



To: Members of the Planning & Regulation Committee

Notice of a Meeting of the Planning & Regulation Committee

Monday, 7 September 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 livestream link](#)

For further information on this please contact the Committee Officer (details below) bearing in mind the information set out at Item 3 on this Agenda.

Yvonne Rees
Chief Executive

August 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

Ted Fenton	Bob Johnston	John Sanders
Ted Fenton	G.A. Reynolds	Alan Thompson
Mrs Anda Fitzgerald- O'Connor	Judy Roberts	Richard Webber
Pete Handley	Dan Sames	
Damian Haywood		

Notes: Date of next meeting: 19 October 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 - 10)

To approve the minutes of the meeting held on 20 July 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 1st September. 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 3rd September).

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. **Serving of the Prohibition Order for the Review of the Mineral Planning Permission (ROMP) at Thrupp Farm and Thrupp Lane, Radley, Oxfordshire** (Pages 11 - 42)

Report by the Assistant Director For Strategic Infrastructure And Planning (**PN6**).

This is a report to bring to Committee the issue of the serving of the Prohibition Order for the Review of the Mineral Planning Permission (ROMP) at Thrupp Farm and Thrupp Farm, Radley which was resolved to progress at the meeting of the Planning & Regulation Committee on 9 September 2019. The report sets out the issue to be considered which is whether the recent submission of a related planning application for a processing plant, conveyor and Bailey bridge for the removal of the mineral from part of the ROMP site and additional information provided with regard to the progression of

the application for the review of mineral conditions on the ROMP planning permissions DD1 and DD2 changes the Committee's previous decision as to whether mineral working from the ROMP has permanently ceased or not and therefore the duty to serve a Prohibition Order or not.

It is RECOMMENDED that the Planning & Regulation Committee's previous conclusion from its meeting on 9 September 2019 (Minute 39/19) that mineral working on the Radley ROMP site has permanently ceased and that there is a duty to serve a Prohibition Order is not rescinded but that the service of the Prohibition Order is held in abeyance pending:

- i) the progression and determination of application no. MW.0075/20 for processing plant, a conveyor and a Bailey Bridge for the removal of mineral extracted from part of the ROMP permission areas DD1 and DD2; and***
- ii) H. Tuckwell and Sons Ltd providing an update, accompanied by documentary evidence, on progress with regard to the work on the application and Environmental Statement for the review of conditions for the ROMP permission areas DD1 and DD2 to the meeting of the Planning & Regulation Committee on 8 March 2021.***

- 7. Planning Application to allow the development of an offline River Thames marina basin with fixed and floating pontoon moorings for approximately 280 boats, slipway, secure and public car parking, refuelling and pump-out dock, refuse and recycling area, marina office and café, toilet and shower block and laundry facilities, boat hire building, picnic and barbeque area, open water area, circular footpath, boat workshop, new footbridge and creation of new grazing marsh, grassland, pond, reedbed and wet woodland habitat with a construction phase involving the extraction and processing of sand and gravel, the importation of inert fill and the construction of new site accesses, landscaping and screening bunds - White Cross Farm, Reading Road, Cholsey, Oxfordshire - Application No. MW.0033/18 (Pages 43 - 100)**

Report by Assistant Director For Strategic Infrastructure And Planning (PN7).

This is a report to bring to committee for determination an application for the extraction of sand and gravel for the creation of a marina on land at Whitecross Farm, Reading Road, Cholsey. The report set outs the issue to be considered in the determination of the application which are the development plan and any other material considerations and concludes that there are a number of reasons why the application is contrary to the development plan and should be refused planning permission.

Subject to no additional material comments being received by the completion of the consultation period, it is recommended that application no. MW.0033/18 for Planning Application to allow the development of an offline River Thames marina basin with fixed and floating pontoon moorings for approximately 280 boats, slipway, secure and public car parking, refuelling and pump-out dock, refuse and

recycling area, marina office and café, toilet and shower block and laundry facilities, boat hire building, picnic and barbeque area, open water area, circular footpath, boat workshop, new footbridge and creation of new grazing marsh, grassland, pond, reedbed and wet woodland habitat with a construction phase involving the extraction and processing of sand and gravel, the importation of inert fill and the construction of new site accesses, landscaping and screening bunds be REFUSED for the following reasons:

- 1) There is no identified need for a 280 berth marina of which 80% of the moorings would be for permanent moorings. The development is therefore contrary to saved policy R9 of the South Oxfordshire Local Plan 2011, policy CSS1 of the South Oxfordshire Core Strategy 2012 and policy ENV4 of the South Oxfordshire Local Plan 2034.*
- 2) The proposed development would constitute a dramatic land-use change that is both discordant with the landscape character of the area and detracts from the open and undeveloped countryside setting of the River Thames and Chilterns AONB. It is therefore contrary to policies CSEN1 of the South Oxfordshire Core Strategy 2012, C4 and C8 of the Oxfordshire Minerals and Waste Local Plan – Part 1 Core Strategy and C3 of the South Oxfordshire Local Plan 2011.*
- 3) The development would harm the setting of listed buildings and the public benefit of the development is not considered to outweigh that harm. It is therefore contrary to policies CON5 of the South Oxfordshire Local Plan 2011, CSEN3 of the South Oxfordshire Core Strategy 2012 and C9 of the Oxfordshire Minerals and Waste Local Plan – Part 1 Core Strategy and Section 66(1) of the Listed Buildings and Conservation Areas Act 1990.*
- 4) The development is not considered to be a well-designed place and does not accord with policies D1 of the South Oxfordshire Local Plan 2011 or policy CSQ3 of the South Oxfordshire Core Strategy 2012.*
- 5) There would be a loss of Best and Most Versatile agricultural land contrary to policy C6 of the Oxfordshire Minerals and Waste Local Plan – Part 1 Core Strategy.*
- 6) The accessibility of the site for non-vehicular modes is not considered to comply with policies T1 of the South Oxfordshire Local Plan 2011 and TRANS 2 of the South Oxfordshire Local Plan 2034.*
- 7) It has not been demonstrated that the development would not have an unacceptable impact on air quality, pollution and human health contrary to elements of policy EP1 of the South Oxfordshire Local Plan 2011OLP and policy C5 of the OMWCS*
- 8) It has not been demonstrated that the development would not have an unacceptable impact on highway safety nor a severe impact on the road network contrary to policies T1 of the South Oxfordshire Local Plan 2011, CMS1 of the South Oxfordshire Core Strategy 2012 TRANS 2 of the South Oxfordshire Local Plan 2034 and paragraph 109 of the National Planning Policy Framework.*
- 9) It has not been demonstrated that the development would not have an unacceptable impact on groundwater contrary to policies C4 of the Oxfordshire Minerals and Waste Local Plan – Part 1 Core Strategy and policy SP7 of the South Oxfordshire Local Plan 2011.*

10) It has not been demonstrated that the development would not have an unacceptable impact on the enjoyment of existing recreational users of the river though additional water traffic generation and is contrary to policy R4 of the South Oxfordshire Local Plan 2011.

8. Relevant Development Plan and Other Policies (Pages 101 - 128)

Paper by the Director for Planning and 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 for the Chairman, Deputy Chairman and Opposition Group Spokesman (to be arranged).