

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.)

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

PLANNING & REGULATION COMMITTEE - MONDAY, 23 MAY 2016

RECOMMENDATIONS FROM THE AGENDA	DECISIONS	ACTION
1. Apologies for Absence and Temporary Appointments	Councillor Stewart Lilly (Councillor Judith Heathcoat) Councillor James Mills (Councillor Rodney Rose) Councillor Anne Purse (Councillor Richard Webber)	HoLG(AN)
2. Declarations of Interest - see guidance note opposite	7. – Councillor Mark Cherry (Personal)	-
3. Minutes To approve the minutes of the meeting held on 11 April 2016 (PN3) and to receive information arising from them.	Approved and signed. No matters arising.	HoLG(GW)
4. Petitions and Public Address	6. <i>Cassington Quarry</i> Professor George Smith (Eynsham Society) Phillip Duncan (Agent) County Councillor Charles Mathew (Eynsham) 7. <i>Great Tew ironstone Quarry</i> Nicholas Johnston (Applicant)	-
5. Chairman's Updates	None	-

...Decisions... Decisions...

PLANNING & REGULATION COMMITTEE - MONDAY, 23 MAY 2016

<i>RECOMMENDATIONS FROM THE AGENDA</i>	<i>DECISIONS</i>	<i>ACTION</i>
<p>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</p> <p>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:</p> <p>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:</p> <ol style="list-style-type: none"> 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 	<p>Approved subject to:</p> <ul style="list-style-type: none"> • An amended Condition 41 (bold italics) • Additional Conditions 42 and 43 (bold italics) • With regard to Condition 9 (c) officers to agree with Network Rail a safe distance between excavations and the Cotswold railway line linking Oxford to Hereford. 	<p>DEE(KB)</p>

...Decisions... Decisions...

PLANNING & REGULATION COMMITTEE - MONDAY, 23 MAY 2016

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<p>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</p> <p>2. No excavations shall be undertaken or continued after 31 December 2020.</p> <p>3. All restoration shall be carried out and completed not later than 31 December 2022.</p> <p>4. All excavation shall re-commence and continue as indicated on the plans accompanying this application and the</p>		

...Decisions... Decisions...

PLANNING & REGULATION COMMITTEE - MONDAY, 23 MAY 2016

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<p>plans approved under planning permission W2001/1729and 02/0062/CM, in an orderly and progressive manner, and leaving no humps of unexcavated land.</p> <p>5. No working shall take place except in accordance with the approved scheme and plans of working, landscaping and restoration indicated in the particulars of the permission.</p> <p>6. The composite restoration scheme approved as a detail pursuant to condition 6 of permission 10/01929/CM and shown on Drawing W92m/133 shall be implemented by 31st December 2022.</p> <p>7. Details of any mobile plant to be brought on site, and its location within the site shall be submitted to and approved in writing by the Mineral Planning Authority prior to being brought onto the site.</p> <p>8. The excavated areas shall be sloped at an angle not steeper than 1 in 1½ and in such a manner as to provide adequate support for adjoining land, and to prevent undercutting and scour.</p> <p>9. Except with the prior written consent of the Mineral Planning Authority, no excavations shall take place within:</p> <ul style="list-style-type: none"> a. 8 metres of any watercourse; b. 6 metres of the entire length of the northern boundary of the land; c. 6 metres of the Cotswold railway line linking Oxford to Hereford; d. 10 metres from the extremity (i.e. wing walls) of any railway bridge along the northern boundary of the land or the bridge which carries the A40 over the disused Witney Branch railway line; e. 10 metres of the boundary of any highway which contains or comprises a carriageway; 6 metres either side of bridleway 21. <p>10. (a) The margin of 8 metres between watercourses and the excavations required in accordance with condition</p>		

...Decisions... Decisions...

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<p>9(a) shall be preserved completely unobstructed and clear of any works, including drainage measured from the top of the nearest bank of the watercourse to the nearest edge of the workings.</p> <p>(b) an access at least 4 metres wide shall be provided to the margin in 10(a) from the access road to the site.</p> <p>11. Except with the prior written approval of the Mineral Planning Authority, no watercourses shall be incorporated in the excavations and no direct connection shall be made between any excavation and any watercourse.</p> <p>12. All possible steps shall be taken to prevent any solid matter, sand or gravel, or excess amounts of suspended matter from passing into any watercourse from the excavation, conveyors, the washing process, or dewatering.</p> <p>13. There shall be no discharge of polluted water, sand, gravel, solid matter, oil, grease, or any other offensive or injurious matter into any watercourse.</p> <p>14. Oil storage tanks shall be sited on impervious bases surrounded by oil tight bund walls. The bunded areas shall be capable of containing 110% of the tank's volume and shall enclose all fill and draw pipes.</p> <p>15. All stockpiles of overburden, topsoil and excavated materials in the flood plain shall be sited so as not to impede the flow of flood waters and retained for as short a period as possible.</p> <p>16. No dewatering shall be undertaken while nearby watercourses are running bank full under flood conditions.</p> <p>17. No operations permitted or required by this permission shall be carried out, lorries shall not enter or leave the site and plant shall not operate except between the following times:</p> <p>a. 0700 hours to 1800 hours Mondays</p>		

...Decisions... Decisions...

PLANNING & REGULATION COMMITTEE - MONDAY, 23 MAY 2016

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<p>to Fridays; b. 0700 hours to 1300 hours on Saturdays.</p> <p>18. No operations permitted or required by this permission shall be carried out, lorries shall not enter or leave the site and plant shall not operate on Sundays or bank Holidays.</p> <p>19. All plant and machinery used on the land and capable of being fitted with silencers shall be fitted to the satisfaction of the Minerals Planning Authority, and except in an emergency with the consent of the Mineral Planning Authority, pumping shall only be carried out by means of electric pumps or such alternatives the details of which shall first be submitted to and approved in writing by the Mineral Planning Authority.</p> <p>20. Notwithstanding the provisions of the Town and Country planning (General Permitted Development) (England) Order 2015, as amended, no fixed buildings, plant or machinery or structure or erection in the nature of plant or machinery shall be erected, sited or placed on any of the land without the prior written consent of the Mineral planning Authority.</p> <p>21. Except with the prior written consent of the Mineral Planning Authority, the total area of the site which for the purposes of mineral working is at any time stripped of topsoil and overburden, under excavation and excavated but which has not been restored in accordance with condition 6, excluding land in use for storage, silt beds, permanent processing plant or site roads shall not exceed 24 hectares.</p> <p>22. Any land not in use at any time for the siting of plant or machinery, or for the excavation of minerals shall be retained so far as practicable in</p>		

...Decisions... Decisions...

PLANNING & REGULATION COMMITTEE - MONDAY, 23 MAY 2016

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<p>agricultural use.</p> <p>23. No imported waste materials shall be deposited on the land except inert materials in the area bounded in red on approved plan W92m/44.</p> <p>24. The existing hedges along the boundaries of the land shall be retained and properly maintained. Any plants which may die shall be replaced, and the replacements properly maintained. In particular the hedge along the boundary of the land adjacent to the A40 shall be allowed to grow, and shall not be cut back except with the prior written consent of the Mineral Planning Authority.</p> <p>25. All trees on the land shall be preserved and properly maintained. In the event of any trees dying or being seriously damaged or destroyed, a new tree or equivalent number of trees, of a species first approved in writing by the Minerals Planning Authority shall be planted and properly maintained in positions first approved in writing by the Mineral Planning Authority.</p> <p>26. Any fence or gate which is required by this permission to be retained or erected and which is destroyed or damaged during operations permitted or required by this permission shall be replaced or repaired.</p> <p>27. All derelict material and all buildings, plant and machinery, and all structures erected or placed on the land in the course of the operations permitted by this permission, when no longer required for the purposes directly associated with the winning and working of the minerals, shall be removed and the land shall be restored in accordance with condition 6 of this permission.</p> <p>28. Written notice shall be given to the Mineral Planning Authority of the completion of the development hereby permitted.</p>		

...Decisions... Decisions...

PLANNING & REGULATION COMMITTEE - MONDAY, 23 MAY 2016

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<p>29. The junction between the internal haul route and A40 that has been constructed in accordance with the drawings numbered 6010/01 and 6010/02 dated April 1984 or such other scheme approved by the Mineral Planning Authority shall be kept pot hole and mud free whilst the development is in operation.</p> <p>30. Facilities shall be provided on footpaths and bridleways to allow lorries to cross without obstructing or causing damage to the said footpaths and bridleways, and without causing damage to users thereof.</p> <p>31. The old railway turntable between the disused Witney Branch railway line and the internal haul route shall be protected from the development hereby permitted.</p> <p>32. The aftercare scheme approved on 10/5/95 shall be implemented.</p> <p>33. The aftercare scheme approved as a detail pursuant to condition 33 of permission 10/01929/CM on 12/3/2012 and set out in "Cassington Quarry Stage 10 - Five Year Outline Aftercare Scheme" dated 12/3/2012 shall be implemented. That implementation shall be subject to any changes made as a result of any annual meeting, beginning when the restoration of the whole area bounded in red on approved plan W92m/44 is complete, and shall take place for a period of 5 years.</p> <p>34. No waste shall be imported on to the site.</p> <p>35. The area bounded in red on the approved plan W92m/44 shall be restored to agriculture in accordance with that plan by 31 December 2022.</p> <p>36. The revised restoration and landscaping scheme approved as a detail pursuant to condition 38 of permission 10/01929/CM and shown on drawing W93m/92c shall be</p>		

...Decisions... Decisions...

PLANNING & REGULATION COMMITTEE - MONDAY, 23 MAY 2016

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<p>implemented by 31/12/2012.</p> <p>37. Heavy goods vehicles shall leave or enter the site only by approved accesses on the A40 marked by the letter x on approved plan W92m/44.</p> <p>38. No heavy goods vehicles shall enter the public highway unless the wheels and chassis have been sufficiently cleaned to prevent material being deposited on the highway.</p> <p>39. Haul roads shall be sprayed with water sufficiently to suppress dust.</p> <p>40. 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.</p> <p>41. The existing processing plant shall be removed from the site within 6 months 2 years of the date of this permission.</p> <p>42. <i>That no later than 2 years from the date of this permission a detailed aftercare scheme for the restoration scheme shown on plan W92m133 shall be submitted to and approved by the Mineral planning Authority.</i></p> <p>43. <i>The aftercare scheme approved in accordance with Condition 42 of this submission shall be implemented upon completion of the restoration as shown on plan W92m133.</i></p>		
<p>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</p>		

...Decisions... Decisions...

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<p>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 this report.</p>	<p>Approved subject to amending “an” in Condition xxiv to read “in”.</p>	<p>DEE(MC)</p>
<p>8. Minerals and Waste Site Monitoring & Enforcement</p> <p>It is RECOMMENDED that the Schedule of Compliance Monitoring Visits in Annex 1 and the Schedule of Enforcement Cases in Annex 2 to this report be noted.</p>	<p>Approved</p>	<p>DEE(CH)</p>
<p>9. Relevant Development Plan and other Policies</p>	<p>No decision required</p>	<p>-</p>