



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

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

Monday, 17 July 2017 at 2.00 pm

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

Peter G. Clark
Chief Executive

July 2017

Committee Officer: **Graham Warrington**
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graham.warrington@oxfordshire.gov.uk

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 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

Notes:

- **Lunch will be available at County Hall at 12.30 pm.**

- ***Date of next meeting: 4 September 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 - 6)

To approve the minutes of the meeting held on 5 June 2017 (**PN3**) and to receive information arising from them.

4. **Petitions and Public Address**
5. **Chairman's Updates**
6. **Section 73 application for the variation of condition 11 attached to planning consent P15/S3167/CM (MW.0124/15) to allow up to four heavy goods vehicles (HGVs) to leave the site in both morning and evening rush hour - Moorend Lane Farm, Moorend Lane, Thame - Application MW.0032/17** (Pages 7 - 20)

Report by Director for Planning and Place (**PN6**).

The site is a consented inert landfill and mineral extraction operation, with permission to screen and crush material. It is situated to the north of Thame, just south of the Buckinghamshire county boundary. The application site occupies an area of 4.75 hectares. Access to the site is off Moorend Lane via the A4129 Kingsey Road which acts as Thame's northern by-pass. Thame bridleway 2 (382/2/100) runs concurrent with the access to the application site. The site is bounded by a sewage treatment works to the south, the leisure centre football pitches and skate park to the west, the sewage works outfall ditch and agricultural grazing land (belonging to the owner of the application site) to the east, and Lash Lake Stream to the north. Moorend Lane bounds the south-east corner of the site.

The report covers an application for a variation of condition attached to the existing planning permission for the mineral extraction and waste management facility at Moorend Lane, Thame. The proposal is to amend the current condition restricting HGVs from leaving the site during peak hours such that up to 4 movements during each such period will be allowed.

The application is being brought to committee because objection has been raised to the application by the Local Member, Councillor Carter and Thame Town Council.

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

It is RECOMMENDED that application MW.0032/17 be approved subject to conditions to be determined by the Director of Planning and Place including those set out at Annex 2 to the report PN6.

- 7. Construction of a 76 space car park for a period of four years. The car park to be surrounded by weld mesh fence with control gates, and to include surface water drainage into a new petrol interceptor, and lighting. Also the construction of permanent lighting along the school roadway - The Warriner School, Banbury Road, Bloxham - Application R3.0033/17 (Pages 21 - 30)**

Report by the Director for Planning and Place (**PN7**).

This is a planning application to provide additional car parking spaces, and lighting at Warriner School while the school is undergoing infrastructure improvements and future expansion. The car park would be removed and restored after four years. There would be lighting provided for the car park and the access road; the access road lighting would be permanent, but the lighting for the car park would be removed along with the car park.

An objection has been received from Bloxham Parish Council to the lighting, and consequently the application is being brought to Planning and Regulation Committee for decision.

It is RECOMMENDED that planning permission for application no. R3.0033/17 be approved subject to conditions to be determined by the Director of Planning and Place to include the following:

- I. Detailed compliance.***
- II. Permission to be implemented within 3 years.***
- III. Prior to commencement of the development, details of improvements to the access road to be submitted and approved. Approved details to be implemented.***
- IV. Prior to commencement of the development, drainage details to be submitted and approved. Approved details to be implemented***

- 8. Progress report on Minerals and Waste Site Monitoring and Enforcement (Pages 31 - 64)**

Report by the Director for Planning and Place (**PN8**).

The County Council is the Minerals and Waste Planning Authority for the county of Oxfordshire and has a duty to control development associated with mineral extraction and the management of waste. Officers within the Planning Regulation Service of the County Council carry out monitoring and enforcement on all permitted development sites. Officers also investigate allegations of unauthorised mineral or waste development and seek to resolve breaches of planning control caused by the County

Council's own developments.

This report updates members on the regular monitoring of minerals and waste planning permissions for the financial year 1 April 2016 to 31 March 2017 and on the progress of enforcement cases for the period 1 November 2016 to 30 June 2017.

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

9. Relevant Development Plan and other Policies (Pages 65 - 72)

Paper by the Director for Planning and Place (**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 **Thursday** at **10.00 am** for the Chairman, Deputy Chairman and Opposition Group Spokesman.