



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

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

Monday, 23 May 2016 at 2.00 pm

County Hall, New Road, Oxford

Peter G. Clark
Head of Paid Service

May 2016

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
Bob Johnston

Stewart Lilly
James Mills
Glynis Phillips
Anne Purse

G.A. Reynolds
John Tanner

Notes:

- ***There will be a site visit for Item 7 (Great Tew Ironstone Quarry) on Monday 23 May 2016***
- ***Date of next meeting: 11 July 2016***
- ***Councillors appointed at Annual Council on Tuesday 16 May will be sent the papers***

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 11 April 2016 (**PN3**) and to receive information arising from them.

4. **Petitions and Public Address**
5. **Chairman's Updates**
6. **Section 73 application for the continuation of the winning and working of sand and gravel with restoration using suitable imported materials without complying with the requirements of condition 2 of the planning permission 10/01929/CM in order to extend the time period for extraction until December 2020 and the time period for restoration until December 2022 to allow sufficient time for the working of material from beneath the plant site at Cassington Quarry, Worton, Witney - Application No MW.0158/15** (Pages 9 - 30)

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

This application seeks an extension of time to December 2020, to complete mineral extraction beneath the plant site. The time for restoration would consequently be extended to December 2022.

It is RECOMMENDED that planning permission for application no. MW.0158/15 be approved subject to conditions to be determined by the Deputy Director (Strategy & Infrastructure Planning) but to include the following:

1. ***The development shall be carried out solely in accordance with details submitted with the application unless modified by the conditions of this permission. The details submitted consist of:***
 - a. ***Application form dated 23/11/15***
 - b. ***Covering Letter dated 23/11/2015***
 - c. ***Email dated 04/12/15***
 - d. ***Drawing W92m/130 - S73 application Plan dated March 2011***
 - e. ***Drawing W92m/127a - S73 application dated November 2010***

- f. Drawing 001-OX Proposed New sand and gravel processing plant dated 26/07/89.*
 - g. Drawing 011-OX Proposed weighbridge and accommodation dated 08/11/89*
 - h. Drawing 6010/0/1 - Key plan (for junction) dated April 1984.*
 - i. Drawing 6010/0/2 - Plan and profiles for the proposed junction dated April 1984*
 - j. Aftercare scheme dated 04/01/95.*
 - k. Aftercare scheme dated 21/02/95.*
 - l. Aftercare scheme dated 22/03/95.*
 - m. Aftercare scheme dated 12/04/95.*
 - n. Drawing W92a/10- Revised advanced screening proposal dated February 1984.*
 - o. Drawing W92e/15a - Restoration of Working stages 1- 4.*
 - p. Drawing W92e/16c - Operational plan dated August 1988*
 - q. Drawing W92m/22a - New processing plant, location and details dated November 1989.*
 - r. Drawing 3 (ref CHS 458/83) - Working plan*
 - s. Drawing W92m/25 - Restoration proposals dated August 1994*
 - t. Drawing W92m/27a - Working arrangements following archaeological dig dated March 1995*
 - u. Drawing W92m/42a - Working arrangements stage 5-9 sailing lake dated November 2000*
 - v. Drawing W92m/43 - Stages 10-12 working arrangements dated January 2001*
 - w. Drawing Wgzm/44 - Stages 10-12 restoration concept (as modified on approval) dated January 2001*
 - x. Drawing W92m/133 – Composite Restoration Scheme*
 - y. Cassington Quarry Stage 10 Five Year Aftercare Scheme dated 12/3/2012*
 - z. Drawing W93/92c*
- 2. No excavations shall be undertaken or continued after 31 December 2020.**
- 3. All restoration shall be carried out and completed not later than 31 December 2022.**
- 7. Proposed extension of ironstone extraction, revocation of existing consented mineral extraction, export of clay, construction of temporary and permanent landforms, retention of an existing overburden store, relocation of consented stone saw shed, replacement quarry, farm and estate office building, erection of a new shoot store and multi-purpose building at Great Tew Ironstone Quarry, Butchers Hill, Great Tew, Chipping Norton - Application No.MW.0078/15 (Pages 31 - 82)**

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

The proposal is to allow the brown ironstone quarry extension containing approximately 700,000 tonnes of mineral over a 21 year period. In exchange revocation of existing

consented mineral in area labelled 'Clay Bank'. Also wish to export clay extracted from the extension (approx. 300,000m³), construct both temporary and permanent landforms, and retain an existing overburden store to the south of the existing quarry. As well as relocate the consented stone saw shed, construct a new four storey office building, construct a new multi-purpose agricultural building and construct a new shooting store.

It is RECOMMENDED that subject to a legal agreement to secure that the mineral permitted under the "clay bank" is not further worked and a 20 years long term management plan that planning permission for application MW.0078/15 be approved subject to conditions to be determined by the Deputy Director for Environment & Economy (Strategy and Infrastructure Planning) including those set out in Annex 3 to the report PN7.

8. Minerals and Waste Site Monitoring & Enforcement (Pages 83 - 116)

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

This report updates members on the regular monitoring of minerals and waste planning permissions and on the progress of enforcement cases for the period 1 September 2015 to 31 March 2016. All sites with planning permission are regularly visited on a formal basis with a written report produced following a site visit and shared with the site occupant. Where elements of non-compliance with a consent are identified this can result in subsequent compliance with matters that are outstanding or in a planning application being made to regularise unauthorised activities on site.

Of all the sites, 45 fall within the remit of Government Regulations that allow the council to charge a fee for conditions monitoring, in that they relate directly to the winning and working of mineral permissions or directly to land filling permissions. The remaining non-chargeable sites include scrap yards, recycling operations, waste transfer stations, sewage works and composting operations. The routine monitoring programme benefits the county's environment by increasing compliance with planning conditions, and in identifying and rectifying matters where conditions are not being complied with on all mineral and waste planning permissions.

It is RECOMMENDED that the Schedule of Compliance Monitoring Visits in Annex 1 and the Schedule of Enforcement Cases in Annex 2 to the report PN8 be noted.

9. Relevant Development Plan and other Policies (Pages 117 - 136)

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

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 23 May 2016** at **12 midday** for the Chairman, Deputy Chairman and Opposition Group Spokesman.