

# Public Document Pack

## PLANNING & REGULATION COMMITTEE – 11 APRIL 2011

### ADDENDA

#### 1. Apologies for Absence and Temporary Appointments

*Apology from*

Councillor Anda Fitzgerald O'Connor  
Councillor Jenny Hannaby

*Temporary Appointment*

Councillor Melinda Tilley  
Councillor Zoe Patrick

#### 4. Petitions and Public Address

*Speaker*

Mike Kerford-Byrnes  
Matthew Horton QC

*Item*

) 5. Finmere Quarry  
)

Steve Bowley

6. Shellingford Quarry

#### 5. Finmere Quarry

- (1) **Change of use of the materials recycling facility which is the subject of planning permission reference 10/00361/CM to add biodrying and gasification waste treatment technologies and associated power generation together with the extension of the operational life of the materials recycling facility – Application 11/00015/CM**
- (2) **To continue development of non hazardous landfilling operations without complying with conditions of planning permission 00/01480/CM (as varied by appeal reference APP/U3100/A/09/2117987/NWF) relating to phasing of landfilling and restoration, life of the site, restoration and aftercare schemes and tipping levels – Application 11/00026/CM**

*Additional Information*

The Deputy Director for Environment & Economy has attached two plans to support the information contained in paragraphs 12 and 13 of the published report regarding the biodrying and gasification process

*Additional Comments*

*Environment Agency*

The Environment Agency has submitted a supplementary letter stating that there is no objection to Application 2 (continuation of landfill). The proposed review of settlement rates is accepted subject to condition 4 stating that cells should be capped within 12 months of fill completion and condition 7 stating that there should be no filling of cells until the previous cell has been filled to pre-settlement levels and each cell being capped permanently within 12 months.

*Comments of Deputy Director*

Noted.

**Recommendation**

No change to recommendation (b) in the main report, it should continue to refer to Annex 3. No change to wording of modified condition 4 in Annex 3 as that is about pre-settlement heights only.

Proposed condition 7 already requires cells to be filled before subsequent ones are filled and requires capping. However, I recommend that the wording of condition 7 in Annex 3 is amended to require capping in 12 months from completion of filling in any cell.

*The Applicant*

The applicant has also made a further submission in which he mentions two points:

- the title to Application 2 should refer to planning permission 08/02519/CM (instead of 00/01480/CM which was an earlier permission for the landfill); and paragraph 16 of the report should refer to conditions 1, 3, 4, 7, 16, 17, 18, 21, 24, 26 and 33 instead of those noted (these are the conditions changed from the permission 08/02519/CM).
- The applicant also reminds me that he recommended an additional condition for Application 2 which states that the permission would not be implemented unless and until the gasification plant was installed and working.

*Comments of the Deputy Director*

The amendments to the report identified by the applicant are correct and are noted. However, the remainder of the report refers to the correct permission and Annex 3 refers to the correct conditions.

The additional condition is acceptable as there is no reason to modify the landfill permission if the rate of infill does not decline. The end date of the permission should be shortened if the plant implementation is delayed, relative to the effect of that delay in terms of filling rates.

**Recommendation**

No change to the recommendation in the main report but recommend that an additional condition is added to the heads of 11/00026/CM in annex 3 as follows:

“No implementation of this permission unless or until gasification plant is operating in the MRF and variation of end date”.

## 6. Shellingford Quarry

- 1) **Continuation of the development permitted under permission STA/SHE/8554/8 (extension of areas of extraction of limestone and sand and restoration to agriculture at original ground levels using inert fill over total quarry area and retention of existing facilities) without complying with conditions relating to approved plans, bund details, access, depth for working dewatering and water discharge, removal of bagging and processing plant, the importation of aggregates, restoration details, and sand martin habitat and extension of the time period for operations at the site;**
- 2) **An extension of the existing quarry to the east for the extraction of limestone and sand with restoration to agriculture at original ground levels using inert fill**

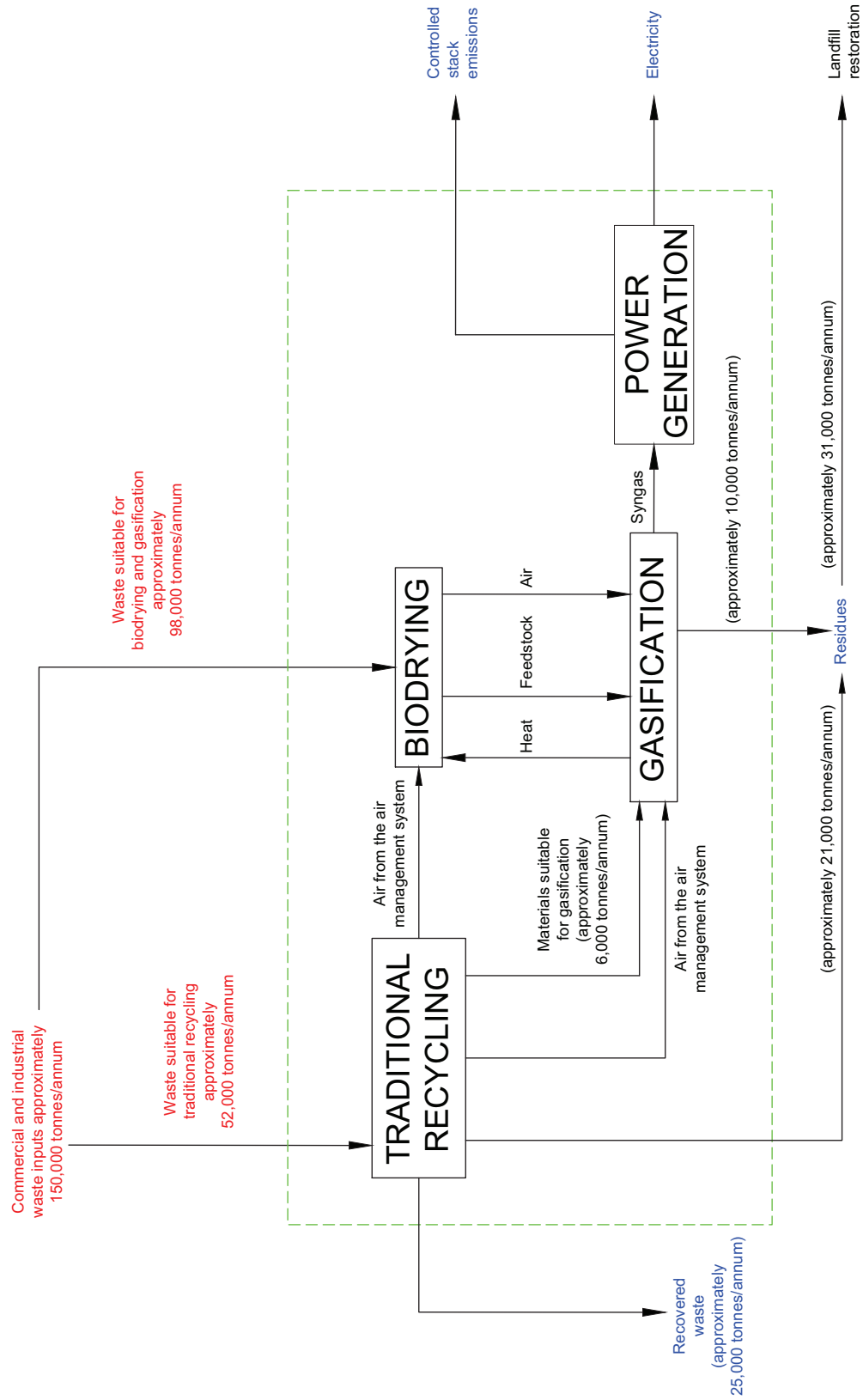
### *Additional Comments from the Deputy Director for Environment & Economy*

Whilst there is no objection to either application from Transport Development Control officers, it is clear that local residents have concerns over traffic generation and movements from this quarry, particularly southwards towards the village of Stanford-in-the-Vale. I would certainly not wish to see traffic generation expand significantly beyond the existing current levels. Accordingly, I consider that it would be appropriate, in order to secure a measure of control over traffic movements, to recommend a condition restricting HGV movements to the south (towards Stanford-in-the-Vale) to say a maximum of 50 movements (25 out, 25 in) per day. The applicant has indicated his agreement in principle to such a condition and has also confirmed that he would be prepared to accept a further condition requiring the company to allow the Council's monitoring team access to their weighbridge records (on a monthly basis) which should provide evidence of vehicle movements and destinations. Whilst accepting the applicants agreement to the imposition of such conditions, I also recommend however that a Unilateral Undertaking be agreed requiring the applicant to provide funding for the independent monitoring of traffic movements and numbers (e.g. to pay for one to two surveys a year plus any other surveys that might be required as a result of any justifiable complaints over traffic from the site).

### **Revised Recommendation**

It is RECOMMENDED that ***subject to an agreement to secure the required funding for independent monitoring of traffic movements and destinations*** that planning permission be granted for the developments described in Applications STA/SHE/8554/12-CM and STA/SHE/8554/11-CM subject to conditions to be determined by the Deputy Director for Environment & Economy -Growth & Infrastructure to include the matters set out in Annex 1 (with regard to Application 1) and Annex 2 (with regard to Application 2) to the report PN6 and two additional conditions as follows:

- ***Limitation on the number of vehicles leaving the site towards Stanford-in-the-Vale.***
- ***Access to the operators weighbridge records to be given to the Council's Monitoring Team***

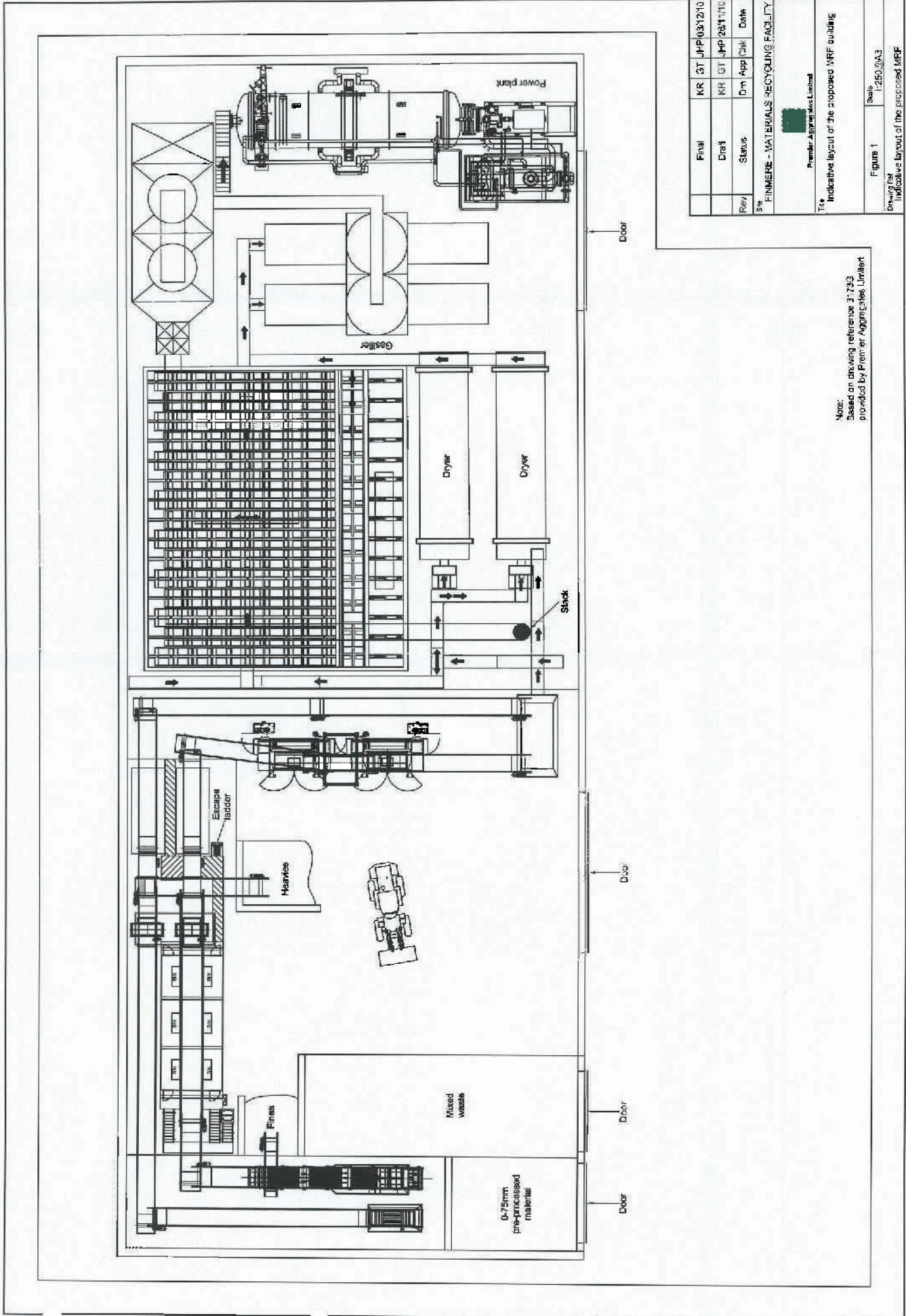


**Key / Notes**

MRF Building

Figure NTS 4: Materials recycling facility proposed process flow diagram

This page is intentionally left blank



Note:  
 Based on drawing reference 31793  
 provided by Premier Aggregates Limited

Final	KR	ST	JPP/03/2010
Draft	KR	ST	JPP/28/1/10
Status	Dom	App	Clak
Date			

Site: FINNENE - MATERIALS RECYCLING FACILITY

Prepared by: Premier Aggregates Limited

Title: Indicative layout of the proposed YRF building

Figure 1

Scale: 1:250 (A3)

Drawing list: Indicative layout of the proposed YRF building

This page is intentionally left blank