

Application 11/01560/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: Proposed use of lower yard for screening, crushing and storage of inert waste material (retrospective) as an extension to the existing site (OCC ref. MW.0132/11)

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 allow the use of an additional area of the site for the processing of inert waste, brought to the site in connection with the plant-hire business which operates from the site.
- 1.3 The site area to which the application relates currently benefits from planning permission, granted by this Council under reference 09/01596/F, for use for the storage of plant and equipment.
- 1.4 In their Design & Access Statement the applicant contends that this site area has been used for the processing of waste since 1998.

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 for consideration by this Council with regard to this application are the impact of the proposals on the character and amenities of the area.
- 5.2 Whilst Officers note the comments of the applicant with regard to the continuous use of this area of the site for the crushing and screening of material on the site, we remain concerned at the proposed use of the lower yard for waste processing. The original operative consent for the use of this site as a waste transfer station provided sufficient space for the processing of the consented amount of waste. It is therefore considered that it would be unnecessary to allow the use of more of the site for processing at this stage.
- 5.3 Consequently, Officers consider that this Council should express concerns to the County Council over the likely impact of permanent screening and crushing operations on this part of the site, which would have a greater impact, in terms of landscape and amenity than the consented use for storage of machinery.

6. Recommendation

That Oxfordshire County Council be advised that Cherwell District Council has concerns over the possible impacts of the permanent extension of the crushing and screening elements of the business into the lower yard, and the increase in scale of the operations occurring at the site as a result of the use of that area.

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

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