



To: Members of the Planning & Regulation Committee

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

**Monday, 19 April 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

April 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 Stefan Gawrysiak  
Deputy Chairman - tba

#### *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: 7 June 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 - 16)

To approve the minutes of the meeting held on 8 March 2021 (**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 13 April 2021 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 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. **Widening and upgrading of existing site access onto Waterworks Road (Grimsbury Green) and highway improvement works to Waterworks Road/Grimsbury Green at Tarmac Asphalt and Concrete Batching Plant, Water Works Road, Hennef Way, Banbury, OX16 3JJ - Application No. MW.0011/21** (Pages 17 - 36)

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

The report sets out the detail of an application seeking permission to widen and upgrade the existing site access onto the public highway at Grimsbury Green, including the provision of a new footpath into the site at the eastern side of the access, re-surfacing, and alterations to drainage. The proposals intend to segregate HGV movements from non-motorised users and to formalise the T-junction to prevent vehicle conflict and so that HGVs do not cut the corner. Existing palisade fencing would be relocated to the new boundary at the eastern edge of the access, although the western

edge would remain unfenced. In addition to the works to the access, the application also proposes to fund the provision of a new 2m wide footway to the south of Grimsbury Green along with a central refuge crossing point.

***It is RECOMMENDED that planning permission for application MW.0011/21 be approved subject to conditions to be determined by the Assistant Director for Strategic Infrastructure and Planning, to include those set out in Annex 1 to the report PN6.***

## **7. Tarmac Asphalt and Concrete Batching Plant, Water Works Road, Hennef Way, Banbury, OX16 3JJ (Pages 37 - 76)**

MW.0012/21: Demolition of existing concrete batching plant and stock bays and provision of new permanent aggregate storage bay area and weighbridge and associated lorry turning area and widening of internal access road;

**MW.0013/21: Provision of new relocated RMX concrete plant and associated works including reconfigured storage bay area, new weighbridge, expanded car parking area and new office/welfare facility; and**

**MW.0014/21: Provision of temporary stock-bay area and weighbridge to accommodate additional aggregate deliveries associated with construction of HS2.**

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

The report sets out three applications for the proposed redevelopment of Tarmac's existing site in Banbury. The site forms part of an operational rail head which is used for the processing, storage and distribution of aggregate, concrete, and asphalt to the local construction industry. The railhead as a whole contains an operational asphalt plant, concrete batching plant, aggregate storage bays, areas of hardstanding and car parking, office, and associated infrastructure with a total operation land-take of around 2.8ha.

***It is RECOMMENDED that planning permission for application MW.0012/21 be approved subject to no objection being received from the Lead Local Flood Authority and the Environment Agency, the applicant first entering into a routeing agreement and to conditions to be determined by the Assistant Director for Strategic Infrastructure and Planning, to include those set out in Annex 1 to the report PN7.***

***It is RECOMMENDED that planning permission for application MW.0013/21 be approved subject to no objection being received from the Lead Local Flood Authority and the Environment Agency, the applicant first entering into a routeing agreement and to conditions to be determined by the Assistant Director for Strategic Infrastructure and Planning, to include those set out in Annex 2 to the report PN7.***

***It is RECOMMENDED that planning permission for application MW.0014/21 be approved subject to, no objection being received from the Lead Local Flood***

***Authority and the Environment Agency, the applicant first entering into a routeing agreement and to conditions to be determined by the Assistant Director for Strategic Infrastructure and Planning, to include those set out in Annex 3 to the report PN7***

- 8. The use of the land at New Barn Farm quarry for the importation, handling and re-sale of aggregates at New Barn Farm, Cholsey, Wallingford, Oxfordshire OX10 9HA - Application No. MW.0114/20: (Pages 77 - 98)**

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

The quarry has identified a need for the provision of a wider range of aggregate products within the local area and proposes to meet this demand by providing the local community with a wider range of aggregate products. Planning permission is therefore being sought for the importation, handling and resale of 10,000tpa of aggregates within a small section of New Barn Farm Quarry. It is anticipated that 30% of the imported aggregates would be secondary and/or recycled and would largely comprise compost soil blend with the proportion of secondary and/or recycled aggregates is expected to increase as more supplies become available.

***Subject to a supplemental routeing agreement first being entered into planning permission MW.0114/20 be APPROVED subject to conditions to be determined by the Assistant Director for Strategic Infrastructure and Planning to include those set out in Annex 1 to the report PN8.***

- 9. Relevant Development Plan and Other Policies (Pages 99 - 116)**

Paper by the Assistant Director for Strategic Infrastructure and Planning (**PN10**).

The paper sets out policies in relation to Items 6, 7 and 8 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 15 April at 11.00 am** for the Chairman and Opposition Group Spokesman.