

PLANNING & REGULATION COMMITTEE

MINUTES of the meeting held on Monday, 23 June 2014 commencing at 2.00 pm and finishing at 2.30 pm

Present:

Voting Members: Councillor Mrs Catherine Fulljames – in the Chair

Councillor Neil Owen (Deputy Chairman)
Councillor David Bartholomew
Councillor Mark Cherry
Councillor Patrick Greene
Councillor Pete Handley
Councillor Stewart Lilly
Councillor Glynis Phillips
Councillor Anne Purse
Councillor G.A. Reynolds
Councillor John Tanner
Councillor Jenny Hannaby (In place of Councillor Bob Johnston)

Officers:

Whole of meeting G. Warrington & J. Crouch (Law & Culture); D. Periam (Environment & Economy)

Part of meeting

Agenda Item

6.

Officer Attending

K. Broughton (Environment & Economy)

The Committee considered the matters, reports and recommendations contained or referred to in the agenda for the meeting, together with a schedule of addenda tabled at the meeting and decided as set out below. Except as insofar as otherwise specified, the reasons for the decisions are contained in the agenda, reports and schedule, copies of which are attached to the signed Minutes.

20/14 APOLOGIES FOR ABSENCE AND TEMPORARY APPOINTMENTS

(Agenda No. 1)

Apology	Temporary Appointment
Councillor Bob Johnston	Councillor Jenny Hannaby

21/14 DECLARATIONS OF INTEREST - SEE GUIDANCE NOTE OPPOSITE

(Agenda No. 2)

With regard to Item 6 Councillor Cherry declared that as the local councillor for Banbury Calthorpe he had, in 2013, awarded £5,000 from his big society fund towards the cost of the Frank Wise School Drama Room. In view of that and the current application at that school now before the Committee he had taken advice from the Monitoring Officer with regard to his ability to participate. He had been advised that he could. He also advised that he had not expressed or formed an opinion on this current application and intended therefore to take a full part in the discussion and any voting thereon.

22/14 MINUTES

(Agenda No. 3)

The minutes of the meeting were agreed subject to:

- completing the officer attendance list. That had been done on the signed minute book copy.
- amending *Councillor ?* to read *Councillor Purse* on page 3 (ninth paragraph of the preamble).

23/14 CHAIRMAN'S UPDATES

(Agenda No. 5)

Sutton Courtenay Waste Management Site

The Committee were advised that the Inspector had upheld the 2 appeals lodged against the Committee's decision (taken in September 2013) to refuse two applications at the Sutton Courtenay Waste Management Site and awarded costs due largely to the weakness of the reasons given for refusal.

Agreed to circulate the Inspector's full decision letter to all members of the Committee.

Extension to Caversham sand and gravel quarry

Councillor Bartholomew asked when the Secretary of State might be expected to respond with regard to any call in of the decision taken last December. This remained an extremely sensitive issue locally and it was difficult to understand why there had been a six month delay since the Committee's original decision.

Mr Periam advised that requests had been made to the Secretary of State's office but nothing had, as yet, been received with regard to his decision. He would send a written request but in his experience that was unlikely to elicit anything sooner from him.

24/14 NEW TWO STOREY BUILDING FOR THE 16-19 AGE GROUP (6TH FORM) TO REPLACE THE EXISTING TEMPORARY ACCOMMODATION. THE PROPOSALS INCLUDE MINOR CAR PARKING IMPROVEMENTS WITH THE CREATION OF 7 ADDITIONAL PARKING SPACES IN THE MAIN SCHOOL PARKING AREA AND ALSO 4 SPACES FOR USE IN ASSOCIATION WITH THE 16-19 BUILDING ON THE SITE OF THE TEMPORARY BUILDINGS AT THE FRANK WISE SCHOOL, HORNBEAM CLOSE, BANBURY - APPLICATION NO R3.0031/14

(Agenda No. 6)

The Committee considered (PN6) a planning application for a new two storey building to provide 6th Form accommodation and replace temporary accommodation. The Committee also noted the full tabled comments from the county's aboricultural officer who, although raising no objection as stated in the report had, however, raised concerns at pre-application stage regarding increased risk to the trees if the building was placed under them.

Mr Broughton confirmed that as the trees were on a site in a conservation area they were effectively subject to tree preservation orders.

Councillor Hannaby and Councillor Phillips raised issues regarding the distance of the trees from the new building and the impact they might have on light into the building.

Mr Broughton confirmed that the new building was some distance from the trees and could be accommodated without their loss. He tabled Drawing No. FW-Z062-006 showing the building with a grey slate roof, which was much shallower than the pitch on the original building and would allow more light into the new building. A construction management plan to include timing of people arriving on site would be prepared.

RESOLVED: (on a motion by the Chairman, seconded by Councillor Greene and carried nem con) that planning permission be approved for Application R3.0031/14 subject to conditions to be determined by the Interim Deputy Director for Environment & Economy (Strategy & Infrastructure Planning) but to include the following:

1. Development to be commenced within 3 years of the date of permission.
2. Development to be built in accordance with the plans and details of the development.
3. A school travel plan to be submitted and approved prior to first occupation of the building.
4. A construction Management Plan to be submitted and approved prior to the development taking place.
5. Details of drainage scheme to be submitted and approved prior to the development taking place.
6. That within 6 months of the first occupation of the proposed building the temporary classroom units permitted under R3.0144/11 be removed.

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7. Trees numbered T08, T09, T10, T11, T12, T13, T14, T15 and T16 on plan G100 003 should be retained.
8. Trees to be retained on the site should be protected in accordance with BS 5837: 2005.
9. Details of directional signage and car parking designation signage should be submitted and approved prior to first occupation of the development.
10. Details of vehicle parking and manoeuvring areas should be submitted and approved prior to first occupation of the development.
11. Details of cycle parking should be submitted and approved prior to first occupation of the development.

..... in the Chair

Date of signing