



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

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

Monday, 27 February 2017 at 2.00 pm

County Hall, New Road, Oxford

Peter G. Clark
Interim Chief Executive

February 2017

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:

- **Date of next meeting: 24 April 2017**

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 **07776 997946** 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 - 4)

To approve the minutes of the meeting held on 16 January 2017 (**PN3**) and to receive information arising from them.

4. **Petitions and Public Address**
5. **Chairman's Updates**
6. **New building in place of the one approved under permission no.: 08/0220/P/CM to accommodate existing waste processing operations at B&E Waste Recycling and Transfer Facility, 115, Brize Norton Road, Minster Lovell, Oxon, OX29 0SQ. - Application No. MW.0070/16**
(Pages 5 - 26)

Report by the Director of Planning & Place (**PN6**).

The applicant wishes to build a rectangular building measuring 25 metres by 27 metres, which would encompass the existing concreted area, currently used for waste processing. It is also proposed to link the proposed processing building with small covered lean-to area linking to the existing shed (3.8 metres by 5 metres).

The proposed building would accommodate a new processing system with trommel, conveyors and picking stations. The proposed building will also include pre-sort recycling areas. The applicant states in the supporting statement 'by enclosing all the waste processing operations in this manner, it is anticipated that any potential dust and noise emissions would be significantly mitigated'. After three objections in the first round of consultation, the building height was reduced from 10m to 8.5m and 8m (eastern end). The proposal would also see further planting to the south to screen the building, and will keep the hedgerow to the north. The roof is proposed to be juniper green with olive green for the walls.

It is RECOMMENDED that Application MW.0070/16 (16/01686/CM) be approved subject to conditions to be determined by the Director of Planning and Place including those set out in Annex 2 to the report PN6.

7. Extension of quarry with extraction of sand and limestone with restoration to agriculture including using existing quarry infrastructure at Bowling Green Farm, Stanford Road, Faringdon, Oxon, SN7 8EZ Application No. MW.0124/16 (Pages 27 - 66)

Report by the Director of Planning & Place (PN7).

Hills Quarry Products Ltd propose a mineral extraction scheme (soft sand and limestone) to the south-east of the existing Bowling Green Quarry extension (Chinham Farm). The proposed development would use the existing quarry entrance and access off the A417. The proposed red line area covers approximately 40.7 hectares of which 19 hectares will be subject to mineral extraction with the remaining 31.7 hectares used for the site access, quarry infrastructure (e.g. weighbridge and offices), soil storage and other non-operational uses such as landscaping including existing mounding on the adjacent workings.

The limestone overlies the sand and the total depth of extraction of both limestone and sand is 10m below the present ground level. The development proposes the extraction of approximately 2.1 million tonnes of aggregate, of which there is approximately 1.5 million tonnes of soft sand and just over 0.6 million tonnes of limestone. The fill material required for restoration purposes is 950,000 cubic metres.

The operational life will last approximately 20 years utilising the existing quarry infrastructure (offices, weighbridge, haul road and access). There are a number of separate elements which comprise the development:

- Sand production;
- Limestone production; and
- Infill and restoration operations.

The quarry extension will have a phased scheme of working. The working scheme proposed has eight working phases. The scheme moves round the site following a generally clockwise sequence starting from the top north western part of the site adjacent to the existing workings. Typically, the working direction in a phase will be in an easterly direction with the exception of the phases on the southern site boundary. The site will be progressively worked and restored back to agriculture using imported inert waste to bring the restored land to required levels as is currently undertaken at the quarry complex.

It is RECOMMENDED that subject to a legal agreement to secure a 20 year long term management plan for the development including the original Chinham Farm extension area already permitted under planning permission ST/8417/7-CM that planning permission for application MW.0124/16 be approved subject to conditions to be determined by the Director for Planning and Place including those set out in Annex 3 to the report PN7.

8. i) Installation and use of pipe system and associated pumps to transport minerals from the Stonehenge Farm extension area to the processing plant at Linch Hill permitted under appeal ref: APP/U3100/A/09/2107573; and ii) Variation of conditions attached to consent APP/U3100/A/09/2107573 for the extraction of sand and gravel with associated processing plant, silt ponds, conveyors and ancillary works. Restoration to wetland/reed bed and fishing, extraction of basal clay to form hydrological seals and for the purpose of restoration on site at Stonehenge Farm, Northmoor, Oxfordshire - Applications MW.0132/16 & MW.0134/16 (Pages 67 - 106)

Report by the Director of Planning & Place (PN8).

The report covers two applications, one for a new pipeline to move mineral from the permitted Stonehenge Farm quarry instead of the permitted conveyor system and the other for associated variations of the conditions attached to the existing quarry permission including extending the time for the completion of mineral extraction to 31 December 2023 and restoration by 31 December 2024.

These applications are being brought to committee because the local member objects to the proposed extension of time.

It is RECOMMENDED that subject to no over-riding objections being received from outstanding consultees that:

- (a) ***Application MW.0132/16 be approved subject to conditions to be determined by the Director of Planning and Place including those set out in Annex 2 to the report PN8; and***
- (b) ***Application MW.0134/16 be approved subject to:***
- i) ***A supplemental S106 legal agreement to bring forward relevant provisions from the existing agreements.***
 - ii) ***A supplemental routeing agreement linking the proposed development to the existing routeing agreement.***
 - iii) ***Conditions as on existing consent APP/U3100/A/09/2107573, with the amendments to conditions, deletion of redundant conditions and additional conditions and informatives to be determined by the Director for Planning and Place, in accordance with the details set out in Annex 3 to the report PN8 and with any necessary updates to the wording of existing conditions to ensure clarity and reflect changes to policy since the original permission was issued.***

9. Relevant Development Plan and other Policies (Pages 107 - 132)

Paper by the Director of Planning & Place (**PN9**).

The paper 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 **Monday 27 February 2017** at **12 midday** for the Chairman, Deputy Chairman and Opposition Group Spokesman.