

## Conditions Seminar for Members

Mr Lerner advised that it was hoped to arrange a seminar for members during the morning of 3 December 2012 and prior to the next scheduled meeting of this Committee. Final arrangements would, however, depend on the agenda for that meeting and whether or not site visits were required. He would confirm as soon as possible.

### 58/12 USE OF LAND FOR STORAGE OF EMPTY SKIPS AT WORTON FARM, YARNTON - APPLICATION MW.0122/12

(Agenda No. 6)

The Committee considered (PN6) a planning application which sought temporary permission for 5 years for the storage of empty skips on concrete hard standing at Worton Farm.

Mrs Coyne did not make a specific submission but had been available to answer questions if necessary.

Responding to questions from members Mr Fagan advised that a condition limiting the height of stacked skips would be unnecessary as it was unlikely that the height would exceed the height of existing piles of material on the site. He further advised that the applicants had nominated this site as suitable for further waste management operations as part of the evidence gathering stage of the Minerals and Waste LDF. However, as the investment required for that was not currently available they had in the meantime submitted an application for the storage of empty skips for a temporary period of 5 years pending a final decision in the Allocations DPD regarding future use of the site.

Mrs Coyne undertook to inform the applicants of safety concerns expressed by the Chairman regarding the gate on the northern side of the site, which was often left open after 6 pm to accommodate late vehicles.

**RESOLVED:** (on a motion by Councillor Nimmo-Smith, seconded by Councillor Tanner and carried by 13 votes to 0) that planning permission be approved for Application MW.0122/12 to use this land for storage of empty skips, subject to conditions to be determined by the Deputy Director for Environment & Economy (Strategy & Infrastructure Planning) but to include the matters listed below:

#### Heads of Conditions

1. Complete accordance with application.
2. Development to commence within 3 years of the date of permission.
3. Temporary permission expiring 31 December 2017 including removal of all skips, plant and stockpiles & breaking up and removal of concrete hard standing .
4. Restoration scheme to be submitted by 31 December 2016 and implemented by 30 June 2018.
5. Hours of operation as per main M&M recycling site.
6. Access only from A40.

7. No floodlighting other than in accordance with any approved scheme.
8. No development prior to implementation of an additional tree screen landscaping belt within first planting season.
9. Silencers fitted to vehicles and plant.
10. Haul and internal roads swept clean such that no mud would be deposited on public highway.
11. Skips only to be stored on concrete apron and not in vehicle turning area to western side of the site.

**59/12 APPLICATION TO VARY CONDITION 1 OF PLANNING APPROVAL APF/SUT/1815-CM (FOR THE EXTRACTION OF SAND AND GRAVEL) TO EXTEND THE END DATE OF EXTRACTION FROM 4 AUGUST 2012 TO 30 SEPTEMBER 2017 AND THE END DATE FOR RESTORATION FROM 30 SEPTEMBER 2012 TO 30 SEPTEMBER 2018 AT BRIDGE FARM QUARRY, SUTTON COURTENAY - APPLICATION MW.0126/12**

(Agenda No. 7)

The Committee considered (PN7) an application to continue development of a permitted sand and gravel quarry, without complying with the condition which currently required extraction to cease in August 2012 and allow extraction until September 2017 with a further year after that for completion of restoration.

Councillor Mathew considered that current levels in the County's landbank were sufficient and questioned the need for the material. He felt this was a commercial decision by Hansons and should be the subject of a new application.

He then withdrew from the Committee table taking no further part in the discussion or voting thereon.

Mary Thompson confirmed that current figures indicated that the landbank was below the 7 year level required by the NPPF and that loss of this material would require new permissions being granted elsewhere.

Councillor Lilly advised that Appleford Parish Council were not against the application in principle but had questioned the need for the material. There was also considerable concern locally at the retrospective nature of the application. As the current consent had expired on 4 August he suggested that the Company had been dilatory and that some people had been angered by the Company's decision to carry on operating on the assumption that the application would be approved. That seemed to be their usual practice but did not in his view make for good public relations.

Mr Lerner agreed that technically the Company had been in breach but it was difficult to enforce such a breach for such a short space of time and a judgement call had been necessary.

Councillor Sanders considered the application very open ended. He also questioned the need for material, particularly as the operators appeared to have cut back on production for economic reasons and if demand continued to drop it begged the question whether or not extraction would be completed within 5 years.