



To: Members of the Planning & Regulation Committee

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

**Monday, 28 July 2014 at 2.00 pm**

**County Hall, New Road, Oxford**

*Peter G. Clark.*

Peter G. Clark  
County Solicitor

July 2014

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.*

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**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

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**Notes:**

- **Site visit - Item 6 (Radley Ash Disposal Site). Members are asked to meet on site at 11.30 am Thursday 24 July 2014.**
- **Date of next meeting: 15 September 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](mailto: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**

To approve the minutes of the meeting held on 23 June 2014 (**PN3**) and to receive information arising from them.

4. **Petitions and Public Address**
5. **Chairman's Updates**
6. **Revised restoration to nature conservation rather than agriculture, retention of sandy overburden material mound (north of area I), retention of the majority of the bunds and retention of some of the associated concrete structures to the remaining unrestored ash lagoons (areas G & H/I) and the settling and discharge pond area east of the Oxford to Didcot railway line, without complying with conditions A11, A17 & A18 of planning permission SUT/RAD/5948/12-CM at Radley Ash Disposal Site, Thrupp Lane, Radley - Application No. MW.0056/13**

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

The report describes the proposed development, a Section 73 planning application, to make changes to the existing planning permission SUT/RAD/5948/12-CM (filling of gravel extraction areas at Radley with Pulverised Fuel Ash conveyed by pipeline from Didcot Power Station)

The main proposed changes comprise the following:

- Revised restoration of Area G,H & I and to nature conservation instead of agriculture
- Retention of bunds that enclose/surround the unrestored ash lagoons and the retention of concrete structures
- Changes to final ground levels in filled ash lagoons
- Retention of sandy overburden material mound (north of Area 1)
- Permanent retention of two short sections of security fencing
- Restoration of settling and discharge pond area

***It is RECOMMENDED that planning permission be approved for application MW.0056/13 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 built in accordance with the plans and details of the development.***
- 2. Hours of operation 07.00 to 18.00 Mon-Fri and 07.00- 13.00 Sat and no operations Sundays or Bank or Public Holidays.***
- 3. Remove derelict materials, buildings, plant/machinery within 12 months.***
- 4. Restoration of the site shall be completed by December 31<sup>st</sup> 2015 (other than the removal of the existing security fencing)***
- 5. No access to the site shall be used other than Routes 1 to 4 shown on Drawing No. UKP/DCD/0139/A.***
- 6. No further additional import or disposal of Pulverised Fuel Ash (PFA) shall take place at the site.***
- 7. No extraction or export of PFA from the site shall take place.***
- 8. Submission, approval and implementation of a revised habitat management plan.***
- 9. Annual aftercare site meeting to be arranged each year by the occupier of the land***
- 10. Detailed written annual aftercare review and programme to be submitted and implemented.***
- 11. Detailed security fence removal scheme to be submitted, approved and implemented (to include method of dismantling and measures to mitigate adverse impacts on the biodiversity of the site)***
- 12. Security fence replacement scheme to be submitted, approved and implemented.***
- 13. Security fence removal scheme to be submitted, approved and implemented***
- 14. Security fence to be removed no later than 12 months after the surrender of the EA Environmental Permit for the site or by 31/12/2017 whichever is the earlier.***
- 15. Fencing replacement implementation to be completed no later than one month from the date of the completion of the removal of the existing security fencing.***
- 16. SOM Mound Landscaping and Protection Scheme to be submitted, approved and implemented (with details of terracing, planting, fencing and drainage).***

17. ***Construction Phase Traffic Management Plan scheme to be submitted, approved and implemented.***
18. ***Ecology survey update to be submitted, approved and any works implemented if works do not commence within 12 months of the date of consent.***

**7. Expansion from one full-time equivalent to 1.5 full-time equivalent through demolition of horsa, external store and temporary classroom. Extension of the existing building to provide Key Stage 1 and Foundation Stage classrooms and external works to provide associated play areas and MUGA. Temporary classroom installation to facilitate decant during construction at Wolvercote Primary School, First Turn, Wolvercote - Application R3.0053/14**

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

The application proposes planning permission for the expansion from one full-time equivalent to 1.5 full-time equivalent through demolition of horsa, external store and temporary classroom; extension of the existing building to provide Key Stage 1 and Foundation Stage classrooms and external works to provide associated play areas and MUGA; and temporary classroom installation to facilitate decant during construction. The report is therefore required for the committee to resolve to either approve or refuse planning permission to the application.

The development is required to allow the school to accommodate additional pupils. It is considered that the layout and design of the development is acceptable. There is a need for the development and it generally accords with the aims of the policies in the development plan and where not, it is considered that an exception should be made and that conditional planning permission should be granted. The applicant will need to provide a unilateral undertaking to secure the payment of the Travel Plan monitoring fee prior to any permission being issued. Also, as Sport England have objected to the application, if the committee members are minded to approve the application it will be necessary for it to first be referred to the Secretary of State for his consideration.

***It is RECOMMENDED that:***

- (a) the Planning & Regulation Committee indicates support for application no. R3.0053/14;***
- (b) resolves that the application be forwarded to the Secretary of State in accordance with the provisions of the Town and Country Planning (Consultation) (England) Direction 2009;***
- (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. R3.0053/14 subject to***

***the applicant first providing a Unilateral Undertaking to provide the sum of £1,240 for the monitoring of the Travel Plan 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. Submission of details of materials for approval prior to commencement;***
- 4. Provision of an updated Travel Plan three months after the***
- 5. Submission of a Sustainable Surface Water Drainage Scheme for approval prior to commencement;***
- 6. Submission of a written scheme of investigation and a staged programme of archaeological investigation prior to commencement;***
- 7. Submission of details of additional cycle parking provision prior to commencement.***

**8. Commons Act 2006: In the Matter of an Application to Register Cowan's Camp Field, Star Lane, Watchfield as a Town or Village Green**

Report by the Solicitor to the Council (**PN9**)

An application was made by Dr Susan Nodder for registration of land at Cowan's Camp Field, Star Lane, Watchfield in Oxfordshire as a new town or village green under the Commons Act 2006. The landowner objected to this application and a public inquiry was held. The Council is the Commons Registration Authority and the Planning & Regulation Committee has delegated authority to determine such applications. The Inspector's report and officer's recommendation are therefore set out and the Committee is requested to determine the application.

***Having received the Opinion of the Inspector set out in Annex 2 to this report, the Committee is RECOMMENDED to REJECT the application for registration as a new Town or Village Green that plot of land known as Cowan's Camp Field, Star Lane, Watchfield in Oxfordshire that site being indicated clearly on "Application Map C" of the application submitted by Dr Susan Nodder and dated 29 November 2012.***

**9. Relevant Development Plan and other Policies**

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

The paper sets out policies referred to in Items 6 and 7 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 28 July 2014** at **12.30 pm** for the Chairman, Deputy Chairman and Opposition Group Spokesman.