>	<i>DECISIONS</i>	<i>ACTION</i>
<p>maintained in a condition free from potholes.</p> <p><b>5)</b> There shall be no import of waste on site except soils.</p> <p><b>6)</b> All buildings, plant, machinery or structures and their foundations and bases, together with any hard standing shall be removed from the site by 30<sup>th</sup> September 2016.</p> <p><b>7)</b> The operators shall insulate plant or machinery, silence vehicles and provide acoustic screening as may be necessary to ensure that noise levels or frequencies shall not exceed 55 dB(LAeq) (1hour) freefield during the hours of operation permitted under condition 2, at the facades of the nearest residential properties.</p> <p><b>8)</b> Dust control measures shall be utilised as set out in paragraph 3.11.5 of the approved Planning Statement dated July 2014.</p> <p><b>9)</b> No commercial vehicles shall enter the public highway unless their wheels and chassis are clean such that mud and dust are not deposited on the highway.</p> <p><b>10)</b> Oil and fuel storage bunds shall only be sited on impervious bases and surrounded by oil tight bund walls; the bunded areas shall be capable of containing 110% of the tank's volume and should enclose all fill and draw pipes.</p> <p><b>11)</b> There shall be no discharge of</p>		

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<p>water containing sand, gravel, soil or grease.</p> <p><b>12)</b> No reversing beepers shall be fixed to, or used on, any mobile plant.</p> <p><b>13)</b> Warning signs to users of footpath no. 17 of vehicles crossing the access road and to drivers of vehicles of pedestrians shall be erected and maintained for the duration of the development hereby permitted.</p> <p><b>14)</b> No works shall be carried out other than in accordance with the approved mitigation and enhancement scheme section 6 (Mitigation Measures) of the Extended Phase 1 Habitat Survey Report dated September 2012, the Reptile Method Statement submitted 28 February 2013, the Tree Planting &amp; Grassland Mix dated 28 February 2013 and section 1.8 of the 2013 Great Crested Newt Refresher Surveys (enzygo 2013) report dated 5 July 2013.</p> <p><u>Informatives</u></p> <p>All bird nests, eggs and young are protected under the Wildlife &amp; Countryside Act 1981 (as amended) which makes it illegal to intentionally take, damage or destroy the nest of any wild bird while it is use or being built. Therefore, no removal of [trees, scrub, hedgerows, and grassland] should take place between 1st March and 31st August inclusive to prevent committing an offence under the Wildlife &amp; Countryside Act 1981 (as</p>		

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<i>RECOMMENDATIONS FROM THE AGENDA</i>	<i>DECISIONS</i>	<i>ACTION</i>
<p>amended).</p> <p>If any protected species [e.g. bats, badgers, dormice, otters, water voles, reptiles, amphibians, and breeding birds] are found at any point, all work should cease immediately. Killing, injuring or disturbing any of these species could constitute a criminal offence. Before any further work takes place a suitably qualified ecological consultant should be consulted for advice on how to proceed. Work should not recommence until a full survey has been carried out, a mitigation strategy prepared and licence obtained (if necessary) in discussion and agreement with Natural England.</p> <p>It is recommended that the native trees and seeds to be used in the restoration scheme are of UK (or ideally more local) provenance. For example, the Flora Locale website gives contact details for suppliers of UK provenance seed and plants:  <a href="http://www.floralocale.org/HomePage">http://www.floralocale.org/HomePage</a></p> <p>A Habitat Regulations licence from Natural England for great crested newts may be required to make this permission lawful.</p>		
<p><b>10. The erection of a flat roofed mobile unit to provide catering facilities at Clanfield C of E Primary School, Main Street, Clanfield - Application No. R3.0096/15</b></p> <p>It is RECOMMENDED that planning permission for application R3.0096/15 be granted subject to conditions to be determined by the Deputy Director for Environment and Economy (Strategy and Infrastructure Planning) to include the</p>	<p>Agreed</p>	<p>DEE(MC)</p>

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<i>RECOMMENDATIONS FROM THE AGENDA</i>	<i>DECISIONS</i>	<i>ACTION</i>
<p>following:</p> <ul style="list-style-type: none"> <li>i. The development to be commenced within a period of three years from the date of the permission.</li> <li>ii. Development to be carried out in accordance with the submitted documents and plans.</li> <li>iii. Translucent film being attached to the southern elevation windows and door to obscure views to the neighbouring boundaries.</li> <li>iv. Access to the development during the construction phase to be solely via the northern access onto and from the access road to the east.</li> <li>v. During the construction phase of the development the applicant shall provide adequate protection to the large Corsican Pine on the southern boundary.</li> <li>vi. Soakage tests being carried out and the soakaway design submitted for approval prior to the operational phase of the development.</li> </ul>		
<p><b>11. Commons Act 2006: In the matter of an application to register Humpty Hill, Highworth Road, Faringdon as a Town or Village Green</b></p> <p>Having received the Opinion of the Inspector set out in Annexes 2 and 5 to this report, the Committee is RECOMMENDED to APPROVE the application for registration as a new Town or Village Green that plot of land known as Humpty Hill, Highworth Road, Faringdon in Oxfordshire that site being indicated clearly on the map included in the application submitted by Mr Robert Stewart on 19 April 2013.</p>	<p>Agreed</p>	<p>HoLG(RG) DEE(AC)</p>

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<i>RECOMMENDATIONS FROM THE AGENDA</i>	<i>DECISIONS</i>	<i>ACTION</i>
<b>12. Relevant Development Plan and other Policies</b>  Paper by the Deputy Director for	No decision required	-