



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

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

Monday, 15 July 2019 at 2.00 pm

Committee Rooms 1 and 2, County Hall, New Road, Oxford

Yvonne Rees
Chief Executive

July 2019

Committee Officer: **Graham Warrington**
Tel: 07393 001211; E-Mail:
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 Jeannette Matelot
Deputy Chairman - Councillor Stefan Gawrysiak

Councillors

Mrs Anda Fitzgerald-
O'Connor
Mike Fox-Davies
Pete Handley
Damian Haywood

Bob Johnston
G.A. Reynolds
Judy Roberts
Dan Sames

John Sanders
Alan Thompson
Richard Webber

Notes:

- **Site visits are required for Items 6 (Fullamoor Farm) and 8 (Shellingford Quarry)**
- **Date of next meeting: 9 September 2019**

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 - 8)

To approve the minutes of the meeting held on 3 June 2019 (**PN3**) and to receive information arising from them.

4. **Petitions and Public Address**
5. **Chairman's Updates**
6. **Extraction of sand, gravel and clay including the creation of new access, 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 at Land at Fullamoor Plantation, Clifton Hampden, Abingdon, OX14 3DD - Application MW.0074/18** (Pages 9 - 184)

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

This is an application for extraction of 2.5 million tonnes of sand and gravel from an area north of the River Thames between Clifton Hampden and Culham, in South Oxfordshire. The land would be restored to a mixture of agriculture, lakes and mosaic wetland. No imported waste would be needed to achieve the proposed restoration. Clay would also be extracted for onsite engineering operations. Permission is sought for a 12.5 year period. There would also be a new plant site and a new access onto the A415. The site is currently in agricultural use.

The application is being reported to this Committee because it is a resubmission of an application that was previously refused by the committee, contrary to officer advice (application MW.0039/16). Additionally, a large number of objections have been received, including from local Parish Councils, South Oxfordshire District Council and CPRE as well as over 300 letters of objection from local residents.

The report provides a factual update for members and invites the committee to consider whether the reasons for refusal of the previous application have been overcome.

That members consider whether the application overcomes their previous concerns and so reasons for refusal with regard to application No. MW.0039/16

and EITHER

- a) **if not, refuse for one or more of the following reasons:**
- i) The additional vehicle movements arising from the development would lead to severe highways impacts contrary to paragraph 109 of the National Planning Policy Framework; would not maintain the safety of road users and the efficiency of the road network contrary to the Oxfordshire Minerals and Waste Core Strategy policy C10 and would contribute to congestion, disruption and delays on the road network, contrary to Local Transport Plan policy 02.**
 - ii) The additional vehicle movements arising from the development would worsen queuing at local junctions leading to stationary vehicles with associated air emissions, causing unacceptable adverse impacts on environmental amenity, contrary to Oxfordshire Minerals and Waste Core Strategy policies C5 and C10.**
 - 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 Plan 2033 and core policy 18 of the adopted Vale of White Horse Local Plan 2031 Part 1 contrary to these policies.**
 - iv) The development is inappropriate in the Green Belt contrary to Oxfordshire Minerals and Waste Core Strategy policy C12, South Oxfordshire Local Plan policy GB4 and National Planning Policy Framework paragraphs 143, 144 and 146 and no very special circumstances exist to justify making an exception to these policies.**

OR

- b) **if so,**
- i) subject to the consultation period closing without any new material considerations arising following consultation with the committee Chairman and deputy Chairman; and,**
 - ii) if members conclude the development is inappropriate development in the Green Belt, 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**
 - 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 the 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 1; and**
 - iv) the Director of Planning and Place being authorised to refuse the**

application if the legal agreements referred to in iii) 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 in that there would not be satisfactory provisions for the long-term management of the restored site

that planning permission for application no. MW.0074/18 be granted 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.

7. Proposed extraction of mineral and restoration by infilling with imported inert materials to agriculture and nature conservation at Land to the west of Shellingford Quarry, Stanford Road, Stanford-in-the-Vale, Faringdon, SN7 8HE - Application MW.0104/18 (Pages 185 - 234)

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

This is an application for a western extension to an existing quarry near Shellingford in south west Oxfordshire. It is proposed to extract limestone and soft sand from a 30-hectare area over a 22-year period. The site would be progressively restored to agriculture using imported inert waste. Under the current consent the quarry would need to be restored by 2029. This proposal would extend the end date for restoration to 2044. The western extension area would bring the extraction closer to Shellingford village. The application is supported by an Environmental Impact Assessment (EIA).

There have been no objections from any other consultees, including no objections from Vale of White Horse District Council or their Environmental Health Officer, the Environment Agency, OCC's ecology, landscape, highways, or rights of way teams.

However, there have been objections from 21 local residents and from Shellingford Parish Meeting. Concerns raised include impacts on residents including from noise, dust and visual impacts arising from the proximity of the workings to the village.

Technical assessments submitted with the application demonstrate that impacts on amenity could be effectively mitigated and the proposal is considered to accord with relevant policies relating to amenity, minerals, waste, landscape, rights of way, flooding and water, the historic environment, biodiversity and soils and agriculture.

Subject to the applicant signing a Section 106 agreement for the matters outlined in Annex 2 to this report it is RECOMMENDED that planning permission for MW.0104/18 be approved subject to conditions to be determined by the Director of Planning and Place, to include those set out in Annex 1 to the report PN7.

8. **Full permission for the development of a new 1FE primary school including nursery and SEN provision with details of vehicle access, hard and soft landscaping, car parking, cycle and scooter parking, external play areas, external lighting and boundary treatments at Land of Southam Road, Banbury, OX16 1ST - Application R3.0034/19 (Pages 235 - 262)**

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

This application seeks permission for the construction of a new 1FE primary school to complement the new housing development, Hanwell View. It is anticipated that the new school will provide places for 270 pupils (60 nursery places and 210 places in reception - year 6) with 30 pupils per class.

The application is being reported to this Committee as an objection has been received from the local member and from Cherwell District Council. The report describes the planning proposal and outlines the consultation replies and objections to the application. Relevant planning policies are included along with the comments and recommendation of the Director for Planning and Place on the proposal.

Subject to the applicant first providing a Unilateral Undertaking for the payment of the Travel Plan monitoring fee of £1240, it is RECOMMENDED that planning permission for Application R3.0034/19 be approved subject to conditions to be determined by the Director for Planning and Place but to include matters set out in Annex 3 to the report PN8.

9. **Relevant Development Plan and Other Policies (Pages 263 - 302)**

Paper by the Director for Planning and Place (**PN10**).

The paper sets out policies in relation to Items 6, 7, 8 and 9 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 15 July 2015** at **12.00 midday** for the Chairman, Deputy Chairman and Opposition Group Spokesman.