

Item No. 19

SCHEDULE D

APPLICATION NUMBER	BC/CM/2008/27
LOCATION	STONE LANE QUARRY, WOBURN ROAD, HEATH AND REACH
PROPOSAL	RESTORATION OF THE FORMER QUARRY TO PRE-EXTRACTION LEVELS THROUGH THE IMPORTATION OF INERT WASTE.
PARISH	Heath & Reach Parish Council
WARD & COUNCILLORS	Plantation – Cllr Shadbolt & Cllr Rawcliffe
CASE OFFICER	Anita Taylor
DATE REGISTERED	5 th September 2008
EXPIRY DATE	26 th December 2008
APPLICANT	Arnold White Estates
AGENT	Hives Planning Ltd
REASON FOR COMMITTEE TO DETERMINE	SIGNIFICANT OBJECTIONS & DEVELOPMENT IN THE GREEN BELT
RECOMMENDED DECISION	APPROVE SUBJECT TO S106 AGREEMENT AND PLANNING CONDITIONS

It is recommended that, subject to the signing of a S106 legal agreement to allow for the provision of the public rights of way, planning permission be granted subject to the planning conditions listed below.

Draft planning conditions and reasons for the restoration of Stone Lane Quarry using imported inert waste material:

Permission Area

1. Planning permission shall extend to the area edged with a thick black line on the attached plan reference BC/CM/2008/27-1. The development shall be carried out in accordance with the planning application dated August 2008 and the accompanying supporting information as supported and amended by further information dated 31st October 2009, 4th December 2008, 9th April 2009, and 11th August 2009, except for minor amendments which may be agreed in writing by the Planning Authority.

(Reason: To define the permission and allow for minor amendments)

Time limits

2. The development hereby permitted shall be begun not later than the expiration of 3 years from the date of this permission. Written notification of the date of commencement shall be sent to the Planning Authority within 7 days of such commencement.

(Reason: To comply with section 51 of the Town and Country Planning Act)

3. The waste operations hereby permitted shall cease on, or before, ten years of the date of commencement and the restoration of the site, excluding the aftercare requirements, shall be completed within a further year.

(Reason: To ensure the development is completed within an acceptable timescale)(Policy GE26 of the MWLP)

4. Except for such modifications as may be approved in writing by the Planning Authority, the site shall be worked in seven phases as shown on plans 01892/003 to 01892/010 and subsequent phases shall not proceed without the written consent of the Planning Authority, which shall be dependent on progress in the restoration of the previous phases, in accordance with the approved scheme.

(Reason: To ensure a high standard of development and restoration of the site)(Policy GE26 of the MWLP)

Access

5. No development shall take place on site unless and until details of the works required to provide a visibility splay of 2.4 metres by 90 metres are submitted to and approved in writing by the Planning Authority and thereafter implemented in full

(Reason: In the interests of highway safety)(Policy GE23 of the MWLP)

6. No HGV's¹ exiting the site access onto the public highway shall turn left out of the site.

(Reason: To ensure that HGV's do not travel through the village of Heath and Reach and in the interests of highway safety)(Policy GE23 of the MWLP)

7. No waste shall be delivered to the site unless and until the wheel wash and wheel shaker shown on drawing no. 2007.2576.001 Rev B have been provided. Thereafter no HGV exiting the site shall do so without first passing over the wheel cleaning facilities.

(Reason: To maintain safe highway conditions in the interests of highway safety)(Policy GE23 of the MWLP)

8. No waste shall be delivered to the site unless and until a sign, the design and content of which has been previously approved by the Planning Authority, has been erected at the entrance instructing all drivers of heavy goods vehicles to turn right out of the site. The sign shall be maintained for the duration of the use of access for the purposes hereby permitted and removed thereafter.

¹ All vehicles over 7.5 tonnes gross vehicle weight.

(Reason: To ensure that HGV's do not travel through the village of Heath and Reach in the interests of highway safety)(Policy GE23 of the MWLP)

9. Unless otherwise approved in writing by the Planning Authority, there shall not be more than 110 HGV movements² entering and exiting the site in any one working day (pro rata for part days).
(Reason: To restrict throughput capacity at the site and in the interests of highway safety)(Policy GE23 of the MWLP)
10. A record of daily HGV movements shall be maintained on site at all times and submitted to the Planning Authority at the end of every six month period from the beginning to the conclusion of operations.
(Reason: To enable the monitoring of other planning conditions)
11. Access gates shall not be closed during operational hours.
(Reason: In the interests of highway safety)(Policy GE23 of the MWLP)
12. No waste operations shall take place unless and until a CCTV camera has been installed which monitors the entrance to the site in accordance with a scheme to be submitted to and approved in writing by the Planning Authority. The scheme shall include details of;
 - the columns and cameras to be used,
 - the area covered,
 - the capability for remote access viewing by the Planning Authority.

The CCTV system shall thereafter be implemented only in accordance with the agreed scheme.

(Reason: To allow the monitoring of traffic movements and the condition of the site entrance and public highway)

Hours of operation

13. Unless otherwise agreed in writing by the Planning Authority no operations authorised or required under this permission shall take place on site except between the hours of 07:00 and 18:00 Monday to Friday. There shall be no operations on site on Saturdays, Sundays or Public Holidays.

(Reason: To minimise disturbance to nearby residential properties and to protect the amenities of the surrounding environment)(Policy GE18 of the MWLP)

Marking of limits

14. No operations shall take place until the limits of waste disposal have been marked out on site in accordance with a scheme which

² A vehicle entering the site and then exiting the site is classed as 2 movements.

has first been submitted to and approved in writing by the Planning Authority.

(Reason: To define the limits of the permission and allow for monitoring of other planning conditions)

15. Prior to the commencement of development a scheme of fencing shall be submitted to and approved in writing by the Planning Authority. The scheme shall provide for protective fencing for the sensitive historic ridge and furrow areas during the landfilling process.

(Reason: To protect archaeological features)(Policy GE14 of the MWLP)

Environmental Protection

16. No waste other than solid inert waste material shall be deposited on the site.

(Reason: to prevent the possible contamination of the groundwater and protect the amenities of neighbouring properties)(Policy GE 17 of the MWLP)

17. No subsoils or topsoils shall be spread, unless and until a topographical survey of the site has been submitted to and approved by the Planning Authority.

(Reason: to provide for a satisfactory and orderly method of working and eventual restoration of the site)(Policy GE 26 of the MWLP)

18. The development shall not commence unless and until a scheme for the control and monitoring of dust has been submitted to and approved in writing by the Planning Authority and be implemented on commencement of the development. The results of the dust monitoring shall be submitted to the County Planning Authority in accordance with the scheme.

(Reason: to protect local amenity)(Policy GE 18 of the MWLP)

19. No development shall take place on site unless and until a scheme for surface water drainage has been submitted to and approved in writing by the Planning Authority and thereafter implemented in full. Such a scheme shall include details and locations of the drainage swales and ditches.

(Reason: To prevent the possible contamination of groundwater and of flooding)(Policy GE17 and GE19 of the MWLP)

20. No development shall take place until a scheme for the monitoring and control of noise has been submitted to and approved in writing by the Planning Authority and thereafter no development shall take place except in accordance with the approved scheme. The scheme shall include:

- (a) Noise monitoring locations
- (b) Except for temporary operations, the free-field equivalent continuous noise level LAeq (1 hour), attributable to the

operations subject to this permission, shall not exceed 55 dB $L_{Aeq, 1 \text{ hour free field}}$, or 10dB(A) above the existing background noise level.

- (b) For temporary operations, including site preparation, soil and overburden stripping, bund formation and removal and final restoration, the free field noise level at the points in (a) shall not exceed 70 dB $L_{Aeq, 1 \text{ hour free field}}$ for a total of eight weeks in any calendar year, except as may be agreed in writing by the Planning Authority.
- (c) Noise monitoring and recording procedures.
- (d) Presentation of results.
- (e) Noise suppression measures.
- (f) Procedures to be adopted in the event of the maximum permitted noise levels being exceeded.

(Reason: To minimise disturbance to nearby sensitive receptors by reason of noise)(Policy GE 18 of the MWLP)

Erection of buildings, plant, machinery

21. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Orders, detailed proposals of any new or replacement buildings, fixed plant and machinery to be erected shall be submitted to the Planning Authority for approval in writing and the details shall be implemented as approved.

(Reason: To enable the Planning Authority to exercise control over any development within the site which could be detrimental to the amenities of the area)(Policy GE 9 and GE18 of the MWLP).

22. No external lighting shall be installed except in accordance with a scheme which shall be submitted to and approved in writing by the Planning Authority.

(Reason: To protect the amenities of the area) (Policy GE 18 of the MWLP)

Restoration and aftercare

23. No development shall take place on site until a detailed restoration scheme has been submitted to and approved in writing by the Planning Authority. Such a scheme shall include provision for:

- a. The species, size, number, and location of the energy crop and seed mix of meadow grassland,
- b. measures to be undertaken for their protection from weeds and vermin.
- c. a timetable for implementation.

(Reason: To ensure a satisfactory restoration of the site)(Policy GE26 of the MWLP)

24. No development shall take place until a five year scheme for the aftercare and management of the restored land has been submitted to and approved in writing by the Planning Authority.

(Reason: To provide for the satisfactory restoration of the site)(Policy GE 27 of the MWLP).

Monitoring

25. An Annual Environmental Monitoring Report for operations hereby permitted shall be submitted to the Planning Authority by 30 June each year for the preceding financial year (1 April to 31 March). The report shall contain the following;
- a. A statement of operations over the past year, to include noise, traffic, rates of processing, progress on restoration;
 - b. Identification of any problems caused by these operations and action taken to address these;
 - c. A statement of future planned operations over the next year;
 - d. Identification of any potential problems which could be caused by future operations and the action to be taken to address these;
 - e. Quantities of waste imports, and amount of void space remaining;

(Reason: The safeguard the amenities of the surrounding area and to assist the County Planning Authority in the forward planning process)

N.B. Where conditions include the phrase "except as may be / unless otherwise agreed in writing by the Minerals and Waste Planning Authority..", this is only to allow for exceptions to be approved for temporary periods for special circumstances or minor amendments to be made.