



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

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

**Monday, 22 February 2016 at 2.00 pm**

**Committee Rooms 1 and 2, County Hall, New Road, Oxford**

Peter G. Clark  
Head of Paid Service

February 2016

Contact Officer: **Graham Warrington**  
Tel: (01865) 815321; E-Mail:  
[graham.warrington@oxfordshire.gov.uk](mailto:graham.warrington@oxfordshire.gov.uk)

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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.*

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**Membership**

Chairman – Councillor Mrs Catherine Fulljames  
Deputy Chairman - Councillor Neil Owen

*Councillors*

David Bartholomew  
Mark Cherry  
Patrick Greene  
Bob Johnston

Stewart Lilly  
James Mills  
Glynis Phillips  
Anne Purse

G.A. Reynolds  
John Tanner

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**Notes:**

- **Site visits are required for Items 8 (Ferris Hill Farm arrive at 11.05) and 9 (Enstone Airfield arrive at 10.15 am)**
- **Date of next meeting: 11 April 2016**

## 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](mailto: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 - 4)

To approve the minutes of the meeting held on 11 January 2016 (**PN3**) and to receive information arising from them.

4. **Petitions and Public Address**
5. **Chairman's Updates**
6. **Update report - Progressive extraction of sand and gravel, importation of inert waste material with restoration to nature conservation and an agricultural reservoir on land at Sutton Wick - Application No. MW.048/05** (Pages 5 - 8)

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

This is an update on the application for sand and gravel extraction at Camas Land Sutton Wick, which Planning & Regulation committee approved on 18 May 2015. Permission has not yet been issued for this development and the developer has undertaken drainage works involving soil removal to part of the site which means that it will not be possible for the developer to comply with the proposed phased working plan and therefore, an alternative working plan has now been put forward for approval.

***It is RECOMMENDED that if at the end of the current consultation period no overriding objection has been received to the amended working plan, that plan is approved instead of the previous working plan when application MW.048/05 is otherwise approved in accordance with the previous decision of the Planning and Regulation committee on 18 May 2015.***

**7. Update report - 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 hardstanding and portable toilet Land at Dix Pit adjacent to Workshops, Linch Hill, Stanton Harcourt - Application No. MW.0053/15 (Pages 9 - 20)**

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

This report concerns the approved route for vehicles associated with the concrete batching operation at Dix Pit. Having implemented the consent (MW.0053/15) the developer found that journey times from the site into central Oxford were being adversely affected by roadworks on the Wolvercote and Cutteslowe roundabouts, to the extent that some concrete had been out of specification on arrival and had to be returned.

The developer proposed an alternative route, using the B4449 and the B4044 to reach Oxford from the west. That route included the B4449 through the village of Sutton, which was specifically protected from a significant increase in traffic intrusion by development plan policy. It was proposed that the alternative route would only be used for the duration of the roadworks, during off peak hours (9pm-3pm) and only by vehicles carrying concrete to The Westgate redevelopment in central Oxford, or returning to the site after delivering concrete to the Westgate redevelopment. That was considered on 30 November by the Planning & Regulation Committee who resolved that a deed of variation to provide for this temporary routeing be entered.

This report sets out identified breaches of the existing routeing agreement which have taken place since the variation was agreed along with the response of officers to seek to secure compliance.

***The Committee are RECOMMENDED to note the report.***

**8. Proposed extension to waste transfer apron and provision of a waste picking station at Ferris Hill Farm, Sibford Road, Hook Norton - Application No. MW.0132/15 (Pages 21 - 38)**

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

The proposal is for a permanent extension to the existing waste transfer apron to allow for increased operating space and a large picking station 57 metres in length. There would be no increase in the tonnage processed at the site and, therefore, no additional traffic would be generated by this proposal and has been made, due to health and safety concerns.

Following accidents at waste sites elsewhere in the country which had led to recommendations from the Health and Safety Executive, the applicant wishes to introduce measures to stop the practice of sorting the waste on the apron or within the

WTS building. This normally results in unprotected staff members sharing small spaces with mobile plant machinery. The picking station in its proposed location will separate unprotected staff from potentially dangerous mobile machinery with the larger apron allowing the application to store more baled process waste to allow increased larger bulk collections thereby potentially reducing vehicle movements.

Due to the rising topography from west to east, the applicant proposes digging out the rising ground level to the east by 2.2metres so that the apron extension is at the same level as the existing apron.

The apron floor on the extension would be laid with concrete with suitable drainage and walls would be pre-cast concrete panels supported within upright steel 'I' beam columns, all to match the existing.

***It is RECOMMENDED that Application MW.0132/15 (15/01829/CM) 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) 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.***
- (ii) The development to be commenced within a period of three years from the date of the permission.***
- (iii) The picking station shall not be coloured in anything other than dark green or grey colour to match the existing Waste Transfer Station Building.***
- (iv) No operations authorised or required by this permission shall be carried out and plant shall not be operated, other than during the following hours:***
  - a) Between 0800 and 1700 hours Mondays to Fridays***
  - b) Between 0800 and 1200 hours on Saturdays***
  - c) No such operations shall take place on Sundays and Public and Bank Holidays and Saturdays immediately following Public and Bank Holiday Fridays.***
- (v) The maximum total of waste material imported via the main access shall not exceed 24,999 tonnes per annum. This includes all waste processed within the blue line area on the approved Site Location Plan.***
- (vi) No other means of access shall be used.***
- (vii) From the date of issuing permission the operator shall maintain records of all waste entering the site for all operations within the blue line area and shall be made available to the Waste Planning Authority within 14 days on request.***
- (viii) Other than the chipping of wood or storage of material to be chipped and wood chippings, no sorting of waste shall take place on the land except within the "Picking Station" on approved Site Layout Plan 2146/29A and no unprocessed waste shall be stored or deposited on the land.***
- (ix) Stockpiles of wood and wood chippings shall not exceed a height of 4 metres.***
- (x) No crushing of materials or storage of clean hardcore and crushed materials shall take within the area labelled "Proposed Extension to Waste Transfer Apron" on approved Site Layout Plan 2146/29A.***
- (xi) All vehicles, plant and machinery operated within the site shall be serviced and maintained in accordance with the manufacturer's instructions and, where silencers are specified by the manufacturer for any vehicles, plant or***

- machinery; they shall be installed and retained in use.*
- (xii) No reversing beepers or other means of audible warning of reversing vehicles shall be fixed to, or used on, any vehicle operating on the site, other than those which use white noise.*
  - (xiii) No floodlighting shall be erected on site without prior approval of the Waste Planning Authority.*
  - (xiv) The concreted surface of the site and site access shall be maintained in a good state of repair and kept clean and free from mud and other debris at all times until such time as the site is no longer required for these operations.*
  - (xv) No development shall take place except in accordance with the dust suppression measures specified in the approved Dust Assessment (dated September 2015).*
  - (xvi) Between the hours of 08:00 and 17:00 Mondays to Fridays and 08:00 to 12:00 Saturdays, the noise levels arising from the development shall not exceed normally 55dB(LAeq) (1 hour), freefield at Gate Hangs High Inn identified on approved Site Location Plan.*
  - (xvii) No works of site clearance or development shall be carried out other than in accordance with the recommendations within Section 4 (Conclusions & Recommendations) of the approved Phase 1 Habitat Survey (Martin Ecology, December 2015). These include: amphibian/reptile precautionary method of working and watching brief by suitably-qualified ecologist; nesting bird check if works are to take place within the bird nesting season; excavations provided with escape routes for badgers; and, provision of log piles.*
  - (xviii) No works of site clearance or development shall take place until a scheme is submitted to and approved in writing by the Waste Planning Authority. The scheme shall outline how the operator will dispose of the material removed to construct the apron extension.*
  - (xix) No works of site clearance or development shall take place until a detailed Biodiversity Mitigation and Enhancement Strategy has been submitted to and approved in writing by the Waste Planning Authority. The scheme shall be based on the proposals within the Section 4 (Conclusions & Recommendations) of the approved Phase 1 Habitat Survey (Martin Ecology, December 2015) and detailed scheme of tree planting. The Strategy shall include:
    - a) numbers and locations of logpiles;*
    - b) detailed seed mix to include species mix (species should be of local provenance and appropriate to the local area);*
    - c) plant size, planting layout & spacing, and methods of establishment for both new planting and species mix, position, size and protection methods for existing planting;*
    - d) management and maintenance of habitats including grassland, trees and pond; and*
    - e) a programme for its implementation.**
  - (xx) No works of site clearance or development shall take place until a Construction Traffic Management Plan is submitted to and approved in writing by the Waste Planning Authority.*
  - (xxi) Any scheme that is approved shall be implemented in the first planting season immediately following the approval in writing of that scheme. No work shall take place other than in accordance with the approved strategy.*
  - (xxii) All fuel tanks shall be sited on a concrete base surrounded by bund walls*

*capable of retaining at least 110% of the tank volume and any spillages from draw or fill pipes.*

**9. Proposed importation and processing of material on land at Enstone Shooting Range, Enstone for placement on the permitted bunds as per planning permission 14/1178/P/FP at Enstone Airfield, Enstone - Application No. MW.0160/15 (Pages 39 - 54)**

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

The proposal is to allow the importation and processing of waste soils and stone in order to construct the noise attenuation bunds (as permitted by West Oxfordshire District Council (WODC)). The applicant wishes to import circa 277,000 m<sup>3</sup> of material required to create the bunds over a site area of approximately 11.6 ha (district permission). The importation of material would create 20 HGV movements per day over a five year period.

***It is RECOMMENDED that Application MW.0160/15 (15/04481/CM) 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) 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.***
- (ii) The development to be commenced within a period of three years from the date of the permission.***
- (iii) Processing of waste to construct the noise attenuation bunds shall cease within 5 years of the date of permission. All buildings, plant and machinery associated with the processing of waste shall be removed within the 5 years of date of permission and site restored in accordance with the restoration scheme specified in Planning Statement (dated December 2015) and Proposed Noise Attenuation Screen Bund Plan (Drg No. 4C).***
- (iv) No operations authorised or required by this permission shall be carried out and plant shall not be operated, other than during the following hours:***
  - a) Between 0800 and 1630 hours Mondays to Fridays***
  - b) Between 0800 and 1300 hours on Saturdays***
  - c) No such operations shall take place on Sundays and Public and Bank Holidays and Saturdays immediately following Public and Bank Holiday Fridays.***
- (v) From the date of issuing permission the operator shall maintain records of all waste entering and leaving the site for all operations within the red line area and shall be made available to the Waste Planning Authority within 14 days on request.***
- (vi) The output of residual waste from the processing operation shall not exceed 20% of the total amount of waste imported to the site per annum.***
- (vii) HGV movements related to importation and export of waste to and from the site shall not exceed a maximum of 20 per day (10 in, 10 out).***
- (viii) From the date of issuing permission the operator shall maintain records of all HGV movements entering and leaving the site for all operations within***

- the red line area and shall be made available to the Waste Planning Authority within 14 days on request.*
- (ix) Stockpiles of waste shall not exceed a height of 5 metres.*
  - (x) All vehicles, plant and machinery operated within the site shall be serviced and maintained in accordance with the manufacturer's instructions and, where silencers are specified by the manufacturer for any vehicles, plant or machinery; they shall be installed and retained in use.*
  - (xi) No mud or dust shall be deposited on the public highway.*
  - (xii) The concreted surface of the site and site access shall be maintained in a good state of repair and kept clean and free from mud and other debris at all times until such time as the site is no longer required for these operations.*
  - (xiii) All completed noise attenuation bunds shall be sown with a grass seed mix and kept free of weeds within 6 months of completion.*
  - (xiv) No reversing beepers or other means of audible warning of reversing vehicles shall be fixed to, or used on, any vehicle operating on the site, other than those which use white noise.*
  - (xv) No development shall take place except in accordance with the dust suppression measures specified in the Planning Statement (Dated December 2015), and Dust Management and Mitigation Plan approved under Planning Permission 14/1178/P/FP.*
  - (xvi) Noise emitted from on-site crushing and screening should not exceed the background noise level (LA90, 1h) by more than 10 dB(A) at the nearest noise sensitive façades during normal working hours*
  - (xvii) No development shall take place until a Sustainable Drainage System Scheme, including soakage tests for the recycling and processing area is submitted to and approved in writing by the Waste Planning Authority. Drainage directly into any watercourses will not be permitted.*
  - (xviii) All fuel tanks shall be sited on a concrete base surrounded by bund walls capable of retaining at least 110% of the tank volume and any spillages from draw or fill pipes.*
  - (xix) The aftercare of the site shall be undertaken for a period of 5 years in accordance with the Aftercare Scheme specified in the Planning Statement (dated December 2015).*

## **10. Relevant Development Plan and other Policies (Pages 55 - 72)**

Paper by the Deputy Director for Environment & Economy (Strategy & Infrastructure Planning) (**PN10**).

The paper sets out policies in relation to Items 6,7,8 and 9 and should be regarded as an Annex to each report.

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### **Pre-Meeting Briefing**

There will be a pre-meeting briefing at County Hall on **Monday 22 February 2016** at **12.00 midday** for the Chairman, Deputy Chairman and Opposition Group Spokesman.