



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

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

**Monday, 5 June 2017 at 2.00 pm**

**Rooms 1&2 - County Hall, New Road, Oxford OX1 1ND**

Peter G. Clark  
Chief Executive

May 2017

*Committee Officer:* **Graham Warrington**  
*Tel:* 07393 001211; *E-Mail:*  
*graham.warrington@oxfordshire.gov.uk*

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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 Les Sibley  
Deputy Chairman - Councillor Jeannette Matelot

*Councillors*

Mrs Anda Fitzgerald-  
O'Connor  
Mike Fox-Davies  
Stefan Gawrysiak  
Dr Kirsten Johnson

Bob Johnston  
Mark Lygo  
Glynis Phillips  
G.A. Reynolds

Judy Roberts  
Dan Sames  
Alan Thompson

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**Notes:**

- **A site visit is required for Item 8**
- **Date of next meeting: 17 July 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](mailto: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 - 6)

To approve the minutes of the meeting held on 24 April 2017 and 16 May 2017 (**PN3**) and to receive information arising from them.

4. **Petitions and Public Address**
5. **Chairman's Updates**
6. **Small extension to Bridge Farm Quarry to extract sand and gravel and restoration to agriculture and lakes with reed fringes - Application No. MW.0127/16** (Pages 7 - 42)

Report by Director of Planning and Place (**PN6**)

The proposed extension area is located immediately north and west of the existing Bridge Farm Quarry, which is located 1km east of Sutton Courtenay and 150 metres west of Appleford. The quarry lies to the north of the Sutton Courtenay minerals and waste management complex. Planning permission is required for the development. The existing sand and gravel reserves at Bridge Farm Quarry are running low and the applicant has identified that the sand and gravel reserves (approximately 500,000 tonnes) in the adjacent fields could be worked as an extension to their current operation, and processed by their existing plant. They have said that if this reserve is not worked as part of their existing operations, it is unlikely to be viable and the reserve would effectively be sterilised. The application is supported by an Environmental Impact Assessment (EIA) and an Environmental Statement (ES) was submitted along with the application. This covers the key environmental impacts of the proposal. Further information was requested from the applicant under Regulation 22 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (EIA Regs) on two occasions.

The report considers the development against relevant planning policies and other material considerations.

***It is RECOMMENDED that subject to:***

- (i) ***the further response of the Environment Agency;***
- (ii) ***completion of a section 106 legal agreement to provide for the submission***

*and implementation of a bird management plan; and*

*(iii) to a supplementary routeing agreement;*

*it is RECOMMENDED that Application MW.0127/16 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.*

**7. Demolition of existing asphalt plant and construction and operation of a replacement asphalt plant with ancillary plant and machinery, a new weighbridge and portable office - Application No. MW.0005/17 (Pages 43 - 62)**

Report by Director of Planning & Place (PN7)

This report covers an application for a replacement asphalt plant for that existing at the Appleford Sidings in the same general location. The asphalt is required because the existing plant is over 30 years old and needs replacement. The proposed asphalt plant would have a chimney stack height approximately 10 metres higher than the plant to be replaced.

The application is being brought to committee because concern has been raised by Sutton Courtenay Parish Council that the plant is acceptable but should be removed in line with the cessation date for the surrounding landfill site.

The report assesses the proposals against relevant planning policy and material considerations.

*It is RECOMMENDED that subject to the completion of a routeing agreement requiring all vehicles to access and egress the site to and from the A4130 Didcot northern perimeter road, application MW.0005/17 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 PN7.*

**8. Erection of a salt barn, provision of hardstanding and vehicle wash down facility, and installation of Siltbuster settlement unit, desalination plant, drainage, lighting and landscaping - Application (Pages 63 - 78)**

Report by Director of Planning & Place (PN8)

Drayton Highways Maintenance Depot is located approximately 1.25km to the east of Drayton village and approximately 1.25km to the west of Sutton Courtenay village, in the Abingdon-on-Thames and Oxford Fringe area of the Vale of the White Horse. The proposed development would take place in the southern part of the depot site and the proposed salt barn would be erected in the south-west corner. The depot is accessed

via its north-west corner from Milton Road. The site has been used for the existing asphalt plant use for more than 30 years. The applicant states that the existing asphalt plant has reached the end of its operational life. This application seeks to maintain longer term asphalt production at the same site with no change to existing throughputs of around 300,000 tonnes of asphalt per annum and no increase in traffic. It would continue to provide employment for six people. All coarse aggregate would continue to be imported by rail via the adjacent rail head. All end products would continue to leave the site by lorry, either articulated lorry of up to 30 tonnes load or more typically or 8 wheel tippers. Lorry numbers therefore fluctuate with sales volume. Sales destinations can be anywhere up to about a 30 miles radius. Where practical, the applicant uses a return load method of delivery utilising recycled aggregate plantings (RAP) and secondary aggregates in substitution for primary aggregates in the asphalt production process. The site location and plant layout has been designed so that as far as reasonably possible one-way routeing is provided with full turning circles thus minimising the need for reversing and the use of lorry mounted alarms.

The report considers the development against relevant planning policies and other material considerations.

***It is RECOMMENDED that application R3.0030/17 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.***

## **9. Relevant Development Plan and other Policies (Pages 79 - 102)**

Paper by 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

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### **Pre-Meeting Briefing**

There will be a pre-meeting briefing at County Hall on **Monday 5 June** at **12.30 pm** for the Chairman, Deputy Chairman and Opposition Group Spokesman.