



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

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

Monday, 11 July 2016 at 2.00 pm

County Hall, New Road, Oxford

Peter G. Clark
County Director

June 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

Lynda Atkins
David Bartholomew
Mark Cherry
Patrick Greene

Bob Johnston
Stewart Lilly
James Mills
Glynis Phillips

Anne Purse
G.A. Reynolds
John Sanders

Notes:

- ***A site visit is required for Item 8 (Matthew Arnold School, Arnolds way, Cumnor Hill). Meet on site at 10.45.***
- ***Date of next meeting: 5 September 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 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 - 12)

To approve the minutes of the meeting held on 23 May 2016 (**PN3**) and to receive information arising from them.

4. **Petitions and Public Address**
5. **Chairman's Updates**
6. **Continuation of development without complying with condition 40 (aftercare), and condition 51 (restoration) of Planning Permission 11/01402/CM (continuation of development without complying with condition 6 (importation of waste by road) and with the variance of conditions 1 (time limits) and 7 (volume of waste imported) of planning permission 10/00360/CM dated 17 June 2010 for extraction of limestone and restoration of the site by infilling for commercial, habitat creation and amenity use) in order to defer submission of restoration and aftercare details for Area A (2 years) Areas B-D (5 years) at Shipton On Cherwell Quarry, Shipton-on-Cherwell. - Application No. MW.0046/16 (Pages 13 - 38)**

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

The proposal is to remove and modify planning conditions of an existing consent for development. The application does not involve any additional works that have not already been permitted by previous planning permissions but seeks not to comply with conditions 40 and 51 which state that the restoration and aftercare schemes are submitted within 12 months of the date of the permission.

The applicant proposes to amend the aftercare and restoration conditions to submit the schemes for approval to the Mineral and Waste Planning Authority within two years of the date of existing permission for Area A and within five years of the date of the existing permission for Areas B-D. By splitting the timescales of submission of restoration and aftercare schemes for Area A and Areas B-D, will allow the applicant to focus on restoring Area A in the short-term, which isn't connected to the temporary industrial use in Areas B-C.

Fifteen letters/comments were received objecting to the application from third party representatives which relate to the site as whole and don't appear to relate the application to vary conditions 40 and 51. An objection was also received from the Parish Council covering similar points unrelated to the application, stating the development was having major impact on the surrounding roads and site impact on local amenity. No objections were received from Natural England and the County's Ecologist Planner.

It is RECOMMENDED that that planning permission for application MW.0046/16 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 2 to the report.

7. Continuation of development without complying with Condition 10 (Passing Bays), of Planning Permission 14/02055/CM (limestone extraction: eastern extension to existing permitted limestone extraction), in order to remove the need for passing bays prior to the commencement of development at Castle Barn Quarry, Sarsden, Chipping Norton - Application No. MW.0071/16 (Pages 39 - 50)

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

The application is to vary existing permission to remove the need for passing bays and so delete the condition. A covering letter and Vehicle Conflict Analysis report has been provided with the application.

The existing planning permission 14/02055/CM was granted to enable the exportation of 72,000 tonnes of crushed rock for a temporary period of 12 months in 2015. At the time to allow the application, the Transport Development Control officer (TDC) recommended the construction of passing bays at two locations along a minor road to the A361. The existing condition states:

"No crushing shall be carried out and no further removal of crushed mineral shall occur until the proposed passing bays on the lane leading to the A361 have been constructed and approved by the highways authority in accordance with specification approved under the Section 278 Agreement."

The conclusion would be an increase of no more than two percentage points on any section of the approved route with the additional quarry traffic and there would be no justification to require the passing bays as the likelihood of HGV traffic meeting would be small. The TDC Team commented on the proposal to remove the passing bays with the additional analysis completed and has no objection to the application providing restrictions are made on daily HGV traffic movements. We received one objection from the parish council stating the minor road is only single track road and the quarry traffic is reasonably busy.

It is RECOMMENDED that subject to conditions to be determined by the Deputy Director for Environment & Economy (Strategy and Infrastructure) including

those set out in Annex 2 to the report PN7 that planning permission for application MW.0071/16 be approved.

8. New two storey classroom block, associated landscaping, cycle stores and provision of a temporary car park at Matthew Arnold School, Arnolds Way, Cumnor Hill. _ Application No. R3.0023/16 (Pages 51 - 60)

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

This is a planning application for the construction of a single storey building to provide 6 new classrooms and a flexible teaching space. The proposed development is on an existing school site within Cumnor. The report is being brought before committee because it was requested by the local member, and because of local objections relating to the massing of the building and shadowing of properties.

It is RECOMMENDED that planning permission for application no. R3.0023/16 be approved subject to conditions to be determined by the Deputy Director for Environment and Economy (Strategy and Infrastructure Planning) to include the following:

- I. Detailed compliance.*
- II. Permission to be implemented within 3 years.*
- III. A construction transport management plan.*
- IV. An updated school travel plan.*

9. Relevant Development Plan and other Policies (Pages 61 - 74)

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

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

Pre-Meeting Briefing

There will be a pre-meeting briefing at County Hall on **Thursday** at **10.00 am** for the Chairman, Deputy Chairman and Opposition Group Spokesman.