

For: PLANNING AND REGULATION COMMITTEE – 14 SEPTEMBER 2015

By: DEPUTY DIRECTOR FOR ENVIRONMENT & ECONOMY (STRATEGY & INFRASTRUCTURE PLANNING)

Development Proposed:

Erection of a mobile concrete batching plant with associated infrastructure, concrete hardstanding and portable toilet

Division Affected: Eynsham

Contact Officer: Mary Thompson **Tel:** Oxford 815901

Location: Land at Dix Pit adjacent to Workshops, Linch Hill,
Stanton Harcourt, Oxford, OX8 1BB

Application No: MW.0053/15 **District Ref:** 15/01531/CC3REG

District Council Area: West Oxfordshire

Applicant: Hanson Quarry Products Ltd

Date Received: 31 March 2015

Consultation Period: 30 April – 21 May 2015

Introduction

1. On 27 July 2015 the Planning & Regulation Committee granted planning permission for the erection of a mobile concrete batching plant and associated infrastructure on land within Dix Pit landfill site (item number PN9) as set out in the minutes of the meeting at Item 3 on this agenda.
2. The proposal before committee was for the importation of aggregate from Bridge Farm quarry until Stonehenge Farm quarry becomes operational at which point the supply of aggregate will switch to Stonehenge Farm quarry.
3. The grant of permission was subject to a number of conditions which were summarised in an annex to the report. Additionally, committee members requested a condition to ensure that the import of aggregate from Bridge Farm would be for a temporary period of 18 months and this formed part of the resolution.

Proposed Modification to condition

4. The proposed condition restricting importation from Bridge Farm to an 18 month period is acceptable to the applicant. However, they have advised that during that 18 month period they would wish to also import aggregate from other sources closer to the site than Bridge Farm quarry. This might include Kidlington rail depot (17 miles or 27 km by road¹ from the site using approved routes) and Gill Mill quarry (4 miles or 6.5 km by road from the site using approved routes). For comparison, Bridge Farm Quarry is 29 miles or 47 km. This importation would end after 18 months when aggregate was available from Stonehenge Farm quarry.
5. The reason for this is to allow flexibility for aggregate to be imported from other sites should it not be available from Bridge Farm due to flooding, archaeological constraints or any other reason. It would also allow for marine aggregates to be imported from Kidlington rail depot if needed. These have different properties to locally won aggregate and can be required for specialist concrete mixes. This flexibility would only be needed for the initial 18 month period. Following that importation would be from Stonehenge Farm quarry only, due to its close proximity. Once Stonehenge Farm was operational, specialist concrete mixes using marine aggregates would be supplied from the applicant's Horspath site.
6. The applicant therefore proposes that the condition is worded to allow import of aggregate from Bridge Farm quarry, or any site closer to the site than Bridge Farm quarry. The condition would not specify the sites to allow flexibility, however all vehicle movements would be subject to the agreed routing restrictions.

¹ All distances are approximate

7. The proposed change would be in the interests of sustainability and reducing distance travelled on the highway network and is supported by officers.
8. The importation of aggregate from sites closer than Bridge Farm is in line with the intention of committee in imposing the condition to ensure that aggregate is not imported greater distances than necessary. However, because the proposal to import from sites other than Bridge Farm quarry and Stonehenge Farm quarry was not put forward at the time of July committee, this has not previously been considered by committee members and is therefore being brought to committee now.
9. Therefore, it is recommended that the additional condition described in the decision on item PN9 to the 27 July Planning & Regulation Committee imposes a time limit of 18 months for the supply of sand and gravel from Bridge Farm Quarry *or any other site that lies closer to the application site by road (using approved routes) than Bridge Farm Quarry.*

Minor modification to site layout

10. Additionally, the applicant has advised that they wish to make a minor change to the orientation of the proposed plant to turn it 25 degrees clockwise. The plant would still be located in the same location as originally proposed. The change to the orientation would also lead to a change to the position of the portable toilet and an area of car parking within the site. The updated plan also shows two small water tanks which were not on the original plan. The changes proposed are minor, contained within the site area and would not have any significant impact. Therefore, it is recommended that the amended plan incorporating these changes be approved.

RECOMMENDATION

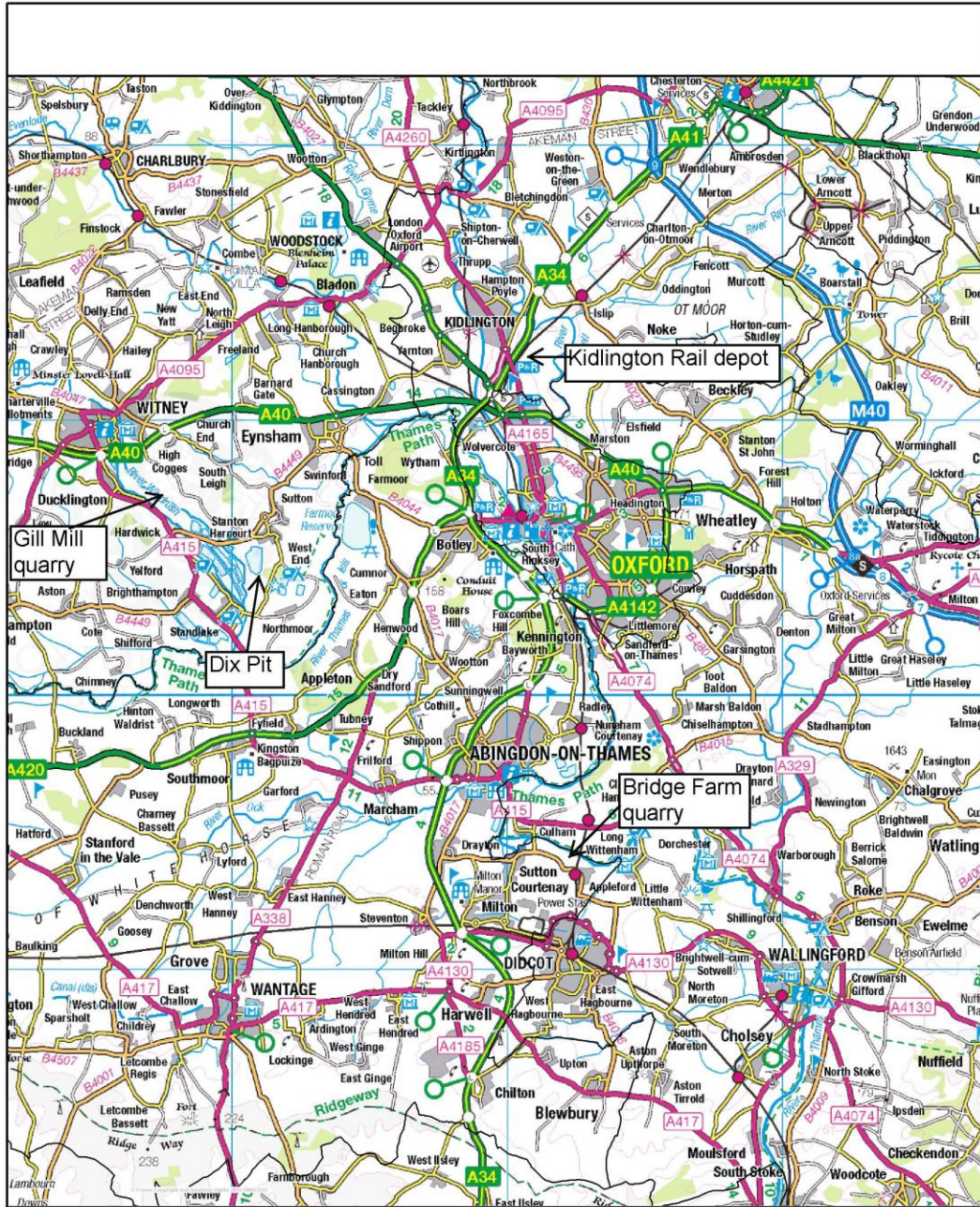
11. It is **RECOMMENDED** that:
 - (a) **the additional condition listed in the resolution for item PN9 to the 27 July 2015 Planning & Regulation Committee be amended to read: 'an additional condition imposing a time limit for the supply of sand and gravel from Bridge Farm Quarry *or any other site that lies closer to the application site by road (using approved routes) than Bridge Farm Quarry.***

- (b) the amended plan showing the detailed site layout (S59M/187 dated June 2015) be approved rather than the originally submitted plan (Drawing S59M/187 dated February 2015).**

BEV HINDLE

Deputy Director for Environment & Economy (Strategy & Infrastructure Planning)

September 2015



 OXFORDSHIRE COUNTY COUNCIL

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