



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

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

**Monday, 29 October 2018 at 2.00 pm**

**County Hall, New Road, Oxford**

Yvonne Rees  
Chief Executive

October 2018

Committee 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.*

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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  
Bob Johnston

Glynis Phillips  
G.A. Reynolds  
Judy Roberts  
Dan Sames

John Sanders  
Alan Thompson  
Richard Webber

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**Notes:**

- **Date of next meeting: 10 December 2018**

## 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 10 September 2018 (PN3) and to receive information arising from them.

4. **Petitions and Public Address**
5. **Chairman's Updates**
6. **Part change of use to allow the development of a building materials hub, comprising the importation and storage of primary and secondary aggregates together with related and pre-packed building and cement-based products prior to onward distribution, in addition to the existing consented aggregate bagging operation at Hanson Aggregates, Appleford Road, Abingdon, Oxfordshire, OX14 4PW - Application No. MW.0097/18 (Pages 7 - 20)**

Report by the Director for Planning & Place (PN6).

The report considers whether planning permission should be granted for a building materials hub to operate alongside an existing aggregate bagging facility at Appleford Depot (planning permission no. MW.0054/17). It is a full application and no changes to the aggregate bagging facility itself are proposed. The building materials hub would generate an additional 6 HGV movements in addition to those already arising from the Sutton Courtenay complex.

The application is being reported to Committee because Sutton Courtenay Parish Council has objected to the application on the basis that local roads are at capacity and the additional HGVs would cause severe harm to the network however there is no technical objection from the Transport Development Control Officer and the recommendation is for approval of the application. The report also outlines further comments received and the recommendation of the Director for Planning and Place.

The development accords with the Development Plan as a whole and with individual policies within it, as well as with the NPPF. It is considered to be sustainable development in terms of environmental, social and economic terms. The proposed development would be beneficial as it would reduce the overall number of vehicle

movements on the highway network and the total HGV miles travelled by allowing materials to be combined in single loads prior to delivery to customers. It is considered that potential impacts can be adequately addressed through planning conditions and a supplemental routeing agreement which ensures HGVs associated with the site pass along the A4130 Didcot Perimeter Road rather than through local villages.

***It is RECOMMENDED that subject to the applicant entering into a supplemental routeing agreement to ensure that all HGVs associated with the development adhere to the routeing agreement covering the site under planning permission no. MW.0054/17, that planning permission for application MW.0097/18 be approved subject to conditions set out in Annex 1 to the report PN7.***

**7. Update report on proposed planning enforcement action at Elm Farm Quarry, Stratton Audley (Pages 21 - 76)**

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

The report updates members on an enforcement strategy for Elm Farm Quarry, Stratton Audley to secure the best long-term restoration

***It is RECOMMENDED that the Committee notes the update report.***

**8. Relevant development Plan and Other Policies (Pages 77 - 84)**

Paper by the Director for Planning & Place (PN8).

The paper sets out policies in relation to Items 6 & 7 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, 29 October 2018** at **12 midday** for the Chairman, Deputy Chairman and Opposition Group Spokesman.