



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

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

Monday, 9 September 2019 at 2.00 pm

County Hall, New Road, Oxford

Yvonne Rees
Chief Executive

August 2019

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.

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:

- **Date of next meeting: 21 October 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 - 14)

To approve the minutes of the meeting held on 15 July 2019 (**PN3**) and to receive information arising from them.

4. **Petitions and Public Address**
5. **Chairman's Updates**
6. **Serving of the Prohibition Order for the Review of the Mineral Planning Permission (ROMP) at Thrupp Farm and Thrupp Farm, Radley** (Pages 15 - 36)

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

This report brings to Committee the issue of serving a Prohibition Order for the Review of the Mineral Planning Permission (ROMP) at Thrupp Farm and Thrupp Farm, Radley having first set out the issue to be considered which is whether the minerals development has permanently ceased or not and, therefore, the duty to serve a Prohibition Order or not.

It is RECOMMENDED that it be determined that mineral working on the site has permanently ceased and that accordingly there is a duty on the Mineral Planning Authority to serve a Prohibition Order of the mineral permissions covering areas DD1 (Plan 1) and DD2 (Plan 2).

7. **Provision of a new 64 space carpark, comprised of a 43 space formally laid out paved parking area with an overflow grass-protected area providing the additional 21 spaces. Works include the adaption of the existing site opening and installation of an access barrier at field area directly to the West of St Georges Road and North of Millington Road, Wallingford, Oxon, OX10 8HL - Application R3.0143/18** (Pages 37 - 56)

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

The report considers whether permission should be granted for the provision of a new

64-space car park, 43 spaces formally laid out and 21 spaces in an overflow grass protected area. Works are to include the adaption of the existing site entrance and installation of an access barrier (planning permission no. R3.0143/18). It is a full application to allow the creation of staff-only parking, in connection with the planned expansion of Wallingford School, St Georges Road, Wallingford (an Academy school) and is required as the development for the extension of Wallingford School will remove some of the existing parking currently provided.

The application is being reported to Committee because Sport England, South Oxfordshire District Council and ten third party objections to the application have been received, during the first consultation phase. Those objections were based on loss of playing field provision, noise and visual impacts of additional traffic, increased air pollution and the requirement for a car park there, or at all. A second consultation on a reduction in car parking spaces from 100 to 64 is still ongoing ending on 6 September. The objections over loss of playing field space and impact on air quality have not been removed. Officers will update the Committee orally on any comments received subsequent to this report being published.

This report outlines comments received together with a recommendation by the Director for Planning and Place.

It is RECOMMENDED that the Director for Planning and Place be authorised to EITHER:

- A***
- i) should planning permission to application no. P19/S0191/FUL be approved by South Oxfordshire District Council and this 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 the Secretary of State not calling in the application for his own determination following referral to him, APPROVE application no. R3.0143/18 subject to conditions to be determined by the Director of Planning and Place including those set out in Annex 2 to this report.***
 - ii) should South Oxfordshire District Council be minded to approve P19/S/0191/FUL, that they are advised that the County Council considers a condition should be attached, that the school extension shall not be brought into use until a car park has been provided for additional staff parking in the vicinity of the school and such car park is available for use;***

OR

B ***should planning permission to application no. P19/S0191/FUL be refused by South Oxfordshire District Council to REFUSE planning permission for application no. R3.0143/18 for the following reasons:***

- 1. The proposed development would lead to significant impacts on amenity, including air quality and would be contrary to policies CSWAL1 of the SOCS and policies EP1, WAL1, and ENV12 of the ESOLP.***
- 2. The proposed development would lead to pollution emissions, noise***

and vibration, and would therefore be contrary to saved policies EP1 and EP2 of the SOLP, and policies ENV12 and DES6 of the ESOLP.

3. ***The proposed development makes no provision for a modal shift to public transport, cycling or walking. It is therefore contrary to policy CSM1 of the SOCS, and policy TRANS5 of the ESOLP.***
4. ***The development would lead to a loss of playing field space and so existing recreational provision contrary to policy CF1 of the SOLP.***

8. Request for Prior Approval of the installation and use of a concrete batching plant to produce ready-mixed concrete for sale at land at Faringdon Quarry, Fernham Road, Faringdon, Oxfordshire, SN7 7LG - Application MW.0068/19 (Pages 57 - 72)

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

This report considers whether Prior Approval should be granted for the installation and use of a concrete batching plant to produce ready-mixed concrete at Faringdon Quarry (planning permission no. MW.0068/19). It is an application for Prior Approval of Permitted Development under Part 17, Class B of the General Permitted Development (England) Order (As Amended) 2015.

The application is being reported to Committee because the local County Councillor, Little Coxwell Parish Council, Faringdon Town Council and three third parties have objected to the application on the grounds of use of the planning system, traffic, local amenity and need citing that the application has been submitted in a mis-application of the planning system, there is no need for the development as there is no indigenous materials to be used, the amenity of local residents will be impacted by noise dust and visual intrusion and that the increase in HGV movements will be dangerous and the highways network is already at and above capacity.

The development accords with the provisions of the General Permitted Development (England) Order (As Amended) 2015; Part 17, Class B as an installation of plant that is ancillary to the existing mining operations using indigenous material from the existing quarry. However, prior approval is required from the Mineral Planning Authority on the siting, design, and external appearance of the plant to be installed under Permitted Development. There is limited scope for the council to condition or refuse the application.

It is RECOMMENDED that the prior approval is granted for the installation and use of a mobile Concrete Batching Plant to produce ready-mixed concrete for sale under Part 17, Class B of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended), and in accordance with the detailed proposals for the location, height, design and appearance of the plant, as contained within the application and listed in the Schedule of Approved Plans and Documents.

Schedule of Approved Plans and Documents

- (i) ***Request letter dated 09.07.19***

- (ii) Location Plan – Drawing No. DG.EST.FAR.CBP.01*
- (iii) Concrete Batching Plant Location Plan – Drawing No. DG.EST.FAR.CBP.02*
- (iv) MCM60 & MCS50 Silo Layout Plan – Drawing No. Wiltshire MCM60 Layout*
- (v) MCM60 & MCS50 – Silo Elevation Plan – Drawing No. Wiltshire MCM60 Elevation Layout*
- (vi) Technical Note dated 29.05.19*
- (vii) Faringdon CBP Technical Note Addendum Noise 21.08.19*

On condition that the submission of a screening planting scheme is submitted to and approved in writing by the Minerals Planning Authority and implemented prior to the installation of the mobile batching plant.

9. Use of land for manufacture of recycled aggregate and soils at D & M Plant Hire Ltd, Dix Pit, Linch Hill, Stanton Harcourt, OX29 5BB - Application R3.0059/19 (Pages 73 - 92)

Report by the Director for Planning & Place (PN9).

This application is for the temporary use of 0.32ha of land for the manufacture of recycled aggregate and soils and the local member has requested that the application be determined by the Planning & Regulation Committee.

Objections have been received from Northmoor Parish Council due to the transport, dust and noise impacts.

The report outlines the relevant planning policies along with the comments and 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 in terms of contributing towards Oxfordshire's supply of recycled aggregate material and that potential impacts can be adequately addressed through planning conditions and the routeing agreement prohibiting HGVs associated with the site passing along the B4449 through Sutton during peak hours.

It is RECOMMENDED that subject to a routeing agreement first being entered into planning permission for Application MW.0059/19 be approved subject to conditions to be determined by the Director for Planning and Place including the matters set out at Annex 3 to the report.

10. Relevant development Plan and Other Policies (Pages 93 - 116)

Paper by the Director for Planning & Place (PN10).

The paper sets out policies in relation to Items 6, 7, 8 & 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 9 September 2019** at **12 midday** for the Chairman, Deputy Chairman and Opposition Group Spokesman.