



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

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

**Monday, 8 March 2021 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

February 2021

**Committee Officer: Graham Warrington**  
Tel: 07393 001211; E-Mail:  
[graham.warrington@oxfordshire.gov.uk](mailto:graham.warrington@oxfordshire.gov.uk)

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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.*

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### **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

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**Notes: Date of next meeting: 19 April 2021**

## 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](mailto: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 - 12)

To approve the minutes of the meeting held on 19 October 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](mailto:graham.warrington@oxfordshire.gov.uk) no later than 9am Tuesday 2 March 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 4 March). That statement 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. **Serving of the Prohibition Order for the Review of the Mineral Planning Permission (ROMP) at Thrupp Farm and Thrupp Lane, Radley.** (Pages 13 - 64)

Report by the Assistant Director for Strategic Infrastructure and Planning (**PN6**)

As resolved at the meeting of the Planning & Regulation Committee on 7 September 2020, the report provides an update 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. The report also provides an update on the progress with planning 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. It is recommended that a further update report be provided to the meeting of the Planning & Regulation Committee on 19 July 2021.

***It is RECOMMENDED that:***

***A) 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 and Regulation Committee on 19<sup>th</sup> July 2021.***

***B) Officers are instructed to investigate whether it is possible to serve a partial Prohibition Order should it be concluded that mineral working has permanently ceased over part but not all of the ROMP permission areas DD1 and DD2***

- 7. Construction of a park & ride car park providing 850 car parking spaces, cycle spaces, motorcycle spaces, electric vehicle charging points, bus shelters, landscaping, external lighting, public open space, toilets, seating, fencing, habitat creation, drainage features, new access from Cuckoo Lane, new roundabout with access onto A40, an eastbound bus lane approximately 6.5km in length from the park & ride site to the A40 bridge over the Duke's Cut Canal, two sections of westbound bus lane (each approximately 500m in length), new shared use footway/cycleway, widening of Cassington New Bridge, junction improvements, new crossings, new footbridge alongside Cassington Halt Bridge, and associated works on Land West of Cuckoo Lane and Adjacent to the A40, Eynsham, West Oxfordshire OX29 4PU - Application R3.0057/19 (Pages 65 - 142)**

The report sets out the proposed development for which planning permission has been applied under application no. R3.0057/19 for the construction of a Park & Ride car park on land West of Cuckoo Lane and Adjacent to the A40, Eynsham. The report considers the application against the development plan and other material considerations including consultation responses and representations received and recommends that subject to conditions to be determined by the Assistant Director of Strategic Infrastructure and Planning and to no new material considerations arising during the open consultation period, that the application be approved.

***Subject to the satisfaction of the Assistant Director of Strategic Infrastructure and Planning in consultation with the committee Chairman and Deputy Chairman***

*that following the end of the current consultation period no new material considerations have arisen, it is **RECOMMENDED** that planning permission for R3.0057/19 be approved subject to conditions to be determined by the Assistant Director of Strategic Infrastructure and Planning, to include those set out in Annex 1 to the report.*

## **8. Relevant Development Plan and Other Policies (Pages 143 - 182)**

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

The papers sets out policies in relation to Items 6 and 7 and should be regarded as an Annex to each report.

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### **Pre-Meeting Briefing**

There will be a virtual pre-meeting briefing on **Thursday 4 March 2021** at **11.30 am** for the Chairman, Deputy Chairman and Opposition Group Spokesman.