



Planning & Regulation Committee Monday, 27 February 2017

ADDENDA

4. Petitions and Public Address

<i>Speaker</i>	<i>Item</i>
David Rogers (Neighbour) Suzi Coyne (Agent))6. B&E Waste Recycling, Minster)Lovell
Lucy Binnie (Agent)	7. Bowling Green Quarry (Chinham Farm)
Phillip Duncan (Agent) County Councillor Charles Mathew (Local Member)))8. Stonehenge Farm, Northmoor)

7. **Extension of quarry with extraction of sand and limestone with restoration to agriculture including using existing quarry infrastructure at Bowling Green Farm, Stanford Road, Faringdon, Oxon, SN7 8EZ Application No. MW.0124/16**

Director of Planning & Place

1. After drafting the Committee Report, the applicant's agent pointed out a drafting error, condition 'xviii' (18) refers to condition 4 (iv), but should refer to condition 6 (vi) in relation to noise limitation generated by pumps and generators.
2. After drafting the Committee Report, the applicant's agent pointed out an issue with condition 'xli' (41). The condition was drafted to require the existing Chinham Farm extension to be restored within 3 years of the commencement of development, other than allowing access to the new

extension for the duration of the development. The existing extension also contains a noise attenuation bund around Bowling Green Cottages. As it stands in accordance with the unaltered condition, the bund would need to be removed although it would still be required. The condition has now been revised to allow the bund to stay in place during operational development, so as to protect the amenity of local residents. The bund will be removed as part of the restoration scheme.

3. Just before the Committee Report was published, the Case Officer received a late consultation response from BBOWT requesting the inclusion of additional hedgerows and field margins proposed around the arable field to the east and north of the site in the long management plan. As a new long term management plan was needed, they advised that it would be a good opportunity to extend the long term management to hedgerows and field margins. After taking advice from the County's Ecologist that the enhancements benefit the development, this was included in the committee report. The applicant has subsequently challenged the inclusion of the additional hedgerows/field margins on the northern and eastern boundaries. The Case Officer re-evaluated the proposal with the County's Ecologist, and came to the conclusion that not including the additional features under long term management (20 years) would not make the development unacceptable in planning terms. Therefore it is proposed that should the committee be minded to approve the application, the following features will be covered under 20 years of long term management once 5 years of aftercare is successfully completed:
 - Proposed meadow grassland covering the access road, area used for weighbridge & office, and area around the large pond.
 - Woodland planting surrounding the pond to the south and east.
 - Woodland planting to the north-west of the pond.
 - Proposed hedgerow which runs north to south between existing Chinham Extension (meadow and pond) and proposed extraction area.

4. In order to give the hedgerows on the eastern and northern boundaries enough time to establish, an additional condition (xlv) has been added to the recommendation requiring the planting of the hedgerows within the first planting season of commencement of the development. The condition also requires the maintenance of the hedgerow for the entire duration of operational development and 5 years of aftercare once restored. This will allow approximately 25 years of development to establish the hedgerow (20 years operational development and 5 years aftercare). The hedgerows will also act as an additional screen.

Revised Recommendation

It is RECOMMENDED that subject to a legal agreement to secure a 20 year long term management plan for the development including the original Chinham Farm extension area already permitted under planning permission ST/8417/7-CM that planning permission for application MW.0124/16 be

approved subject to conditions to be determined by the Director for Planning and Place including those set out in Annex 3 (see below) and other conditions brought forward from planning permission ST/8417/7-CM as necessary.

- i. The development shall be carried out strictly in accordance with the particulars of the development, plans and specifications contained in the application except as modified by conditions of this permission.
- ii. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission. The date of commencement of development shall be notified to the planning authority within 7 days of commencement.
- iii. The extraction element of the development hereby permitted shall cease on or before 31 December 2037 and the site shall be restored in accordance with the details submitted with the application and with approved plan CHIN001Rev.A, and any other plan approved under condition 16, by 31 December 2038.
- iv. No aggregates shall be imported to the site for any purpose whatsoever.
- v. Notwithstanding the provisions of part 17 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order amending, replacing or re-enacting that Order), no fixed plant or machinery, buildings, structures and erections, or private ways shall be erected, extended, installed, rearranged, replaced, repaired or altered at the site without prior planning permission from the Mineral Planning Authority, other than for limestone and sand processing plant erected in accordance with the approved plans.
- vi. With the exception of the movement and loading of heavy goods vehicles, water pumping and works necessary in emergency situations, no operations authorised or required by this permission shall be carried out, and plant shall not be operated:
 - a) other than between 0800 and 1800 hours Mondays to Fridays and 0800 to 1300 hours on Saturdays;
 - b) at any time on Sundays or recognised public holidays or on Saturdays immediately following public holidays
- vii. Heavy goods vehicles shall not enter or leave the site or be loaded except between the hours of 0700 and 1800 hours Mondays to Fridays; 0700 hours and 1300 hours on Saturdays and not at all on Sundays or recognised public holidays or on Saturdays immediately following public holidays.
- viii. All internal site haul roads shall be maintained in a condition free from potholes while in use and shall be removed when no longer required or during the course of site restoration, whichever is the sooner. Sections of haul road formed to a level higher than one metre below the final restoration level shall be removed before overburden and soils are re-spread. All sections of haul road shall be ripped before being covered with overburden and soils during restoration.
- ix. No heavy goods vehicles shall leave the site unless their wheels are sufficiently clean to prevent mud being carried onto the highway. If, in the opinion of the Minerals and Waste Planning Authority, heavy

goods vehicles leaving the site are bringing mud onto the highway and causing a traffic safety problem or an amenity dis-benefit, then, at the written request of the Minerals Planning Authority, facilities shall be provided on the site to clean the wheels of the heavy goods vehicles.

- x. No clay shall be excavated from the quarry other than for uses within the site.
- xi. No water shall be discharged from the site which is sufficiently contaminated with clay or silt to cause clouding or sedimentation in adjoining ditches, ponds or watercourses.
- xii. Tanks containing fuel, oil or chemicals shall not be located at the site other than on an impervious base surrounded by liquid tight bund walls capable of retaining at least 110 per cent of the tank(s) volume and any spillages from fill or draw pipes. No drainage outlet shall be provided. All fill pipes, draw pipes and sight gauges shall be enclosed within the bunded area and the vent pipe directed downwards into the bund.
- xiii. Notwithstanding other conditions of this permission dewatering pumps may operate continuously.
- xiv. No waste materials shall be imported to the site for the purposes of sorting for sale, storage, or disposal at some other location.
- xv. Only clean, uncontaminated rock, subsoils and stones, brick rubble, crushed concrete, tiles and ceramic shall be permitted as infill material at the site.
- xvi. Noise from operations on the site, including both fixed plant and mobile machinery, shall not exceed 62.5 db (A) Leq as measured on the boundary adjacent to the back facades of Bowling Green Cottages and the operators shall take such action, including the insulation of fixed plant, the silencing of vehicles and mobile machinery and the provision of acoustic screening, as may be necessary to ensure that these noise levels are not exceeded.
- xvii. No blasting shall be carried out at any time.
- xviii. The only pumps and generators which are permitted to operate on the site are those that are acoustically sound-proofed such that the background noise outside the operating hours set out in condition 6 is not exceeded when measured at the boundary adjacent to the back facades of Bowling Green Cottages.
- xix. No reversing or other audible forms of warning reversing vehicles shall be fixed to, or used on, any mobile plant except in accordance with details to be agreed in writing by the Minerals Planning Authority.
- xx. No working or deposit of waste shall take place within 100 metres of Bowling Green Cottages.
- xxi. Sand processing plant shall not be located on the site other than on the floor of the quarry near the base of the limestone deposit.
- xxii. Limestone processing plant shall not be visible from Bowling Green Farm Cottages or from the A417.
- xxiii. In the event of the failure of any trees or shrubs planted or required to be retained on the site, such trees or shrubs shall be replaced with live specimens of such species and at such time and in such number as may be specified by the Minerals Planning Authority in writing.

- cxiv. No topsoil storage shall take place above 3 metres in height.**
- xxv. No subsoil storage shall take place above 5 metres in height.**
- cxvi. No stockpile of overburden, limestone or soft sand shall exceed 5 metres in height.**
- xvii. No work shall be carried out within 2 metres of any retained hedgerow or within one and a half times the crown spread of any tree either underground or on the surface, including the trenching for services for drainage or storage of materials or subsoil and topsoil, location or operation of plant and machinery or siting of buildings.**
- cxviii. No excavation shall take place from faces occupied by sand martins between 1 March and 30 October in any year.**
- cxix. All stripped topsoil and subsoil shall be stored separately. Subsoils shall be retained on site for use in site restoration.**
- xxx. Soil handling, cultivation and moving of vehicles or machinery over the topsoil and subsoils material shall not take place other than when the moisture content of the soils is 5% or more below the lower plastic limit of the soils.**
- cxxi. Movement of topsoil, subsoil and other soil-forming materials shall not be by any method other than loading shovel, hydraulic excavator and dump truck.**
- xxii. The whole site, including topsoil and subsoil heaps and those parts of the site where stripping has not been undertaken, shall be kept free from weeds, and all necessary steps shall be taken to destroy weeds at an early stage of growth to prevent seeding.**
- cxiii. To avoid compaction the upper one metre of the restored profile shall be replaced using low ground pressure machinery.**
- cxiv. All the topsoil and subsoil used in restoration shall be replaced evenly and sequentially across the site following the final contours of the reinstated land.**
- xxv. The areas labelled 'proposed Meadow Grassland' on the approved 'Proposed Restoration Scheme' (Drawing No. CHIN001Rev.A) shall be placed with subsoil and no topsoil shall be placed as the top layer. This area is not to be treated with lime or fertilisers.**
- cxvi. The final land levels after any settlement shall not exceed those shown on approved plan CHIN001Rev.A.**
- xvii. No waste skips or containers shall be stored on site.**
- cxviii. No floodlighting shall be erected on site without the prior written approval of the Minerals Planning Authority.**
- cxix. Prior to the commencement of the development a staged programme of archaeological investigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Minerals Planning Authority/Waste Planning Authority.**
- xl. Aftercare of the restored site shall take place in accordance with a scheme to be submitted and approved in writing by the Mineral Planning Authority. The aftercare scheme shall be submitted within 10 years of the date of this permission. The scheme shall include**

provision for an annual meeting between the operator and the Mineral Planning Authority and any other party as may be agreed by the Mineral Planning Authority. Aftercare shall start when restoration is completed in accordance with conditions of this permission. The annual meeting shall be held either in June or July each year. No later than 2 weeks following the annual meeting, any required revisions shall be submitted for the approval of the Mineral Planning Authority in writing and any that are agreed shall be implemented within the timescales agreed at the annual meeting.

- xli. The area covered by Planning Permission STA/8417/7-CM shall be restored in accordance with approved Restoration Scheme plan CHIN001Rev.A. The area shall be restored within 3 years of the commencement of permission, other than the land required to access phases 1 to 8 of their development hereby permitted and the noise attenuation bund around Bowling Green Cottages. The area covered by STA/8417/7-CM to be maintained in good condition in accordance with approved plan CHIN001Rev.A. The land required to access phases 1 to 8 of the development hereby permitted and the noise attenuation bund around Bowling Green Cottages shall be restored no later than one year from the date of completion of mineral extraction or 31 December 2038 whichever is earlier.
- xlii. The soil stockpile shown on the Topographical Survey (Drawing no. BOW/1250/28) to the north of the proposed Meadow Land shall be removed with 2 years and 6 months of the commencement of the permission.
- xliii. The meadow to be restored using the following seed mix, using native seed from non-agricultural sources:
Emorsgate mixture EM4, EM5 or EM7 to be selected to suit subsoil type.
- xliv. The haul route to be fenced or clearly marked out to protect the meadow and pond areas on either side, or a fence to be erected between the pond and meadow area and the land to the east. Fences should be standard stock fence of post and rail or post and wire construction.
- xlv. No later than the end of the first planting season following the commencement of the development, the hedgerow planting along the northern and eastern boundary of the 'proposed agricultural land' shall be planted in accordance with the approved Restoration Scheme plan CHIN001Rev.A. The hedgerows shall be maintained and any plants which at any time during the development and aftercare period die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species.

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