

Item No. 11

APPLICATION NUMBER	CB/13/04006/MW
LOCATION	Stone Lane Quarry, Woburn Road, Heath And Reach
PROPOSAL	Variation of condition 9 of planning permission BC/CM/2008/27 to increase HGV movements from 110 to 150 per day.
PARISH	Heath & Reach
WARD	Heath & Reach
WARD COUNCILLORS	Cllr Versallion
CASE OFFICER	Georgina Toye
DATE REGISTERED	06 December 2013
EXPIRY DATE	07 March 2014
APPLICANT	Arnold White Estates Ltd
AGENT	Hives Planning Limited
REASON FOR COMMITTEE TO DETERMINE	Parish Council objection
RECOMMENDED DECISION	That Planning Permission be granted subject to conditions laid out below

Recommendation

That Planning Permission be granted subject to the following conditions:

RECOMMENDED CONDITIONS / REASONS

- 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 29th August 2008 and the accompanying supporting information contained within the Hives Planning Document entitled 'Planning Application submission and Environmental Statement in Support of the Proposal To Restore Stone Lane Quarry to Pre-Extraction Ground Levels Through the Importation of Inert Waste Material' as supported and amended by further information dated 31st October 2008, 4th December 2008, 9th April 2009, and 11th August 2009, the Non material Amendment reference CB/13/02353/MWNM dated 1st July 2013 as amended on the 11th July 2013, and the subsequent Planning application for the variation of condition 9 dated 12th November 2013 amended on the 5th December 2013.

Reason: To define the permission and allow for minor amendments.

- 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 Local 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 the 21st January 2023 this date being ten years from the date of commencement of waste development. The restoration of the site, excluding the aftercare requirements, shall be completed within a further year and in accordance with the detailed approved scheme for restoration.

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

- 4 Except for such modification as may be approved in writing by the Local Planning Authority, the site shall be worked in seven phases as show on Plan no. 02250/001 to 02250/007 and subsequent phases shall not proceed without the written consent of the Local Planning Authority, which shall be dependant on the 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 (MWLP Policy GE26)

- 5 The visibility splay as constructed shall be maintained at all times in accordance with the scheme approved by letter on 19th December 2012 under reference CB/12/03127/MWS at all times.

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

- 6 No HGVs 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 interest of highway safety (MWLP Policy GE23)

- 7 No waste shall be delivered to the site unless the wheel wash and the wheel shaker shown on drawing no. 2007.2576.001 Rev B have been installed and operational. The tyre squeezer shall be installed and operational at all times in accordance with Sketch number BC/CM/2008/27/1 and Drawing number 01892/0031 approved by letter under reference CB/13/02353/MWNM. No HGV exiting the site shall do so without first passing over the wheel cleaning facilities. All practicable measure to keep Woburn Road clear of mud and debris shall be taken at all times.

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

- 8 The existing sign located at the entrance of the site directing HGVs to turn right out of the site must be kept in accordance with the scheme approved by letter on the 26th October 2012 under reference CB/12/03130/MWS. The sign shall be maintained for the duration of the use of access for the purpose hereby permitted and removed thereafter.

Reason: To ensure that HGVs do not travel through the village of Heath and Reach in the interests of highway Safety (MWLP Policy GE23)

- 9 Unless otherwise approved in writing by the Local Planning Authority, there shall not be more than 150 HGV Movements 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 MWLP Policy GE23.

- 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. The record of daily HGV movements shall also be made available for inspection by the local Planning Authority within 7 working days of any written request.

Reason: To enable monitoring of other planning conditions

- 11 The access gates to the site shall not be closed during operational hours.

Reason: In the interests of highway safety MWLP Policy GE23.

- 12 The monitoring of the site entrance by CCTV camera shall be carried out in accordance with the scheme dated 6th November 2012 as approved under reference CB/12/03131/MWS.

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

- 13 Hours of operations

Unless otherwise approved in writing by the Local 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 Fridays. There shall be no operations on site on Saturdays, Sundays and Bank Holidays.

Reason: to minimise disturbances to nearby residential properties and to protect the amenities of the surrounding environment MWLP Policy GE18

- 14 No deposit of waste shall take place except in accordance with the scheme for marking the limits of waste disposal as approved by letter on the 21st November 2012 under reference CB/12/03132/MWS. The markers shall remain in place for the life time of operations.

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

- 15 The provision of protective fencing for the sensitive historic ridge and furrow areas during the landfilling process shall be carried out in accordance with the scheme approved by letter on the 29th October 2012 under reference CB/12/03133/MWS. The fencing shall be erected before landfilling takes place in Phase 6 of operations.

Reason: To protect archaeological features MWLP Policy GE14

- 16 Environmental Protection

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 MWLP Policy GE 17

- 17 No subsoils or topsoils shall be spread, unless and until a topographical survey of the site has been submitted to and approved in writing by the Local Planning Authority.
Reason: to provide for a satisfactory and orderly method of working and eventual restoration of the site MWLP Policy GE 26
- 18 The control and monitoring of dust shall be carried out in accordance with the scheme approved by letter on the 26th October 2012 under reference CB/12/03134/MWS. The results of the dust monitoring shall be submitted to the Local Planning Authority in accordance with this scheme.
Reason: to protect local amenity MWLP Policy GE 18
- 19 Surface water drainage shall be carried out in full accordance with the scheme approved by letter on the 6th November 2012 under reference CB/12/1315/MWS.
Reason: To prevent the possible contamination of groundwater and of flooding MWLP Policy GE17 and GE19.
- 20 The monitoring and control of noise shall be carried out in full accordance with the scheme approved by letter on the 6th November 2012 under reference CB/12/03368/MWS.
Reason: To minimise disturbance to nearby sensitive receptors by reason of noise MWLP Policy GE 18
- 21 Erection of buildings, plant, machinery
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 Local 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 MWLP Policy GE 9 and GE18.
- 22 All external lighting shall be installed in accordance with the scheme approved by letter on the 6th November 2012 under reference CB/12/3137/MWS.
Reason: To protect the amenities of the area)MWLP Policy GE 18
- 23 Restoration and aftercare
Restoration of this site shall be carried out in strict accordance with the scheme approved by letter on the 23rd November 2012 under reference CB/12/03138/MWS.
Reason: To ensure a satisfactory restoration of the site MWLP Policy GE26
- 24 The five year aftercare and management of the restored land shall be carried

out in strict accordance with the scheme approved by letter on the 23rd November 2012 under reference CB/12/03139/MWS

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

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An Annual Environmental Monitoring Report for operations hereby permitted shall be submitted to the Local Planning Authority by 30 June each year covering 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 Local Planning Authority in the forward planning process

Notes to Applicant

Statement required by the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 - Article 31

Planning Permission has been granted for this proposal. The Council acted pro-actively through the positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (development Management procedure) (England) (amendments No.2) order 2012.

Reasons for Granting

It is considered that the impact on the Green Belt has already been substantively assessed under planning permission BC/CM/2008/17 and that the proposal of an increase of 20 HGV movements per day is unlikely to have any impact on the openness of the Green Belt.

The applicant currently has 1 wheel washes on site, a tyre squeezer at the lower part of the site and a wheel wash at the access of the site. However in response to the parish councillors comments during a meeting the site is now operating a dwell time of 1 minute to avoid any mud film on Woburn Road. It is considered that the increase of HGV movements will not cause any further disturbances and the proposal accords with MWLP Policy GE18.

The Highways Authority do not object to the planning application and do not request that Woburn Road has additional signage or that the speed limit lowered from the A5 to the village. It is not considered necessary to evaluate all vehicles from all the quarries under this proposal as HGVs from Stone Lane do not enter the Village of Heath and Reach. Other concerns included the access to Stone Lane quarry and possible stacking of HGVs on Woburn Road. The access is of a sufficient width that incoming and out going HGV's can pass one another without prioritising incoming HGVs. The access is also long enough to accommodate some stacking of HGVs within the site and no HGVs have currently had cause to stack outside the site. The site also has a CCTV camera with live feed that the Local Planning Authority can look at to monitor the entrance of the site on a regular basis. Therefore it is considered that the proposal accords with MWLP Policy GE23.

NOTE

In advance of the consideration of the application the Committee received representations made under the public participation scheme.