

...Decisions... Decisions...

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: 07393 001211; E-Mail: graham.warrington@oxfordshire.gov.uk)

PLANNING & REGULATION COMMITTEE - MONDAY, 27 NOVEMBER 2017

RECOMMENDATIONS FROM THE AGENDA	DECISIONS	ACTION
1. Apologies for Absence and Temporary Appointments	Councillors: Stefan Gawrysiak; Kirsten Johnson (John Howson substituting); Mark Lygo (John Sanders substituting; Dan Sames (Lawrie Stratford substituting).	DLG (A. Newman)
2. Declarations of Interest - see guidance note opposite	Councillor Judy Roberts declared a non-pecuniary interest as a member of the Cholsey & Wallingford Railway. Councillor Jeannette Matelot declared an interest as a member of South Oxfordshire District Council.	DLG (A. Newman)
3. Minutes To approve the minutes of the meeting held on 16 October 2017 (PN3) and to receive information arising from them.	Approved and signed.	GW
4. Petitions and Public Address	Item 6 - Suzi Coyne – SCP; Kirsten Berry – Hendeca; Ian Mason – Bachport; Katherine Canavan – SODC and Vale DCs; Jason Sherwood – OCC Peter Andrew, Kevin Archard, Lucy Binnie and Keith Hampshire for the Applicants Councillor Lynda Atkins Councillor Lorraine Lindsay-Gale Item 7 - Councillor Adrian Lloyd – Wallingford TC; Henry Thornton Andrew Short, (Grundons) and Peter Wilsdon (Agent) for the Applicants Councillor Lynda Atkins Councillor Mark Gray)	

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	Item 8 - John Salmon – Agent for the Applicant Councillor Charles Mathew)	
5. Chairman's Updates	Committee was advised that the Oxfordshire Minerals & Waste Local Plan: Part 1 – Core Strategy had been adopted by Council in September. The applications before Committee today would each be considered individually against this plan.	
<p>6. Proposed extraction of sand, gravel and clay including the creation of new access road, processing plant, offices with welfare accommodation, weighbridge and silt water lagoon system with site restoration to agriculture and nature conversation including lakes with recreational afteruses and the permanent diversion of footpath 171/15 and creation of new footpaths on land at Fullamoor Plantation, Clifton Hampden, Abingdon, OX14 3DD - Application No. MW.0039/16</p> <p>Report by the Director for Planning & Place (PN6).</p> <p>It is RECOMMENDED that subject to:</p> <p>(i) Additional environmental information being subject to the publicity and consultation requirements set out in Regulation 22 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 and this not raising any new significant issues, following consultation with the committee Chairman and deputy Chairman; and</p> <p>(ii) no new significant issues being</p>	<p>It was proposed by Councillor Stratford, seconded by Councillor Matelot and</p> <p>RESOLVED: (by 11 votes for with 1 abstention) that Application MW.0039/16 (P16/S1192/CM) be refused planning permission for the following reasons:</p> <p>(i) The additional vehicle movements arising from the development would lead to severe highways impacts contrary to paragraph 32 of the National Planning Policy Framework; would not maintain the safety of road users and the efficiency of the road network contrary to Oxfordshire Minerals Waste Core Strategy policy C10 and would contribute to congestion, disruption and delays on the road network, contrary to Local Transport Plan policy 02.</p> <p>(ii) The additional vehicle movements arising from the development would worsen queuing at the local junctions leading to stationary vehicles with associated air emissions,</p>	SDC (M. Thompson)

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<p>raised further to point (i) the application first being referred to the Secretary of State to provide the opportunity for the application to be called in for his own determination, as required under the Town and Country Planning (Consultation)(England) Direction 2009; and</p> <p>(iii) the Secretary of State not calling in the application for his own determination following referral to him as set out in point (ii) a routeing agreement to ensure that vehicle movements from the new development use only the HGV routes on the A-Road network as proposed by the applicant and a Section 106 legal agreement to cover the matters outlined in Annex 2; and</p> <p>(iv) The Director for Planning and Place being authorised to refuse the application if the legal agreements referred to in (i) and (ii) above are not completed within 10 weeks of the date of this meeting on the grounds that it would not comply with OMWCS policy M10 and the guidance set out in paragraph 118 of the NPPF (in that there would not be satisfactory provisions for the long term management of the restored site)</p> <p>that planning permission for application no. MW.0039/16 be granted subject to conditions to be determined by the Director for Planning and Place to include the matters set out in Annex 1.</p>	<p>causing unacceptable adverse impacts on environmental amenity, contrary to Oxfordshire Minerals Waste Core Strategy policies C5 and C10.</p> <p>(iii) The development would prejudice the future development of a new link road and Thames crossing along one of the routes safeguarded by policy TRANS3 of the emerging South Oxfordshire Local Plan 2033 and core policy 18 of the adopted Vale of White Horse Local Plan 2031 Part 1 contrary to these policies.</p> <p>(iv) The development is inappropriate in the Green Belt contrary to Oxfordshire Minerals Waste Core Strategy policy C12, South Oxfordshire Local Plan policy GB4 and National Planning Policy Framework paragraphs 87, 88 and 90 and no very special circumstances exist to justify making an exception to these policies.</p>	
<p>7. Proposed extraction of sand and gravel with associated processing</p>		

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<p>plant, conveyors, office and weighbridge, parking areas. Construction of new access onto the A4130. Restoration to agriculture, incorporating two ponds, using imported inert materials on land at New Barn Farm, Cholsey, Nr Wallingford, Oxfordshire, OX10 9HA - Application No. MW.0094/16</p> <p>It is RECOMMENDED that subject to:</p> <ul style="list-style-type: none"> (i) a Section 106 legal agreement to include matters set out in Annex 2; (ii) a routeing agreement to ensure that HGV movements associated with the new development accord with the County Council's Lorry Routeing Strategy; and that (iii) that the Director for Planning and Place be authorised to refuse the application if the legal agreement referred to in (i) above is not completed within 10 weeks of the date of this meeting on the grounds that it would not comply with OMWCS policy M10 and the guidance set out in paragraph 118 of the NPPF in that there would not be satisfactory provisions for the long term management of the restored site. <p>application no. MW.0094/16 be approved subject to conditions to be determined by the Director for Planning and Place to include the matters set out in Annex 1 to this report.</p>	<p>Recommendations approved (by 3 votes for, 3 against with 5 abstentions, on the Chairman's casting vote)</p>	<p>SDC (M. Thompson)</p>
<p>8. Section 73 application to continue the operation of Dix Pit Recycled Aggregate Facility permitted by planning permission no. 16/04166/CM (MW.0140/16) without complying with condition 6 thereby allowing an increase in the maximum tonnage of waste material</p>		

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<p>imported to site to 175,000 tonnes per annum at Sheehan Recycled Aggregates Plant, Dix Pit, Stanton Harcourt, Witney, OX29 5BB - Application No. MW.0073/17</p> <p>The Committee is RECOMMENDED to approve Application MW.0073/13 subject to the existing conditions other than as may be amended should non-material amendment application no. MW.00889/17 be granted and to condition 6 reading as follows:</p> <p>No more than 175,000 tonnes of waste shall be imported to the site in any calendar year. Records of imports, sufficient to be monitored by the Waste Planning Authority shall be kept on site and made available to the Waste Planning Authority's officers on request. Separate records shall be kept on site of any topsoil or other soil materials imported solely for use in the restoration of the Controlled Reclamation Site permitted subject to planning permission no. MW.0141/16 (16/04159/CM).</p>	<p>Decision deferred (by 10 votes for to 1 against) to allow further negotiation with the applicant.</p>	<p>SDC (D. Periam)</p>
<p>9. Demolition of an existing one and a half classroom prefabricated modular building and the installation of a two classroom prefabricated modular building, to include drainage and creation of fire appliance hard-standing access where the existing prefabricated modular building is located at Great Milton (C Of E) Primary School, High Street, Great Milton, Oxford, Oxfordshire, OX44 7NT - Application No. R3.0064/17</p> <p>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</p>	<p>Recommendation approved.</p>	<p>SDC (K. Broughton)</p>

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<p>Place to include the following:</p> <ul style="list-style-type: none"> I. Detailed compliance. II. Temporary period of 5 years. III. School Travel Plan to be submitted and approved within 6 months of the date of occupation of the building. The approved scheme to be implemented. IV. Prior to the first occupation of the development a scheme for the location of at least two bird boxes shall be submitted and approved. The approved scheme to be implemented. 		
<p>10. Relevant Development Plan & other Policies</p>	<p>Noted.</p>	