

**For: PLANNING & REGULATION COMMITTEE – 19 October 2020**

**By: ASSISTANT DIRECTOR FOR STRATEGIC INFRASTRUCTURE AND PLANNING**

**Development Proposed:**

**Extraction of mineral and restoration to agriculture and nature conservation by infilling with imported inert materials – update report**

**Division Affected:** Kingston & Cumnor

**Contact Officer:** David Periam **Tel:** 07824 545378

**Location:** Land to the west of Hatford Quarry, Fernham Road, Hatford, Faringdon, SN7 8JQ

**OCC Application No:** MW.0066/19

**VOWH Application No:** P19/V1817/CM

**District Council Area:** Vale of White Horse District Council

**Applicant:** Hatford Quarry Ltd

**Application Received:** 2 July 2019

**Consultation Period:** 25<sup>th</sup> July – 26 August 2019  
27 February 2020 – 28 March 2020

**RECOMMENDATION**

**That the Committee's resolution of 1 June 2020 to approve application no. MW.0066/19 subject to the applicant signing a Section 106 agreement for the matters outlined in Annex 2 of the committee report of 1 June 2020 and a routeing agreement to ensure that HGVs follow the route approved for HGVs associated with the existing quarry and subject to conditions to be determined by the Director of Planning and Place, to include those set out in Annex 1 of the committee report of 1 June 2020 be amended such that condition 4 reads as follows:**

**Temporary consent – extraction completed by six years from the date of commencement as notified pursuant to condition 2 and restoration completed by the date seven years from the date of commencement.**

1. At the Planning & Regulation Committee meeting on 1 June 2020, the Committee resolved subject to the applicant signing a Section 106 agreement and a routeing agreement to approve application MW.0066/19 for the proposed western extension to the existing Hatford Quarry subject to conditions to be determined by the Director of Planning and Place including those set out in Annex 1 to the Committee report. Condition 4 of the recommended conditions required that mineral extraction finish within five years and the site then restored within seven years. The original Committee report is attached as Appendix 1.
2. In the course of finalising the planning conditions, the applicant has made the County Planning Authority aware that they wish for the mineral extraction element to be limited to six years rather than five. It is agreed that the planning statement submitted with the application does indeed refer to an extraction period of six years though this is not supported by the calculation provided elsewhere in the application documents. On the basis of these documents, officers had understood that the quarry would be worked in three phases with mineral extraction in Phase One taking 18 months, Phase Two taking 30 months and Phase Three taking 12 months. This equates to a total of five years extraction. With restoration (including infilling with imported inert waste, soil replacement and seeding) the total development time period would be seven years. There had therefore been a misunderstanding between the applicant and your officers.
3. As the timescale of the development and mineral extraction phase was specifically included within the report's recommended conditions which the Committee resolved to support, it is considered necessary for the application to be returned to committee for the timing of the mineral extraction phase to be amended from five to six years. For the committee's information and for the avoidance of doubt, all other elements of the scheme remain the same.
4. As the overall time for the quarry to be worked and restored has not changed, it is not considered the change from five to six years for mineral extraction would have any greater impacts on the local area or nearby residents. There would be no change to vehicle movements and no working of additional areas. The assessment of the application against the development plan and other material considerations set out in the Committee report of 1 June remains the same.
5. It is therefore recommended that the committee agree that the timescale for mineral extraction as set out within draft condition 4 of the committee's resolution of 1<sup>st</sup> June 2020 is amended from five to six years with final restoration remaining to be completed within seven years.

#### **Financial & Staffing Implications**

6. None identified

#### **Equalities Implications**

7. None identified

**RECOMMENDATION**

8. **That the Committee's resolution of 1 June 2020 to approve application no. MW.0066/19 subject to the applicant signing a Section 106 agreement for the matters outlined in Annex 2 of the committee report of 1 June 2020 and a routeing agreement to ensure that HGVs follow the route approved for HGVs associated with the existing quarry and subject to conditions to be determined by the Director of Planning and Place, to include those set out in Annex 1 of the Committee report of 1 June 2020 be amended such that condition 4 reads as follows:**

**Temporary consent – extraction completed by six years from the date of commencement as notified pursuant to condition 2 and restoration completed by the date seven years from the date of commencement.**

RACHEL WILEMAN

Assistant Director for Strategic Infrastructure and Planning

October 2020