

PLANNING & REGULATION COMMITTEE

MINUTES of the meeting held on Monday, 14 September 2015 commencing at 2.00 pm and finishing at 2.43 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 Bob Johnston
Councillor Stewart Lilly
Councillor James F. Mills
Councillor Glynis Phillips
Councillor Anne Purse
Councillor G.A. Reynolds
Councillor John Tanner

Other Members in Attendance: Councillor Charles Mathew (for Agenda Item 6)

Officers:

Whole of meeting G. Warrington and D. Mytton (Law & Culture); C. Kenneford and D. Periam (Environment & Economy)

Part of meeting

Agenda Item

Officer Attending

6. M. Thompson (Environment & Economy)
7. K. Broughton (Environment & Economy)
8. C. Hodgkinson (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.

49/15 MINUTES
(Agenda No. 3)

The minutes of the meeting held on 27 July 2015 were signed and approved subject to the following amendments to Minute 45/15:

- Page 5, minute heading Application No MW/0450/14 to read MW.0053/15
- Page 6, paragraph 5, line 4 – Sutton Harcourt to read Stanton Harcourt
- All references to Bridge End farm be amended to read “Bridge Farm”

50/15 PETITIONS AND PUBLIC ADDRESS

(Agenda No. 4)

<i>Speakers</i>	<i>Item</i>
Dave Norminton (Hansons) Councillor Charles Mathew (Local Member)) 6 – Dix Pit, Linch Hill, Stanton Harcourt – Application MW.0053/15)

51/15 ERECTION OF A MOBILE CONCRETE BATCHING PLANT WITH ASSOCIATED INFRASTRUCTURE, CONCRETE HARDSTANDING AND PORTABLE TOILET LAND AT DIX PIT ADJACENT TO WORKSHOPS, LINCH HILL, STANTON HARCOURT (UPDATE TO REPORT TO COMMITTEE MEETING ON 27 JULY 2015) - APPLICATION NO. MW.0053/15

(Agenda No. 6)

The Committee considered a report (PN6) proposing a modification to one of the conditions which had formed part of a planning permission for a concrete batching plant on part of Dix Pit landfill site granted by the Committee on 27 July 2015. The modification would allow for aggregate to be imported from other sites closer to Dix Pit than Bridge Farm Quarry in addition to the import from Bridge Farm quarry, for the 18 month period whilst import from Bridge Farm quarry was permitted. That would 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. The applicant has also put forward minor changes to the proposed layout of the site which includes rotating the position of the plant and installing two water tanks.

The Committee also had before it an addenda setting out an amended recommendation for a further condition specifying that consent would be a personal permission for the use of the applicant (Hanson Quarry Products Europe Limited) only.

Presenting the report Ms Thompson explained the minor changes set out by the applicant and advised members that work had commenced on site prior to issue of the planning permission. The county’s enforcement officer had written to the company and all work had now stopped.

Responding to a question from Councillor Johnston she confirmed that development at Kidlington Rail Depot would not be compromised.

Mr Norminton spoke in support of the application. Apologising to the Committee for the early start on the development he explained that that work had involved foundation work in anticipation of the routeing agreement being signed but assured members that work would not re-commence until the permission had been issued.

Councillor Mathew reminded the Committee that he had opposed the original application in July for the very reason that Hansons were now seeking to change it. He referred to the unsuitability of New Bridge, the retrospective nature of the application and concerns locally that although Dix Pit had been closed for all waste purposes it was now operating again in another guise. He also referred to an undertaking by Hansons to fund improvements in Moreton Lane, Northmoor to the tune of £6,000 and he wanted this permission held back until that had been done.

Although that issue was not part of the application currently before the Committee the Chairman invited Mr Norminton to respond. He confirmed that payment had been subject to a S278 agreement which had now been agreed and was awaiting signatures from both his company and the county council. He anticipated that should be within the next 2 weeks whereupon payment would be issued for the work.

RESOLVED: (on a motion by Councillor Tanner, seconded by Councillor Greene and carried by 10 votes to 2, Councillor Anne Purse and Councillor James Mills recorded as having abstained) 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).
- (c) a further condition be added to the list of conditions to specify that the consent was a personal permission for the use of the applicant (Hanson Quarry Products Europe Limited) only.

52/15 ERECTION OF A SINGLE STOREY BUILDING TO PROVIDE 2 NEW CLASSROOMS, ACCOMPANIED BY THE NECESSARY ANCILLARY ACCOMMODATION; TOILETS, CLOAKS, STORAGE AND RESOURCE AREAS, 1:1 ROOM, CLEANERS STORE AND COVERED CANOPY LINK IN BETWEEN EXISTING AND PROPOSED BUILDING AND A NEW PATH AROUND THE PROPOSAL FOR EXTERNAL WORKS AT QUEENSWAY SCHOOL, BRANTWOOD RISE, BANBURY - APPLICATION NO. R3.0073/15
(Agenda No. 7)

The Committee having noted an amendment to paragraph 16 of the report namely that Bicester Town Council should have read Banbury Town Council considered

(PN7) a planning application for the construction of a single storey building to provide 2 new classrooms along with a covered canopy link in between the existing and proposed building on an existing school site within Banbury.

Presenting the report Mr Broughton advised that only three trees remained on site which would be affected by this development and not four as stated in paragraph 12 of the report. A fourth tree had already been removed for health and safety reasons, which meant only one further tree now needed to be removed. He confirmed that objections to the application had been on the grounds of loss of trees and traffic issues. No specific objection had been received with regarding design.

Responding to a question from Councillor Cherry regarding the discharge of surface water run-off into the porous paving surrounding external hard standing areas and the potential for risk of injury during severe weather in the winter Mr Broughton confirmed that the Council's drainage officer had raised similar concerns regarding this matter as set out in paragraph 23 of the report. Those issues would be considered further in accordance with the terms set out in the recommendation in paragraph 42(iii), which sought submission of an acceptable and sustainable drainage scheme prior to planning permission being issued.

RESOLVED: (on a motion by Councillor Reynolds, seconded by Councillor Greene and carried unanimously) that subject to:

- i) a Unilateral Undertaking for a financial contribution of £1,240 for a School Travel Plan monitoring fee;
- ii) a Unilateral Undertaking for a financial contribution of £10,000 towards the costs associated with traffic regulation orders for car parking controls;
- iii) submission of an acceptable sustainable drainage scheme;
- iv) there being no overriding objections from Cherwell District Council;

that planning permission for application no. R3.0073/15 be granted subject to conditions to be determined by the Deputy Director for Environment and Economy (Strategy & Infrastructure Planning) to include the following:

1. Development to be carried out in accordance with the submitted documents and plans.
2. The development to be commenced out within a period of three years from the date of the permission.
3. A school travel plan to be submitted and approved prior to the occupation of the development.
4. Prior to commencement of the development the applicant should provide a replacement tree (*Quercus robur*) to be planted in a location to be agreed with the County Planning Authority. The replacement would be planted in accordance with BS 8545:2014 Trees: from nursery to independence in the landscape, be of heavy standard size and include an aftercare program of at least 2 years.

53/15 MINERALS AND WASTE SITE MONITORING & ENFORCEMENT

..... (Agenda No. 8)

The Committee considered (PN8) a report updating members on the regular monitoring of minerals and waste planning permissions and progress of enforcement cases for the period 1 April 2015 to 31 August 2015.

Mr Hodgkinson advised that the 'visits completed' column in Annex 1 indicated the number of visits carried out up to the 31 August but that the projected targeted visits figure was a forecast through to March 2016.

The Committee noted that the Ardley EfW site was now operating and not 'in construction' as stated in the report.

With regard to Annex 2 Mr Hodgkinson confirmed that unauthorised activity at Sutton Courtenay quarry had ceased as of last Friday.

With regard to Ferris Hill Farm, Hook Norton he advised Councillor Reynolds that although visits were not detailed with regard to enforcement cases and confirmed that a visit to this site had been made the previous week.

RESOLVED: that the Schedule of Compliance Monitoring Visits in Annex 1 and the Schedule of Enforcement Cases in Annex 2 to the report PN8 be noted.

..... in the Chair

Date of signing