

Application 11/01559/CM	No:	Ward: Hook Norton	Date October 2011	Valid:14
Applicant:	NL Matthews incorporating Banbury Plant Hire			
Site Address:	Ferris Hill Farm, Hook Norton Road, Sibford Ferris			

Proposal: Variation of conditions 3 (operating hours) and 5 (annual throughput of construction and demolition waste) of planning permission 07/00058/CM (materials recycling building and waste transfer station) to allow use of the site from 0600 to 1700 hours Mondays to Fridays (currently permitted 0800 to 1700 hours) and 0600 to 1300 hours on Saturdays (currently permitted 0800 to 1200 hours), and to increase annual throughput of construction and demolition waste from 24,999 to 74,999 tonnes (OCC ref. MW.0131/11)

1. Site Description and Proposal

1.1 The application site is the Banbury Plant Hire site, on former agricultural land to the rear of The Gate Hangs High public house to the North of Hook Norton, accessed from the Sibford Road.

1.2 This consultation seeks the comments of Cherwell District Council on a planning application currently being dealt with by Oxfordshire County Council to vary the conditions attached to the Banbury Plant Hire site as set out in the proposal above.

1.3 Condition 3 of that consent states:

No operations authorized by or required by this permission shall be carried out and plant shall not be operated, other than during the following hours:-

Between 0800 and 1700 hours Monday to Fridays

Between 0800 and 1200 hours on Saturdays

No operations shall take place on Sundays and Public and Bank Holidays and Saturdays immediately following Public and Bank Holiday Fridays.

Reason – To protect the amenities of adjoining properties.

1.4 The application seeks consent to amend this condition to:

No operations authorized by or required by this permission shall be carried out and plant shall not be operated, other than during the following hours:-

Between 0600 and 1700 hours Monday to Fridays

Between 0600 and 1300 hours on Saturdays

No operations shall take place on Sundays and Public and Bank Holidays and Saturdays immediately following Public and Bank Holiday Fridays.

Reason – To protect the amenities of adjoining properties.

- 1.5 Condition 5 currently states:

The annual throughput of construction and demolition waste at this facility shall not exceed 24,999 tonnes per annum.

Reason – For the avoidance of doubt and to ensure the development carried out is in accordance with approved plans and details.

- 1.6 This application to OCC seeks to amend this condition to allow the processing of not more than 74,999 tonnes of waste per annum. The information presented by the applicant suggests that approval of this figure would match the level of waste processing allowed by the Environment Agency Environmental Permit, but also states that it is unlikely that such a total would ever be reached.

2. Application Publicity

- 2.1 As this application is a County Matter, all publicity has been undertaken by Oxfordshire County Council.

3. Consultations

- 3.1 As this matter is a County Matter, all formal consultations have been undertaken by Oxfordshire County Council. However, internal consultations have been undertaken:
- 3.2 CDC Anti Social Behaviour Manager: No observations or objections

4. Relevant Planning Policies

- 4.1 PPS1: Delivering Sustainable Development
PPS9: Biodiversity and Geological Conservation
PPS10: Sustainable Waste Management
PPG13: Transport
- 4.2 The South East Plan: Policies BE1, CO4, waste policies
- 4.3 Adopted Cherwell Local Plan: Policies GB1, C7
- 4.4 Oxfordshire Minerals and Waste Local Plan

5. Appraisal

- 5.1 The key issues to consider in responding to this consultation from the County Council are the impact of the proposal on the character and the amenities of the area. Whilst Officers note that there is only one property immediately adjacent to the site (The Gate Hangs High PH), the majority of the traffic relating to the operation of the site travels towards, and through Milcombe, meaning that any additional vehicle movements, particularly earlier in the day could have a potentially adverse impact.

- 5.2 Officers note the relatively minor alteration to the operating times at the site, but it is considered that taken in tandem with the potential tripling of throughput of waste (from 24,999 to 74,999 tonnes), considers that the cumulative impact would have an unacceptable impact on the amenities and character of the area.
- 5.3 Officers have no wish to prejudice any sustainable economic development of this rural business, especially in the current economic and financial climate, but considers the protection of the character and amenities of the area to be worthy of robust protection. As such, it is essentially the proposed increase in the scale and subsequent impact of the proposal given the location and nature of the site which leads Officers to recommend objecting to this proposal.

6. Recommendation

That Oxfordshire County Council be advised that Cherwell District Council objects to this proposal as the impact of the operation of the site on the amenities of local residents and residents of surrounding villages could increase to unacceptable levels by virtue of the increase to the intensity, scale and hours of operation of the site.

Cherwell District Council request that they be informed of the outcome of the application once a decision has been made.

CONTACT OFFICER: Simon Dean

TELEPHONE NO: 01295 221814