Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant
Churchfield Stone Ltd
Harley Way
Churchfield
Oundle
PE8 5AU

Name and address of agent
GP Planning Ltd
The Stables
Long Lane
East Haddon
Northamptonshire
NN6 8DU

Part I - Particulars of application

Date of Application
13 January 2012

Application No.:
NCC: 12/00001/MIN
ENC: EN/12/00135/NCC

Particulars and location of development
Application 12/00001/MIN for a conservation stone quarry at Harley Way, Churchfield, Oundle, PE8 5AU

Part II - Particulars of decision:

The Northamptonshire County Council

Hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been granted for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:-

Commencement of Development

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission. Written notification of the date of commencement shall be sent to the Mineral Planning Authority within 7 days of such commencement.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.
Scope of the Permission

2. Except as otherwise required by conditions attached to this planning permission the development hereby permitted shall be carried out in accordance with the following approved documents and plans:
   (a) Site Plan ref GPP/CS/HWQ/11/02 Rev 5 dated 1 June 2011
   (b) Site Layout Plan ref GPP/CS/HWQ/11/05 Rev 4 dated 26 October 2011
   (c) Plan of Proposed Working Area ref Church 5 dated 9 December 2011
   (d) Planning application forms dated 12 January 2012
   (e) Planning Statement dated December 2011

Reason: To define the scope of this planning permission and in the interest of clarity.

3. From the date of the commencement to the completion of mineral extraction, a copy of this permission including all documents hereby approved and any other documents subsequently approved in accordance with this permission shall always be available at the site for inspection during normal working hours.

Reason: To ensure this planning permission and associated documents are available on site for reference and inspection.

Duration and Cessation

4. The development hereby permitted, including restoration in accordance with the conditions attached to this permission, shall be completed no later than 17 years from the date of commencement as notified under condition 1. The site shall be subject to aftercare for a period of 5 years.

5. In the event of a cessation of mineral extraction for a period in excess of 18 months, prior to the completion of the approved restoration scheme as referred to in condition 53, which in the opinion of the Mineral Planning Authority constitutes a permanent cessation within the terms of paragraph 3 of Schedule 9 of the Town and Country Planning Act 1990 (as amended), a revised scheme of restoration and aftercare shall be submitted to the Mineral Planning Authority for approval in writing. The site shall be restored in accordance with the revised scheme of restoration and aftercare as approved.

Reason for conditions 4 to 5: To retain control over the development and in the interests of visual amenity and to ensure that the development does not prejudice the overall restoration of the site having regard to Policies CS13 and CS14 of the Northamptonshire MWDF Core Strategy DPD and Policy CMD13 of the Northamptonshire MWDF Control and Management of Development DPD.

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Method of Working and Operation Limits

6. Mineral extraction shall be confined to the areas shown on the Site Layout Plan Ref GPP/CS/HWQ/11/05 Rev 4 dated 26 October 2011 for consecutive respective phases of operations (Phase 1 to 5).

7. Except as otherwise required by conditions attached to this permission the site shall be worked and restored sequentially in accordance with details the submitted Site Layout Plan ref GPP/CS/HWQ/11/05 Rev 4 dated 26 October 2011 and the submitted Schedule of Phases and Timescales submitted as Appendix 2 to the Environmental Statement. Operations on the application site shall be carried out in accordance with the approved plans, working scheme and details and no part of the operations specified therein shall be amended or omitted without the prior written approval of the Mineral Planning Authority.

8. Margins of support shall be retained at the perimeter of the excavations to ensure support to Harley Way, adjoining unworked land and to protect retained peripheral boundary features, hedgerows and fencing. In particular no mineral extraction shall take place within 20 metres of Harley Way.

9. Mineral extraction hereby permitted shall be restricted to a maximum depth of 10 metres below original ground levels.

10. No blasting of minerals shall take place in connection with the development hereby permitted.

Reason for conditions 6 to 10: To specify working methods to protect amenity, natural assets and landscape character having regard to Policy CS14 of the Northamptonshire MWDF Core Strategy DPD (May 2010) and Policies CMD7 and CMD8 of the Control and Management of Development DPD (June 2011).

11. No waste other than non hazardous inert waste for restoration shall be imported to the site.

Reason: To prevent uncontrolled waste importation to the site having regard to amenity and proposed restoration in accordance with Policies CS13 and CS14 of the Northamptonshire MWDF Core Strategy DPD.

Working Hours

12. Except in emergencies (which shall be notified to the Mineral Planning Authority as soon as practicable), no operations other than water pumping, plant servicing, environmental monitoring, maintenance and testing of plant shall be carried out at the site except between the hours of 07.30 to 17.00 hours Mondays to Fridays with no works on Saturdays, Sundays, public or bank holidays.

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**Reason:** To ensure that operations are carried out within reasonable hours so as to minimise amenity disturbance in accordance with Policy CS14 of the Northamptonshire MWDF Core Strategy DPD.

**Removal of Permitted Development Rights**

13. Notwithstanding the provisions of parts 19 and 21 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, replacing or re-enacting that Order), except for those detailed in the application, no fixed plant or machinery, buildings, structures and erections or private ways shall be erected, extended, installed, rearranged, replace, repairs or altered at the site without prior planning permission from the Mineral Planning Authority.

**Reason:** To protect the amenities of the area having regard to Policy CS14 of the Northamptonshire MWDF Core Strategy DPD.

**Built Development**

14. The portakabin shall be located, designed and finished in accordance with the details shown on the drawing titled Elevations for Portakabin Ref GPP-CS-HWQ-11-15 Rev 1 dated 4 October 2010.

15. The proposed stone cropping sheds shall at all times be located on the quarry floor.

**Reason for conditions 14 to 15:** To safeguard the local environment and protect amenity having regard to Policy CS14 of the Northamptonshire MWDF Core Strategy DPD and Policy CMD10 of the Control and Management of Development DPD.

**Highway and Access**

16. All vehicular access and egress to and from the site shall be from the existing access point on Harley Way as shown on Site Layout Plan Ref GPP/CS/HWQ/11/05 Rev 4 dated 26 October 2011. No other access shall be used by vehicles entering or exiting the site.

17. The vehicular access shall be hardsurfaced and maintained in a good state of repair and kept clean and free of mud and other debris at all times until completion of site restoration and aftercare.

18. The proposed internal haul road as shown on Site Layout Plan Ref GPP/CS/HWQ/11/05 Rev 4 dated 26 October 2011 shall be hardsurfaced and kept free of mud, dust and detritus material to ensure that such material is not carried onto the public highway.

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19. Prior to the commencement of soil stripping operations on site wheel cleaning facilities shall be provided and thereafter maintained on site so that operational vehicles leaving the site are cleansed of mud and other debris to ensure that none is deposited on the public highway.

20. No Heavy Goods Vehicle shall enter the public highway unless their wheels and chassis have been cleaned to prevent material being deposited on the public highway.

21. All loaded Heavy Goods Vehicles arriving at and leaving the site shall be securely sheeted.

22. The total number of vehicle movements associated with the development hereby permitted shall not exceed:
   (a) Year 1 - 70 movements (35 in and 35 out) per week or 3,300 per year (1,650 in and 1,650 out).
   (b) Years 2 to 17 – 60 movements (30 in and 30 out) per week or 3,040 per year (1,520 in and 1,520 out)

   No import or export of material from site shall take place outside the hours of operation authorised under condition 12 of this permission.

23. All Heavy Goods Vehicles shall be routed in accordance with the submitted Traffic Routing Plan Ref GPP/CS/HWQ/11/12 Rev 1 dated 9 November 2011.

24. No import or export of material from the site shall commence until the applicant has submitted to the Mineral Planning Authority and received written approval for a scheme to monitor implementation of the approved routing scheme. The scheme shall include measures to ensure that all drivers of vehicles under the control of the applicant are made aware of the approved arrangements and the disciplinary steps that will be exercised in the event of default.

   **Reason for conditions 16 to 24:** In the interests of highway safety and amenity in accordance with Policy CS14 of the Northamptonshire MWDF Core Strategy DPD.

**Water Resources**

25. No development shall be undertaken within the floodplain of Lyveden Brook as defined on the submitted Fluvial Flood Risk Drawing Ref 11016/101 Rev A.

26. The development hereby permitted shall only be carried out in accordance with the approved Flood Risk Assessment undertaken by Abington Consulting Engineers dated 10 February 2012 and the mitigation measures detailed within the Flood Risk Assessment.

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Reason for conditions 25 to 26: To ensure that the development does not increase flood risk having regard to Policy CS14 of the Northamptonshire MWDF Core Strategy DPD.

27. Repair, maintenance and refuelling of plant, equipment and machinery shall only take place on an impervious surface drained to an interceptor.

28. Any fuel, lubricant or and chemical storage vessel shall be placed or installed within an impermeable container with a sealed sump and capable of holding at least 110% of the vessel's capacity. All fill, draw and overflow pipes shall be properly housed within the bunded area to avoid spillage. The storage vessel, impermeable container and pipes shall be maintained for the duration of extraction and restoration operations on site.

Reason for conditions 27 to 28: To minimise the risk of pollution of the water environment having regard to Policy CS14 of the Northamptonshire MWDF Core Strategy DPD.

Noise and Dust

29. No vehicles and mobile plant used exclusively on site shall be operated unless they have been fitted with white noise alarms to ensure that, when reversing, they do not emit a warning noise that would have an adverse impact on residential or rural amenity.

30. No vehicle, plant, equipment or machinery used exclusively on site shall be operated at the site unless it has been fitted with and uses an effective silencer. All vehicles, plant, equipment and machinery shall be maintained in accordance with the manufacturer's specification.

31. Traffic management operations at the site shall be controlled to ensure that all Heavy Goods Vehicles are routed to avoid reversing manoeuvres. A plan identifying on site routing arrangements shall be submitted to the Mineral Planning Authority for approval in writing prior to mineral extraction commencing. Traffic management shall be in accordance with the approved plan.

32. The site shall be worked in accordance with the measures set out in Part 1 (Noise), Section 8 of British Standard 5228: 2009 "Noise and Vibration Control on Construction and Open Sites or subsequent edition thereof. The equivalent sound level \( L_{Aeq} \), measured over any 1 hour time period, attributable to the normal operations on site, as measured free field shall not exceed 55 dBA \( (1hrL_{Aeq}) \) at Chesterfield Lodge or Churchfield Farmhouse. For soil stripping and bund formation the equivalent sound level \( L_{Aeq} \), measured over any 1 hour time period as measured free field shall not exceed 70 dBA \( (1hrL_{Aeq}) \) at Chesterfield Lodge or Churchfield Farmhouse.

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33. Monitoring of noise from the mineral extraction operations shall be undertaken at the sites listed in condition 32 at the written request of the Mineral Planning Authority and the monitoring shall be undertaken for a period of 1 hour during operational phases.

34. The results of the noise monitoring shall be submitted to the Mineral Planning Authority within 2 weeks of monitoring taking place and shall include the following information:
   (a) The measured LA_{eq} (free field) level in dB(A)
   (b) The LA_{eq} (free field) attributable to operations on the development site
   (c) Date and time of measurement
   (d) Description of site activity
   (e) Details of measuring equipment
   (f) Weather conditions, including wind speed and direction

35. No development shall take place until a scheme and programme of measures for the suppression of dust have been submitted to and approved in writing by the Mineral Planning Authority. The scheme shall include:
   (a) The suppression of dust caused by the moving, processing and storage of soil, overburden, stone and other materials within the site;
   (b) Dust suppression on haul roads, including speed limits;
   (c) The provision of dust collection and storage facilities;
   (d) Provision for monitoring and review of the scheme.
   (e) Details of all dust suppression measures
   (f) Precise arrangements for the measurement of wind speed on the site;
   (g) Dust monitoring points around the site boundary;
   (h) Measures for the suppression of dust caused by the movement/processing of minerals movement of soil and overburden.

The approved scheme shall be implemented and adhered to at all times.

36. In the event that complaints regarding noise or dust are received by the Mineral Planning Authority from any sensitive receptor, and thereafter notified to the operator, an assessment of the complaint shall be undertaken by the operator. A report on the findings, with proposals for removing, reducing or mitigating identified adverse effects resulting from the operation, and a programme for the implementation of remedial measures to be undertaken shall be submitted to the Mineral Planning Authority, unless a later date is otherwise agreed in writing by the Mineral Planning Authority. If complaints relate to noise and continue after remedial measures have been implemented noise monitoring shall be undertaken at the request of the Mineral Planning Authority to verify whether the requirements of condition 32 are being met.

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Reason for conditions 29 to 36: To reduce the amenity impacts of noise and dust disturbance from the site on the local environment having regard to Policy CS14 of MWDF Core Strategy DPD.

**Lighting**

37. No fixed or temporary lighting shall be erected or installed unless full details of the location, height, design, sensors and luminance have been submitted to and approved in writing by the Mineral Planning Authority. The details shall ensure that the lighting is designed to minimise the potential nuisance of light spillage on adjoining properties, natural environment and highways. The lighting shall thereafter be erected, installed and operated in accordance with the approved details.

**Reason:** In the interests of the visual and rural amenities of the area having regard to Policy CS14 of the Northamptonshire MWDF Core Strategy DPD.

**Soil Handling**

38. Prior to commencement of soil stripping, a scheme of grass seeding, weed control and management of all storage mounds that will remain in situ for more than 6 months or over winter shall be submitted to and approved in writing by the Mineral Planning Authority. Seeding and management of the storage mounds shall be carried out in accordance with the approved details.

**Reason:** To protect mounds from soil erosion, prevent build up of weed seeds in the soil and remove vegetation prior to soil replacement having regard to Policy CS14 of the Northamptonshire MWDF Core Strategy.

39. All topsoil shall be stripped from any areas to be excavated, or used for the stationing of plant and buildings, the storage of subsoil and overburden, haul roads or traversed by heavy machinery. No plant or vehicles shall cross any areas of unstripped topsoil except for the purpose of stripping operations.

40. All topsoil, subsoil and soil making material shall only be handled when in a dry and friable condition. The criteria for determining dry and friable shall be based on a field assessment of the soil’s wetness in relation to its lower plastic limit. An assessment shall be made by attempting to roll a ball of soil into a thread on the surface of a clean plain glazed tile (or plate glass square) using light pressure from the flat of the hand. If a long thread of less than 3 millimetres diameter can be formed, the soil is wetter than the lower plastic limit, and soil movement should not take place until the soils have dried out. If the soil crumbles before a long thread of 3 millimetres diameter can be formed, then the soil is dry enough to move. This assessment shall be carried out on representative samples of each major soil type.

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41. The movement and handling of soils shall be in accordance with sheets 1-4 (soils handling using excavators and dump trucks) and sheet 15 (soil replacement with bulldozers and dump trucks) of the “Goods practice guide for handling soils” published by the Ministry of Agriculture Fisheries and Food in April 2000 or subsequent edition thereof.

42. No development shall commence until a revised scheme for the proposed overburden mound at the western boundary of the site shall be submitted and approved in writing by the Mineral Planning Authority. The scheme shall restrict the overburden mound to a maximum height of 5 metres when measured from original ground levels. Topsoil and subsoil storage bunds shall be located and sized as indicated on Site Layout Plan Ref GPP/CS/HWQ/11/05 Rev 4 dated 26 October 2011.

43. Stockpiles of mineral shall be confined to the quarry floor.

44. All topsoil, subsoil and soil making material shall be retained on the site for subsequent re-use in site restoration.

Reason for conditions 39 to 44: To prevent damage to soils and in the interests of the visual and rural amenities of the area having regard to Policy CS14 of the Northamptonshire MWDF Core Strategy DPD.

Archaeology

45. No development shall commence until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Mineral Planning Authority.

Reason: To ensure that adequate archaeological investigations and recording are undertaken prior to the development taking place in accordance with Policy CMD9 of the Northamptonshire MWDF Control and Management of Development DPD.

Landscaping, Habitat Creation, Ecology and Restoration

46. No development shall commence until a revised landscape scheme for the proposed advance planting and restoration planting has been submitted to and approved in writing by the Mineral Planning Authority. The scheme shall pay particular attention to the types, number and size of native species proposed. The approved scheme shall be implemented in full.

47. The approved advance planting approved under condition 46 shall be implemented in the first available planting season following the approval of the landscape scheme.

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48. Planting associated with each respective phase of restoration shall be undertaken in the first available planting season following restoration of that phase.

49. No development shall commence until a detailed method statement, incorporating plans and specifications (including a programme for implementation) for the proposed hedgerow improvement works has been submitted to and approved in writing by the Mineral Planning Authority. The approved method statement shall be implemented in full.

50. Operations that involve the destruction and removal of vegetation shall not be undertaken during the months of February to September inclusive, unless an ecologist report demonstrating that breeding birds will not be affected is submitted to and approved in writing by the Mineral Planning Authority. Should nesting birds be found, development shall be delayed until such time as nesting has ceased.

51. Trees, shrubs and hedges planted in accordance with the approved scheme shall be maintained and any plants which within five years of planting die, are removed or become seriously damaged or diseases shall be replaced in the next planting season with others of a similar size and species.

**Reason for conditions 46 to 51:** To minimise the environmental impact of the development and to safeguard and enhance the visual amenities of the area having regard to Policy CS14 of the Northamptonshire MWDF Core Strategy DPD.

52. No development shall commence until an ecological management plan has been submitted to and approved in writing by the Mineral Planning Authority. The plan shall include:
   (a) Aims and objectives of management;
   (b) Appropriate management options for achieving aims and objectives;
   (c) Prescriptions for management actions;
   (d) Preparation of a work schedule (including an annual work plan and the means by which the plan will be rolled forward annually);
   (e) Personnel responsible for implementation of the plan;
   (f) Monitoring and remedial/contingencies measures triggered by monitoring.
   (g) Aftercare and long term management

The development shall be implemented in accordance with the approved plan including monitoring, aftercare and long term management.

**Reason:** To make appropriate provision for the management of natural habitat relating to the approved development in the interests of biodiversity having regard to Policies CS13 and CS14 of the Northamptonshire MWDF

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Core Strategy DPD and Policy CMD8 of the Northamptonshire MWDF Control and Management of Development DPD.

53. Except as otherwise required by conditions attached to this planning permission the site shall be restored in accordance with details on the submitted Landscape Proposals Plan Ref 300/A dated December 2011 before the end date of this permission as stated in Condition 4.

54. The Green Infrastructure Plan Ref GPP/CS/HWQ/11/06 Rev 3 dated 1 November 2011 shall be implemented in its entirety before the end date of this permission as stated in Condition 4.

55. The areas filled in shall be progressively covered with the stored soils as tipping proceeds to a depth of not less than one metre with the top 300 millimetres comprising stored topsoil. This one metre covering shall be kept free of materials likely to interfere with final restoration and subsequent cultivation and tree planting and shall be ripped (rooted) as necessary to relieve compaction prior to the placement of topsoil. Any stones or other materials which would impede subsequent agricultural or forestry operations shall be removed or buried on site to a depth of at least one metre.

56. Upon the completion of restoration, no part of the restored land shall exceed the pre-settlement contours as shown on the submitted Landscape Proposals Plan Ref 300/A dated December 2011. A detailed survey of the final levels on site shall be submitted to the Mineral Planning Authority once infilling and restoration is complete.

57. All buildings, structures, plant, machinery and hardstanding erected in accordance with this permission shall be removed from the site by the end of the restoration completion period specified in Condition 4.

58. Any ditches, fences, hedges, gates, field drains and water courses and supplies disturbed during the mineral extraction operations shall be made good where necessary and any further ditches, fences, hedges, gates, field drains and water courses and supplies shall be provided on restoration for good husbandry.

59. In the event that 12 months prior to the specified end date it is known that the site will not be completed to the levels detailed in drawings supplied with this application, amended restoration plans shall be submitted for agreement in writing by the Mineral Planning Authority. The amended scheme incorporating any alterations the Mineral Planning Authority may require shall be implemented and completed by the specified end date.

Reason for conditions 53 to 59: To ensure proper restoration of the site and in the interests of the general amenity of the area having regard to Policies CS13 and CS14 of the Northamptonshire MWDF Core Strategy DPD and Policies.

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CMD7 and CMD8 of the Northamptonshire MWDF Control and Management of Development DPD.

Site Maintenance

60. From the date of commencement until restoration of the site, the following shall be carried out:
   
   (a) the maintenance of fences in a stock proof condition between any areas used for development authorised by this planning permission and any adjoining agricultural land used for grazing purposes;
   
   (b) the maintenance of fencing or other suitable protective barriers around retained and proposed hedgerows and trees;

61. All areas, including soil bunds and mounds, are to be kept free of weeds and necessary steps shall be taken to destroy weeds at an early stage of growth to prevent seeding.

Reason for conditions 60 to 61: To ensure that the benefits of the proposed restoration are realised and in the interests of the general amenity of the area having regard to Policies CS13 and CS14 of the Northamptonshire MWDF Core Strategy DPD and Policies CMD7 and CMD8 of the Northamptonshire MWDF Control and Management of Development DPD.

Aftercare

62. An aftercare scheme detailing the steps that are necessary to bring the land to the required standard for the proposed afteruses shall be submitted to and approved in writing by the Mineral Planning Authority prior to commencement of restoration works. The submitted scheme shall:
   
   (a) Provide an outline strategy in accordance with paragraphs 45-46 of the Technical Guidance to the National Planning Policy Framework for the five year aftercare period. This shall specify steps to be taken and the period during which they are to be taken. In the case of agriculture the scheme shall include provision of a field drainage system and provide for an annual meeting between the applicants and the Mineral Planning Authority.
   
   (b) Provide for a detailed annual programme, in accordance with paragraphs 47-48 of the Technical Guidance to the National Planning Policy Framework, to be submitted to the Mineral Planning Authority not later than two months prior to the annual Aftercare meeting.

The development shall be implemented in accordance with the approved aftercare scheme.

63. Before 31st January of every year during the aftercare period, an Aftercare Management Report shall be submitted to the Mineral Planning Authority recording the restoration operations carried out on the land during the period.

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previous 12 months and setting out the intended restoration operations for the next 12 months. A site meeting shall be arranged to discuss the report to which the Mineral Planning Authority shall be invited together with any other parties as necessary.

**Reason for conditions 62 to 63:** To ensure appropriate aftercare having regard to Policy CS13 of the Northamptonshire MWDF Core Strategy DPD.

64. Trees planted in accordance with the approved schemes shall be maintained during the aftercare period, such maintenance to include the following:

(a) Replacing any plants which die or are lost;

(b) Weeding to prevent the growth of plants being retarded;

(c) Maintaining any fences around planted areas in a rabbit-proof and stock-proof condition.

65. During the aftercare period, temporary drainage works (e.g. ditches, watercourses, settling lagoons) shall be carried out as necessary to prevent soil erosion, flooding of land within or outside the site or the erosion or silting up of existing drainage channels within or outside the site.

**Reason for conditions 64 to 65:** To ensure restoration and habitat creation maximise biodiversity benefits and having regard to Policy CMD13 of the Northamptonshire MWDF Control and Management of Development DPD.

**Indicative Catchment Area**

66. All inert waste materials to be deposited at the site shall originate from sources within a 20 mile radius of the site.

**Reason:** To ensure that waste materials are dealt with as close to their source as possible in the interests of self sufficiency and sustainability having regard to Policy CS9 of the Core Strategy DPD and to enable the Mineral and Waste Planning Authority to monitor progress towards achieving the principles in Policy CS1 of the Core Strategy DPD and Policy CMD14 of the Control and Management of Development DPD.

**Monitoring**

67. The operating company shall submit an annual report in writing to the Mineral Planning Authority within one month of the first anniversary of operations commencing and at 12 monthly intervals thereafter. The report shall include detailed information on the quantities and types of mineral extracted, including records of vehicle movements demonstrating compliance with condition 22 relating to traffic routing. In addition, the report shall include detailed information on the types, quantities and sources of all inert waste materials brought on to the site and taken off the site, including records of vehicle movements demonstrating compliance with condition 22 relating to traffic

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routing. The annual report shall also incorporate records that demonstrate compliance with the indicative catchment area condition (condition 66). The information required by this condition shall also be supplied at any other time on request by the Mineral and Waste Planning Authority. All such information will be treated on a confidential basis.

**Reason:** To enable the Mineral and Waste Planning Authority to monitor progress towards achieving the principles in Policy CS1 and Policy CS6 of the Core Strategy DPD (May 2010) and to ensure that waste materials are dealt with close to their source in accordance with Policy CS9 of the Core Strategy DPD (May 2010) and Policies CMD1 and CMD14 of the Control and Management of Development DPD (June 2011).

**INFORMATIVE**

1. The applicant has undertaken to participate in a Local Liaison Group.

2. The applicant's attention is drawn to the fact that the proposed future use of the site for camping activities will require a planning permission from the East Northamptonshire Council.

3. The applicant's attention is drawn to the informative comments of the Environment Agency dated 30 June 2009, noted below as follows:

   The restoration of the quarry with inert wastes associated with this development will require an Environmental Permit under the Environmental Permitting Regulations 2010, from the Environment Agency, unless an exemption applies. The applicant is advised to contact the Environment Agency on 08708 506 506 for further advice and to discuss the issues likely to be raised. You should be aware that the permit may not be granted. Additional 'Environmental Permitting Guidance' can be accessed via our main website (http://www.environment-agency.gov.uk).

**REASONS FOR APPROVAL**

These proposals are for the establishment of a small scale quarry to supply building stone to sites in the Oundle area. The environmental, amenity and highway safety implications of the development have been carefully considered in relation to the relevant Development Plan policies and National Planning Policy Framework, and having regard to the consultation responses to the application. In particular the proposals are considered to be in keeping with Policies CS3, CS6, CS13 and CS14 of the Northamptonshire MWDF Core Strategy DPD and Policies CMD3, CMD4, CMD7, CMD8, CMD9 and CMD13 of the Northamptonshire MWDF Control and Management of Development DPD. The proposals have also been assessed against the National Planning Policy Framework and accompanying technical guidance and are considered acceptable having regard to this new national policy.

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The site benefits from a relatively isolated location and subject to the measures set out in the planning application and the proposed planning conditions it is considered that key amenity impacts relating to noise, dust and traffic can be minimised throughout on site operations. It is relevant that there are no outstanding objections to the application from either statutory consultees or members of the public.

The proposed restoration of the site to a mixture of agriculture and land suitable for potential recreation use in the future is considered to be acceptable and is supported by the consultation response from Natural England. The landscape and biodiversity impact of this proposal have been assessed and are considered acceptable having regard to Policies CS13 of the Northamptonshire MWDF Core Strategy DPD and Policies CMD7, CMD8 and CMD13 of the Northamptonshire MWDF Control and Management of Development DPD.

On balance it is considered that the proposed operations, in conjunction with the recommended conditions, would not create an adverse impact sufficient to justify refusal of this application. For these reasons it is considered that permission should be granted subject to the recommended conditions.

Date 4th May 2012 Signed

For Assistant Director of Environment and Planning

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.
1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or the grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Sections 78 and 79 of the Town and Country Planning Act 1990 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, 3/08a Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them having regard to the statutory requirements (a), to the provisions of the development order, and to any direction given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

   (a) The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely sections 70 and 72(1) of the Act.


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