

## PLANNING & REGULATION COMMITTEE

**MINUTES** of the meeting held on Monday, 29 October 2018 commencing at 2.00 pm and finishing at 2.40 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 Glynis Phillips  
Councillor G.A. Reynolds  
Councillor Judy Roberts  
Councillor John Sanders  
Councillor Mrs Judith Heathcoat (In place of Councillor Dan Sames)  
Councillor Ted Fenton (In place of Councillor Alan Thompson)  
Councillor Liz Leffman (In place of Councillor Richard Webber)

**Other Members in Attendance:** Councillor Ian Corkin (for Agenda Item 7)

### **Officers:**

Whole of meeting G. Warrington & D. Mytton (Law & Governance); D. Periam (Planning & Place)

Part of meeting

<b>Agenda Item</b>	<b>Officer Attending</b>
6.	E. Catcheside (Planning & Place)
7.	Louise Fox (Ecologist)

*The Committee considered the matters, reports and recommendations contained or referred to in the agenda for 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, copies of which are attached to the signed Minutes.*

**38/18 APOLOGIES FOR ABSENCE AND TEMPORARY APPOINTMENTS**

(Agenda No. 1)

<i>Apology for Absence</i>	<i>Temporary Appointment</i>
Councillor Dan Sames	Councillor Judith Heathcote
Councillor Alan Thompson	Councillor Ted Fenton
Councillor Richard Webber	Councillor Liz Leffman

**39/18 DECLARATIONS OF INTEREST - SEE GUIDANCE NOTE OPPOSITE**

(Agenda No. 2)

Councillor Judith Heathcote advised that she was the local member in respect of Item 3 (Minute 34/18 Wicklesham Quarry) and Item 5 Chairman’s Update (also Wicklesham Quarry).

**40/18 MINUTES**

(Agenda No. 3)

The minutes of the meeting held on 10 September 2018 were approved and signed.

*Minute 34/18 – Wicklesham Quarry* – Members were advised that the Monitoring Officer had decided that no further action was required in respect of correspondence received by members from the protect Wicklesham Quarry Group.

*Minute 37/18(b) – Castle Barn Quarry, Sarsden* – the Chairman advised that he had written to the Cabinet Member for Environment asking that arrangements for future road maintenance for the proposed revised route resulting from this S73 application receive a high priority having regard to the potential for damage. She had referred his letter to the County Council’s Road Maintenance Team.

**41/18 PETITIONS AND PUBLIC ADDRESS**

(Agenda No. 4)

<i>Speaker</i>	<i>Item</i>
County Councillor Ian Corkin	7. Update report on proposed planning enforcement action at Elm Farm Quarry, Stratton Audley

**42/18 CHAIRMAN'S UPDATES**

(Agenda No. 5)

Wicklesham Quarry – Update

Officers advised members that seeding and planting restoration work had now been completed. However, concerns remained regarding gradient levels achieved on the site as part of that work which officers estimated to be 1metre higher than they should be. Evidence suggested that the ponds were overgrown but had not been filled in. Committee instructed officers to write to Grundons in the strongest terms asking them to adjust and correct those levels as soon as possible in order to comply with previously agreed restoration plans. If no positive response was received then officers were advised that the Committee would support them in considering the expediency of enforcement action being taken requiring the site to be restored within a potential timeframe of 3 – 6 months.

**43/18 PART CHANGE OF USE TO ALLOW THE DEVELOPMENT OF A BUILDING MATERIALS HUB, COMPRISING THE IMPORTATION AND STORAGE OF PRIMARY AND SECONDARY AGGREGATES TOGETHER WITH RELATED AND PRE-PACKED BUILDING AND CEMENT-BASED PRODUCTS PRIOR TO ONWARD DISTRIBUTION, IN ADDITION TO THE EXISTING CONSENTED AGGREGATE BAGGING OPERATION AT HANSON AGGREGATES, APPLEFORD ROAD, ABINGDON, OXFORDSHIRE, OX14 4PW - APPLICATION NO. MW.0097/18**

(Agenda No. 6)

The Committee considered (PN6) an application for a building materials hub to operate alongside an existing aggregate bagging facility at Appleford Depot (planning permission no. MW.0054/17) generating an additional 6 HGV movements in addition to those already arising from the Sutton Courtenay complex. No changes were proposed to the aggregate bagging facility itself. The application had been reported to Committee because Sutton Courtenay Parish Council had objected to the application citing local roads already operating at capacity with any additional HGVs likely to cause severe harm to the network.

Having presented the report Ms Catcheside responded to questions from:

Councillor Fitzgerald-O'Connor – hours of operation were the same as for the existing bagging facility.

Councillor Johnston – as the proposal was for additional storage with no additional hardstanding or buildings there would be no impact on drainage.

Members were advised that Councillor Richard Webber who had been unable to attend this meeting had commented that he was content with everything in the report and, regarding traffic impact, although there had been recent issues with HGVs ignoring weight limits and routing agreements he felt that as long as conditions addressed this issue then the objections lodged by Sutton Courtenay Parish Council would be answered.

**RESOLVED:** (on a motion by Councillor Reynolds, seconded by Councillor Phillips and carried unanimously) that subject to the applicant entering into a supplemental routeing agreement to ensure that all HGVs associated with the development adhered to the routeing agreement covering the site under planning permission no. MW.0054/17, that planning permission for application MW.0097/18 be approved subject to conditions set out in Annex 1 to the report PN7.

#### **44/18 UPDATE REPORT ON PROPOSED PLANNING ENFORCEMENT ACTION AT ELM FARM QUARRY, STRATTON AUDLEY**

(Agenda No. 7)

The Committee considered (PN7) a report on an enforcement strategy for Elm Farm Quarry, Stratton Audley to secure long-term restoration. Mr Periam updated the Committee that an application had now been received proposing to extend the time period for the completion of restoration in 2020. This would be considered in due course.

Having presented the report Mr Periam responded to questions from:

Councillor Sanders – he confirmed that liability attached to the land and not the previous owners. Mr Mytton added that with regard to an Escrow Agreement to secure restoration that might have been reasonable at the time of the original application but he considered that would not be the case now.

Councillor Reynolds – the County Council owned a small part of the pit adjacent to the site.

Councillor Roberts – some species of county wide interest mainly flora had been identified and although no proposal had been put forward it would be expected these would be protected under management plans.

Councillor Johnston added that there were some rare species on the site and he agreed with the point in the officer report regarding the importance of protecting certain areas for example calcareous grassland where measures would need to be introduced to prevent the site becoming overgrown with scrub. Orchids also present on the site would be sensitive to disturbance and would need protection.

Responding to Councillor Phillips Louise Fox confirmed there had been some surprises amongst the species found and potentially it was a very exciting site.

The Chairman thanked the officers for an excellent and detailed report on a location which presented a significant opportunity for development as a local wildlife area.

Councillor Corkin expressed his gratitude to the Committee for its continued support. This was an important site locally and a fantastic opportunity for the local community to get involved. The ecology on the site was special and needed to be at the heart of any development.

Councillor Johnston felt it would be useful for the Committee to see any management plan when drawn up. That would need to bear in mind that the habitat on the site was variable and that some areas would be more resilient to public access than others such as wetland areas.

**RESOLVED:** that the report be noted.

..... in the Chair

Date of signing .....