



To: Members of the Planning & Regulation Committee

Notice of a Meeting of the Planning & Regulation Committee

**Monday, 19 October 2020 at 2.00 pm
Virtual**

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 link](#)

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

Yvonne Rees
Chief Executive

October 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
Mrs Anda Fitzgerald-
O'Connor
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 December 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 - 18)

To approve the minutes of the meeting held on 7 September 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. To facilitate new arrangements during the current situation we are asking that requests to speak are sent to graham.warrington@oxfordshire.gov.uk no later than 9am Tuesday 13 October together with a written statement of your presentation. The statement can, however, be provided at a later date but no later than 9 am 2 working days before the meeting (Thursday 15 October) and is made available to members of the Committee to ensure that if there are connection issues preventing your participation in the meeting then your views can still be considered.

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 19 - 114)

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**).

The report relates to two interlinked applications that were deferred from Planning & Regulation Committee on 20 July 2020, to enable further information to be provided to

enable a decision to be made. This report considers the further information provided as requested by members and whether permission should be granted (application MW.0134/19) for an extension area to store the screened soils from the waste soils operation granted under planning permission MW.0049/11. The report also considers further information provided as requested by members and whether permission should be granted (MW.0135/19) 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 applications were reported to Committee on 20 July 2020 at the request of the County Councillor. This was due to objections raised by three parish councils and various local residents. There are concerns for both the extension area and the request for variation to the named conditions due to the increased operations. These concerns are largely related to the consequent increase in HGV movements of expanded operations and the adverse impact on the local highways network and adverse impact on the amenity of local residents.

The report outlines the further information received and the recommendation of the Assistant Director for Strategic Infrastructure and Planning.

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, concrete 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 all vehicles to be routed to and from the A34 via the A338 and the A420, to avoid the A415 between Frilford Junction and the Marcham Interchange and the junction of the A415 and the A420 at Kingston Bagpuize, the Assistant Director for Strategic Infrastructure and Planning be authorised to:

- i) approve application no. MW.0134/19 subject to conditions the detailed wording of which to be determined by the Assistant Director for Strategic Infrastructure and Planning 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 Assistant Director for Strategic Infrastructure and Planning including the conditions set out in Annex 3 to the report PN6.**

7. Details Pursuant to Condition 25 (approval of Dust Management Plan) of Planning Permission P18/V2610/CM (MW.0104/18) at Shellingford Quarry, Stanford Road, Stanford in the Vale, Faringdon - Application No. MW.0090/20 (Pages 115 - 150)

Report by the Assistant Director for Strategic Infrastructure and Planning (**PN7**).

The planning application to extend the existing Shellingford Quarry to the west for mineral extraction was taken to Planning & Regulation Committee on 15 July 2019. The resolution to grant planning permission was subject to the signing of Section 106

agreement.

Dust was outlined as a key issue and concern by the committee. Approval was granted subject to a detailed dust management plan to be submitted to committee for final approval before work commenced having first been submitted to the public health and the environmental health teams and reflecting the comments raised by members to secure a robust and meaningful scheme.

The planning application was finally issued on the 24 September 2020. The applicant has now submitted a Dust Management Plan (DMP) under details pursuant to condition 25 of the planning permission P18/V2610/CM (MW.0104/18). The DMP was informally sent out for rounds of consultation in January and March, and document is attached to the report under Annex 1. The DMP is required in order to monitor and mitigate any potential air quality significant impact on local residents.

It is RECOMMENDED that Application MW.0090/20 be approved.

8. Extraction of mineral and restoration to agriculture and nature conservation by infilling with imported inert materials (update report)- Land to the west of Hatford Quarry, Fernham Road, Hatford, Faringdon - Application No. MW.0066/19 (Pages 151 - 188)

Report by the Assistant Director for Strategic Infrastructure and Planning (PN8)

This is an update report to that which was taken to Planning & Regulation Committee on 1 June 2020 when it was resolved subject to completion of a legal agreement and routeing agreement to grant planning permission to the application subject to conditions to be determined by the Director of Planning and Place, to include those set out in Annex 1 of the Committee report of 1 June 2020. The purpose of this report is solely to update the committee that condition 4 in Annex 1 of the original report should be for six years of mineral extraction rather than five.

That the Committee's resolution of 1 June 2020 to approve application no. MW.0066/19 subject to the applicant signing a Section 106 agreement for the matters outlined in Annex 2 of the committee report of 1 June 2020 and a routeing agreement to ensure that HGVs follow the route approved for HGVs associated with the existing quarry and subject to conditions to be determined by the Director of Planning and Place, to include those set out in Annex 1 of the Committee report of 1 June 2020 be amended such that condition 4 reads as follows:

Temporary consent – extraction completed by six years from the date of commencement as notified pursuant to condition 2 and restoration completed by the date seven years from the date of commencement.

9. Relevant Development Plan and Other Policies (Pages 189 - 206)

Paper by the Director for Planning & Place (PN9)

The paper sets out policies in relation to Items 6,7 and 8 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).