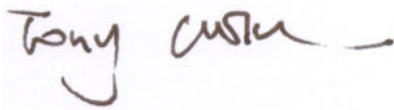


To: Members of the Planning & Regulation Committee

Notice of a Meeting of the Planning & Regulation Committee

Monday, 12 July 2010 at 2.00 pm

County Hall



Tony Cloke
Assistant Head of Legal & Democratic Services

July 2010

Contact Officer: **Graham Warrington**
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Membership

Chairman – Councillor Steve Hayward
Deputy Chairman - Councillor Mrs Catherine Fulljames

Councillors

Alan Armitage
Tony Crabbe
Anda Fitzgerald-O'Connor
Jenny Hannaby
Ray Jelf

Peter Jones
Lorraine Lindsay-Gale
David Nimmo-Smith
Neil Owen
G.A. Reynolds

John Sanders
Don Seale
John Tanner

Notes:

- ***A site visit is required for Item 5 (Coombe Farm, Great Milton). Members are asked to meet on site at 10.30 am. Lunch will be available at County Hall at 12.30 pm.***
- ***Date of next meeting: 13 September 2010***

Declarations of Interest

This note briefly summarises the position on interests which you must declare at the meeting. Please refer to the Members' Code of Conduct in Part 9.1 of the Constitution for a fuller description.

The duty to declare ...

You must always declare any "personal interest" in a matter under consideration, ie where the matter affects (either positively or negatively):

- (i) any of the financial and other interests which you are required to notify for inclusion in the statutory Register of Members' Interests; or
- (ii) your own well-being or financial position or that of any member of your family or any person with whom you have a close association more than it would affect other people in the County.

Whose interests are included ...

"Member of your family" in (ii) above includes spouses and partners and other relatives' spouses and partners, and extends to the employment and investment interests of relatives and friends and their involvement in other bodies of various descriptions. For a full list of what "relative" covers, please see the Code of Conduct.

When and what to declare ...

The best time to make any declaration is under the agenda item "Declarations of Interest". Under the Code you must declare not later than at the start of the item concerned or (if different) as soon as the interest "becomes apparent".

In making a declaration you must state the nature of the interest.

Taking part if you have an interest ...

Having made a declaration you may still take part in the debate and vote on the matter unless your personal interest is also a "prejudicial" interest.

"Prejudicial" interests ...

A prejudicial interest is one which a member of the public knowing the relevant facts would think so significant as to be likely to affect your judgment of the public interest.

What to do if your interest is prejudicial ...

If you have a prejudicial interest in any matter under consideration, you may remain in the room but only for the purpose of making representations, answering questions or giving evidence relating to the matter under consideration, provided that the public are also allowed to attend the meeting for the same purpose, whether under a statutory right or otherwise.

Exceptions ...

There are a few circumstances where you may regard yourself as not having a prejudicial interest or may participate even though you may have one. These, together with other rules about participation in the case of a prejudicial interest, are set out in paragraphs 10 – 12 of the Code.

Seeking Advice ...

It is your responsibility to decide whether any of these provisions apply to you in particular circumstances, but you may wish to seek the advice of the Monitoring Officer before the meeting.

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 - 6)

To approve the minutes of the meeting held on 24 May 2010 and to receive for information any matters arising therefrom.

4. **Petitions and Public Address**
5. **Change of use from pasture to parking area for use by Great Milton Primary school for a temporary period until 31 January 2012; land at Coombe farm, Chilworth Road, Great Milton - Application No R3.0035/10**
(Pages 7 - 40)

Report by Head of Sustainable Development (**PN5**)

The report outlines a proposal to change the use of an area of pasture at Coombe Farm, Great Milton to a temporary car parking area for the use of Great Milton Primary School during building work for a new Children's Centre and school extensions at the school. The car park is to be used for a temporary period only until 31 January 2012. The site lies within the Oxford Green Belt. As with the earlier application for the Children's Centre and school extensions this application has generated much interest locally and the responses received from local residents, the Parish Council and the District Council are included along with other consultee replies. The report also explains that the owner of the proposed site at Coombe Farm has indicated that he is now unwilling to release the land for car park use. Notwithstanding this however, the school (and landowner) are content for the application as submitted to proceed to a decision. Accordingly, the comments of the Head of Sustainable Development on the issues raised and the merits of the proposal are included along with the recommendation on the application.

The Committee is RECOMMENDED to authorise the Head of Sustainable Development to grant permission for Application R3.0035/10 for the change of use of land from pasture to parking area for use by Great Milton Primary School for a temporary period until 31 January 2012 at Coombe Farm, Chilworth Road, Great Milton subject to conditions to be determined by the Head of Sustainable Development to include the following:

1. ***Development to be carried out strictly in accordance with details submitted with the application.***
2. ***Temporary permission – permission to cease by 31 January 2012, or***

completion of the building works for the Children's centre and school extensions submitted under application No. R3.0188/09, whichever is the sooner.

- 3. Site to be restored to pasture on completion of the development.**
- 4. Details of specification for construction of site entrance and surface of the car park to be submitted and agreed. Works to be implemented prior to building works commencing on school site.**
- 5. Hedge protection measures to be submitted and agreed prior to any works commencing on site.**
- 6. Details of any lighting provision to be submitted and agreed prior to any works commencing on site.**
- 7. Details of a car park management plan to be submitted and agreed prior to any works commencing on site. Any approved plan shall be implemented for the duration of the development.**
- 8. Details of any signage proposed (both at the school and the temporary car park) to be submitted and agreed prior to commencement of the development.**

6. Change of use and alteration of land and building at Manor Farm, Peppard Common to a small scale inert materials recovery facility for the production of recycled aggregates at Manor Farm, Peppard Common, Henley-on-Thames, RG9 5LA - Application MW.0070/10 (Pages 41 - 76)

Report by Head of Sustainable Development (PN6)

This is an application for an inert waste recycling facility and conversion of an existing agricultural building into an inert waste processing building at Manor Farm Industrial Estate, Rotherfield Peppard. The site is located within the Chilterns Area of Outstanding Natural Beauty (AONB). The application site is 0.4Ha. The building is currently an open sided barn and the proposal would involve enclosing the building to provide a processing area for the crushing and sorting of inert waste material. 4 prefabricated concrete bays are proposed in the cartilage to the building that would provide storage space for the processed waste material that would be exported as secondary aggregate. The main issues are whether there is a need for this development, its location within the AONB, traffic, impact to local amenity and re-use of agricultural buildings. There is certainly a need for this type of waste management facility in this area of County. However, the report concludes that the applicant has not demonstrated that there is an established overriding need for a facility in this location and that this need outweighs the permanent impacts on the characteristics of the AONB.

It is RECOMMENDED that planning permission for Application P10/E0675/CM be refused for the following reasons:

- (1) The proposal is contrary to SEP policy W17 and MWLP policy W3 in that it has not been demonstrated that the need for the site in the proposed location would outweigh the permanent visual harm to the Chilterns AONB and impact from noise to local residential amenity.***

- (2) ***The proposal is contrary to SOLP policy E8 in that the level of development required to convert the agricultural building to an industrial use is inappropriate within the Chilterns AONB.***

7. Construction of a new synthetic Multi Use Games Area (MUGA) with 3m high perimeter fencing and 4 floodlight columns (6.7m high) at Eynsham Primary School, Beech Road, Eynsham, Witney OX29 4LJ - Application R3.0037/10 (Pages 77 - 114)

Report by Head of Sustainable Development (PN7)

This application is for the construction of a new synthetic Multi Use Games Area (MUGA) at Eynsham Primary School. The application also involves the erection of 3m high fencing around the perimeter of the proposed MUGA and, the erection of four 6.7m high floodlight columns. Objections have been received to the proposal and the local County Councillor has requested that the application be determined by the Planning & Regulation Committee. The report describes the development, outlines the consultation replies and objections along with other responses to the application and relevant planning policies along with comments by the Head of Sustainable Development.

It is RECOMMENDED that Application No. R3.0037/10 be approved subject to conditions to be determined by the Head of Sustainable Development to include the following matters:

- 1. The development must be carried out strictly in accordance with the particulars contained in the application and the plans.***
- 2. Commencement of the development within 3 years.***
- 3. Submission of further details to indicate layout of pitches within the MUGA.***
- 4. Floodlights to be compliant with the Institute of Lighting Engineers Guidance Note.***
- 5. Submission of full details of proposed floodlighting, cowling and predicted overspill levels of light.***
- 6. Site assessment of lighting levels from floodlights and implementation of any remedial action that may be required.***
- 7. That the hours of use for community purposes shall be restricted to 4.00pm – 9.00pm (Monday – Friday) and 9.00am – 5.00pm (Saturday) during term time and, 9.00am – 9.00 (Monday – Friday) and 9.00am – 5.00pm (Saturday) during the school holidays.***
- 8. Submission, agreement and implementation of a community use management agreement plan.***
- 9. Submission and agreement of contractors working hours, delivery times of materials and site compound.***
- 10. Submission of full details (including the location) of the proposed footpath between the car park and the MUGA.***
- 11. Tree and hedgerow protection measures.***

Archaeological informative – If archaeological finds do occur during

development, the County Archaeologist shall be notified in order that he may visit the site and advise as necessary.

Ecological informative - If any protected species not initially surveyed for are found at any point, all work should cease immediately. Work should not recommence until a full survey has been carried out, a mitigation strategy prepared and licence obtained (if necessary) in discussion and agreement with Natural England.

Pre-Meeting Briefing

There will be a pre-meeting briefing at County Hall on **Thursday 8 July at 10.00 am** for the Chairman, Deputy Chairman and Opposition Group Spokesman.