



To: Members of the Planning & Regulation Committee

Notice of a Meeting of the Planning & Regulation Committee

Monday, 20 July 2020 at 2.00 pm

Please note that due to guidelines imposed on social distancing by the Government this meeting will be held virtually and can be viewed [via this live stream link](#).

However, that will not allow you to participate in the meeting.

For further information on this please contact the Committee Officer (details below) bearing in mind information set out at Item 4 on this Agenda.

Yvonne Rees
Chief Executive

July 2020

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: Date of next meeting: 7 September 2020

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 1 June 2020 (**PN3**) and to receive information arising from them.

4. **Petitions and Public Address**

This Planning & Regulation Committee will be held virtually in order to conform with current guidelines regarding social distancing. Normally requests to speak at this public meeting are required by 9 am on the day preceding the published date of the meeting. However, during the current situation and to facilitate these new arrangements we are asking that requests to speak are submitted by no later than 9am four working days before the meeting i.e. 9 am on Tuesday 14th July. Requests to speak should be sent to graham.warrington@oxfordshire.gov.uk together with a written statement of your presentation to ensure that if the technology fails then your views can still be taken into account. A written copy of your statement can be provided no later than 9 am 2 working days before the meeting (Thursday 16 July).

Where a meeting is held virtually and the addressee is unable to participate remotely their written submission will be accepted.

Written submissions should be no longer than 1 A4 sheet.

5. **Chairman's Updates**
6. **Swannybrook Farm, Kingston Bagpuize, Abingdon, Oxfordshire OX13 5NE** (Pages 7 - 70)

Application A: Retrospective planning application to extend recycled soil and aggregate area to NAP Grab Hire Ltd.'s adjacent site permitted under P11/V0615/CM/ 11/00615/CM (MW.0049/11); and

Application B: Retrospective Section 73 application for change of use from agriculture to site for the import, storage and screening of waste soils to create topsoil, without complying with conditions 5, 10, 13 and 15 of permission P11/V0615/CM/ 11/00615/CM (MW.0049/11)

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

This report relates to two interlinked applications. The first application considers whether permission should be granted for a screened soil storage extension area to the waste soils operation granted under planning permission MW.0049/11. The second considers if permission should be granted to vary conditions 5, 10, 13 and 15, to regularise the current operations on site and allow for aggregate crushing, increase stockpile heights, amend the existing boundary planting and increase HGV movements, contrary to permission MW0049/11.

The application is being reported to Committee at the request of the County Councillor, due to objections raised by three parish councils and various local residents. There are concerns that the request for variation to the requested conditions due to the increased operations and therefore consequent HGV movements will impact adversely on the local highways network and impact adversely on the amenity of local residents.

The report outlines further comments received along with 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. The proposals are to regularise the existing operations on site, for the extended site area, crushing, increased stockpile heights, reduced vegetation and increased HGV movements.

It is RECOMMENDED that subject to the applicant entering into a routeing agreement to require vehicles to be routed to and from the A34 via the A338 and the A420, to avoid the A415 the Director for Planning and Place be authorised to:

- i) APPROVE application no. MW.0134/19 subject to conditions the detailed wording of which to be determined by the Director of Planning and Place including the conditions set out in Annex 2 to the report PN6; and***
- ii) APPROVE application MW.0135/19 subject to conditions the detailed wording of which to be determined by the Director of Planning and Place including the conditions set out in Annex 3 to the report PN6.***

- 7. Revisions to existing asphalt plant layout, including widening site entrance to Waterworks Road (Grimsbury Green), upgrading site access road, provision of new weighbridges, relocation of administrative buildings and staff parking area ; provision of new relocated concrete batching plant ; provision of aggregate storage and unloading facility with new Bottom Discharge Unit (BDU) rail unloading system at Asphalt Plant, Concrete Batching Plant and adjoining land, Water Works Road, Hennef Way, Banbury, OX16 3JJ (Pages 71 - 112)**

Report by Director for Planning & Place (PN7).

The application seeks permission for the provision of a new permanent aggregate unloading and storage facility which will serve:

- the High Speed 2 (HS2) development;
- the existing onsite asphalt and concrete batching plant; and
- various national and local infrastructure projects in the surrounding area.

The local member has requested that the application be determined by the Planning & Regulation Committee. Objections have been received from Banbury Town Council due to the transport, dust and noise and air quality 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 safeguarding a rail depot site for the importation of aggregates into Oxfordshire. It is considered that potential impacts can be adequately addressed through planning conditions and legal agreements.

It is RECOMMENDED that subject to a routeing agreement and a S.106 agreement to secure highway works first being entered into that planning permission for Application MW.0026/20 be approved subject to conditions to be determined by the Director for Planning and Place including the matters set out in Annex 2 to the report PN7.

8. Relevant Development Plan and Other Policies (Pages 113 - 136)

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

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 virtual pre-meeting briefing at County Hall on **Friday 17 July 2020** at **2.00 pm** for the Chairman, Deputy Chairman and Opposition Group Spokesman.