

These notes indicate the decisions taken at this meeting and the officers responsible for taking the agreed action. For background documentation please refer to the agenda and supporting papers available on the Council's web site (www.oxfordshire.gov.uk.)

If you have a query please contact Graham Warrington (Tel: 07393 001211; E-Mail: graham.warrington@oxfordshire.gov.uk)

PLANNING & REGULATION COMMITTEE - MONDAY, 7 SEPTEMBER 2020

<i>RECOMMENDATIONS FROM THE AGENDA</i>	<i>DECISIONS</i>	<i>ACTION</i>
1. Apologies for Absence and Temporary Appointments	Councillor Damian Haywood (Councillor Glynis Phillips)	-
2. Declarations of Interest - see guidance note opposite	None declared	-
<p>3. Minutes</p> <p>To approve the minutes of the meeting held on 20 July 2020 (PN3) and to receive information arising from them.</p>	<p>Approved</p> <p>Minute 27/20 – Swannybrook Farm, Kingston Bagpuize, Abingdon</p> <p>Officers advised that although all further investigation work requested by Committee in July had been done it had not been possible to complete all the analysis work including the independent traffic survey, which had only been completed a few days before. A report would be made to the October meeting.</p>	<p>HoLG(GW)</p> <p>DPP(DP)</p>
4. Petitions and Public Address	<p>6. Serving of the Prohibition Order for the Review of the Mineral Planning Permission (ROMP) at Thrupp Farm and Thrupp Lane, Radley, Oxfordshire</p> <p>Richard Dudding Roger Thomas Andrew Coker Nick Dunn</p> <p>7. White Cross Farm, Reading Road, Wallingford – MW.0033/18</p> <p>Simon Rees</p>	

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	Councillor Mark Gray	
5. Chairman's Updates	None	-
<p>6. Serving of the Prohibition Order for the Review of the Mineral Planning Permission (ROMP) at Thrupp Farm and Thrupp Lane, Radley, Oxfordshire</p> <p>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working on the Radley ROMP site has permanently ceased and that there is a duty to serve a Prohibition Order is not rescinded but that the service of the Prohibition Order is held in abeyance pending:</p> <p>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</p> <p>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.</p>	Approved	DPP(DP)
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		

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<p>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</p> <p>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:</p> <p>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</p>	<p>Approved subject to amendments in bold and strike through text.</p>	<p>DPP(CK)</p>

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<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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</p>		

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<p>TRANS 2 of the South Oxfordshire Local Plan 2034.</p> <p>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 – Part 1 Core Strategy</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>8) It has not been demonstrated that the development would not increase flood risk elsewhere as required by paragraph 163 of the NPPF and contrary to draft policy EP4 of the South Oxfordshire Local Plan 2034</p>	
<p>8. Relevant Development Plan and Other Policies</p>	<p>No decision required.</p>	<p>-</p>