

PLANNING & REGULATION COMMITTEE

MINUTES of the meeting held on Monday, 5 June 2017 commencing at 2.00 pm and finishing at 3.10 pm

Present:

Voting Members: Councillor Les Sibley – in the Chair

Councillor Jeannette Matelot (Deputy Chairman)
Councillor Mrs Anda Fitzgerald-O'Connor
Councillor Mike Fox-Davies
Councillor Stefan Gawrysiak
Councillor Bob Johnston
Councillor Mark Lygo
Councillor Glynis Phillips
Councillor G.A. Reynolds
Councillor Judy Roberts
Councillor Dan Sames
Councillor Lawrie Stratford (In place of Councillor Alan Thompson)
Councillor Richard Webber (In place of Councillor Dr Kirsten Johnson)

Officers:

Whole of meeting Graham Warrington and Jennifer Crouch (Law & Governance); Chris Kenneford and David Periam (Planning & Place)

Part of meeting

Agenda Item

	Officer Attending
6.	Sue Lawley (County Ecology Officer, Environment) & Geoff Arnold (Transport Development Control officer, Vale & South Oxfordshire Localities team)
7.	Nick Mottram (Countryside Strategy Officer, Environment)
8.	Emily Catcheside & Catherine Kelham (Buckinghamshire County Council)

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 and reports and schedule, copies of which are attached to the signed Minutes.

20/17 APOLOGIES FOR ABSENCE AND TEMPORARY APPOINTMENTS
(Agenda No. 1)

<i>Apology for Absence</i>	<i>Temporary Appointment</i>
Councillor Alan Thompson Councillor Kirsten Johnson	Councillor Lawrie Stratford Councillor Richard Webber

21/17 DECLARATIONS OF INTEREST - SEE GUIDANCE NOTE OPPOSITE
(Agenda No. 2)

<i>Councillor</i>	<i>Item</i>	<i>Nature of Interest</i>
Richard Webber	6, 7 & 8	Local Member for all three items and member of Sutton Courtenay Local liaison Committee for Items 6 & 7. He advised that he had not expressed an opinion on any of the three applications in either capacity and therefore intended to participate in discussion and voting on all three items.

22/17 MINUTES
(Agenda No. 3)

The minutes of the meetings held on 24 April 2017 and 16 May 2017 were approved subject to:

24 April 2017 - amending paragraph 11 of Minute 17/17 to read “Councillor Lily – the existing noise limit for the pump was set at 51 decibels”

16 May 2017 - amending Minute 18/17 to read “**RESOLVED:** (on a motion by Councillor George Reynolds and carried by 7 votes to 6) that Councillor Sibley be appointed Chairman for the ensuing council year”

23/17 PETITIONS AND PUBLIC ADDRESS

(Agenda No. 4)

<i>Speaker</i>	<i>Item</i>
Phillip Duncan	6. Bridge Farm Quarry – Application MW.0127/16 7.Replacement asphalt plant, Appleford Sidings – Application MW.0005/17

24/17 SMALL EXTENSION TO BRIDGE FARM QUARRY TO EXTRACT SAND AND GRAVEL AND RESTORATION TO AGRICULTURE AND LAKES WITH REED FRINGES - APPLICATION NO. MW.0127/16

(Agenda No. 6)

The Committee considered (PN6) an application for a proposed extension to the north and west of the existing Bridge Farm Quarry.

Presenting the report Mr Periam drew the Committee’s attention to the tabled addenda sheet setting out amendments to the officer report following the withdrawal of their objection by the Environment Agency.

Officers then responded to questions from:

Councillor Reynolds – Sue Lawley confirmed that ecological conditions covering movement of small animals represented best practice.

Councillor Fox Davis felt the application was hardly a small extension and in view of its potential commercial value wondered whether the applicants might be persuaded to consider extending the management plan.

Mr Periam confirmed that the applicants had been disinclined to accept an extension to the 20 year management plan but had accepted extending proposals for aftercare from the normal 5 years to 7.

Thanking officers for a comprehensive report Mr Duncan commended the recommendations. Responding to Councillor Fox Davis he added that although the area appeared to be large in size the deposits of material scheme were shallow and that along with the existence of paleochannels meant that extraction costs would be high although that ultimately would benefit restoration to agriculture. There were also issues with the landowner regarding after management.

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

- (i) completion of a section 106 legal agreement to provide for the submission and implementation of a bird management plan; and
- (ii) to a supplementary routeing agreement;

that Application MW.0127/16 be approved subject to conditions to be determined by the Director of Planning and Place including those set out in Annex 2 to the report PN6 and as revised in the published addenda.

25/17 DEMOLITION OF EXISTING ASPHALT PLANT AND CONSTRUCTION AND OPERATION OF A REPLACEMENT ASPHALT PLANT WITH ANCILLARY PLANT AND MACHINERY, A NEW WEIGHBRIDGE AND PORTABLE OFFICE - APPLICATION NO. MW.0005/17

(Agenda No. 7)

The Committee considered a report (PN7) setting out proposals for an asphalt plant at Appleford Sidings to replace the existing plant which was over 30 years old and in need of replacement.

Mr Periam introduced the report and then responded to questions from:

Councillor Johnston - he was unaware of proposals to electrify the sidings at Appleford nor any implications, which might arise from that work for security at the site itself.

Councillor Matelot – he confirmed that although the new plant would be in the same general location the chimney stack would, at its highest point, be 10m higher than the current site.

Councillor Webber – the pylon adjacent to the site would be 15 metres higher than the proposed plant. Mr Mottram added that although there had been some concerns regarding visibility of the plant over the existing tree cover that had been considered acceptable as the impact was not severe.

Councillor Webber - the proposal was closely associated with the sidings, which was currently used to bring in hard rock.

Councillor Fitzgerald O'Connor –the neighbouring BOAT (*Byway Open to All Traffic*) was currently used by HGVs and that would not change.

Councillor Gawrysiak – he confirmed that the development would cease in 2030 in line with the main requirements of the landfill permission. However, as the remainder of the industrial site and the sidings was not subject to any restoration requirement that industrial use would continue .

Councillor Stratford – the routeing agreement would be the same as currently existed.

Mr Duncan explained there were 2 plants in the County at Banbury and Sutton Courtenay. Both had significant strategic and long term importance hence the need for permanent permissions. Both were sited near rail sidings. With regard to the Sutton Courtenay site the surrounding land which was now domed because of landfill offered good screening.

He then responded to questions from:

Councillor Johnston – as the cost of the plant was £7m he considered it unlikely that any development of the sidings would have an adverse impact on or pose any risk to the security or viability of the proposed plant.

Councillor Phillips – although the proposed site was not exactly in the same position the footprint between the two differed by one metre. The chimney stack was higher in order to meet environmental standards for emissions.

Mr Periam confirmed that the Vale of White Horse district council had not responded.

Councillor Webber referred to the work undertaken by the Sutton Courtenay Local Liaison Committee over many years which had been instrumental in helping to promote the smooth transition of numerous applications and he felt that that work should be recognised.

RESOLVED: (on a motion by Councillor Johnston, seconded by Councillor Lygo and carried unanimously) that subject to the completion of a routeing agreement requiring all vehicles to access and egress the site to and from the A4130 Didcot northern perimeter road, application MW.0005/17 be approved subject to conditions to be determined by the Director of Planning and Place including those set out in Annex 2 to the report PN7.

26/17 ERECTION OF A SALT BARN, PROVISION OF HARDSTANDING AND VEHICLE WASH DOWN FACILITY, AND INSTALLATION OF SILTBUSTER SETTLEMENT UNIT, DESALINATION PLANT, DRAINAGE, LIGHTING AND LANDSCAPING - APPLICATION

(Agenda No. 8)

The Committee considered (PN8) an application for the erection of a salt barn and ancillary development at the Drayton Highways Maintenance Depot.

Emily Catcheside presented the report together and the tabled addenda sheet which contained a revised condition regarding landscaping.

She then responded to questions from:

Councillor Johnston – the south west boundary was to be planted with a mix of holly, yew and the eastern boundary with scots pine, maple, willow and oak.

Councillor Stratford – the colour of the building could be submitted for approval.

Councillor Roberts – she was unable to confirm whether maintenance work would be required to trees on the south boundary because of the proximity of powerlines.

Councillor Reynolds – the current site was operational 24 hours a day and already lit for safety purposes. The salt barn building was not proposed to be lit but lighting towers were proposed in order to light the hardstanding and wash down areas. The

..... proposed lighting would be LED which would keep any light over the horizontal of the light source to a minimum.

Councillor Webber – screening would be the best available in order to adequately screen the site from future development in the area. Mrs Crouch confirmed that it was legally acceptable for an authority to consider its own application.

Councillor Fox-Davies – the building needed to be a certain height in order to accommodate machinery.

RESOLVED: (on a motion by Councillor Stratford, seconded by Councillor Lygo and carried unanimously) that application R3.0030/17 be approved subject to conditions to be determined by the Director of Planning and Place including those set out in Annex 2 to the report PN8 as revised in the published Addenda.

..... in the Chair

Date of signing