Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant
Mick George Ltd
Second Drove
Meadow Lane
St Ives
Cambridgeshire
PE27 4YQ

Name and address of agent (if any)

Part I - Particulars of application

Date of Application
12th March 2012

Application No.
NCC Ref: 12/00016/MIN
ENC Ref: EN/12/00506/NCC

Particulars and location of development
Proposed Limestone Quarry incorporating extraction of limestone and clay, inert waste recycling and progressive restoration of the site to a beneficial afteruse using imported inert material, at Ringstead Grange, Ringstead, Northamptonshire, NN14 4DT.

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 THREE YEARS from the date of this permission. Written notification of the date of commencement shall be sent to the Mineral Planning Authority within seven days of such commencement.

REASON: To comply with Section 91 of the Town and Country Planning Act

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. Unless otherwise agreed in writing by the Mineral Planning Authority and 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:

- Planning Application Forms dated 9 March 2012;
- Planning Statement dated March 2012;
- Supplementary Planning Statement (NPPF) dated April 2012;
- Phase 1 Habitat and Protected Fauna Survey including a Winter Bird Survey prepared by Whitcher Wildlife Ltd dated February 2012;
- Landscape and Visual Impact Assessment prepared by Crestwood Environmental Ltd dated March 2012;
- Dust Action Plan prepared by Mick George Ltd dated March 2012;
- Hydrological and Hydrogeological Assessment prepared by DAB Geotechnics dated June 2012;
- Transport Statement prepared by David Tucker Associations dated February 2012;
- Drawing No. R15/01 Location Plan
- Drawing No. R15/02 Existing Situation Plan
- Drawing No. R15/03 Working Scheme
- Drawing No. R15/04 Rev B Concept Restoration Plan
- Drawing No. R15/05 Indicative Phasing Plans

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 the development, a copy of this permission including all documents hereby approved and any other documents subsequently approved in accordance with this permission, shall always be on display at the main office 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 15 years from the date of commencement as notified under condition 1. The site shall be subject to aftercare for a period of 5 years

REASON: 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 MWDF Core Strategy (May 2010) and Policy CMD13 of the MWDF Control and Management of Development DPD (June 2011).

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.
Working Hours

5. Except in emergencies to maintain safe quarry working (which shall be notified to the Mineral Planning Authority as soon as practicable), no operations, other than water pumping, plant servicing, and environmental monitoring of plant shall be carried at the site except between the following times:

- 07:00 to 18:00 hours Monday to Fridays
- 07:00 to 13:00 hours Saturdays
- and at no other times or on Sundays, Bank or Public Holidays.

As an exception the loading of vehicles for export of minerals can be carried out between 06.00 to 07.00 hours Mondays to Fridays.

REASON: In the interests of limiting the effects on local amenity, to control the impacts of the development and having regard to Policy CS14 of MWDF Core Strategy (May 2010).

Method of Working

6. All mineral operations and recycling activities including crushing, screening, loading and the stockpiling of minerals and/or recycled aggregate shall be confined to the base of the active quarry phase part from the first phase of working which will be in excess of 700m from any occupied dwelling in Ringstead village.

REASON: In the interests of amenity in accordance with Policy CS14 of the MWDF Core Strategy (May 2010).

7. The site shall be worked and restored sequentially in accordance with details contained in the submitted and approved Drawing Nos. R15/03 and R15/05 and mineral extraction shall not progress unless the phased restoration has been completed as indicated on Drawing No. R15/05.

REASON: To specify working methods to protect amenity, natural assets and landscaping character in accordance with this planning permission having regard to Policy CS14 of the MWDF Core Strategy (May 2010).

8. No waste shall be imported into the site other than inert waste for the purposes of recycling, backfilling and/or restoration purposes.

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 MWDF Core Strategy DPD (May 2010).

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

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.
REASON: To protect the amenities of local residents having regard to Policy CS14 of the MWDF Core Strategy (May 2010).

10. The extraction of limestone hereby permitted shall be restricted to an average of 18 metres and no more than a maximum depth of 24 metres below original ground levels.

REASON: To specify the depth of working in the interests of safeguarding local hydrology and water supplies having regard to the Policy CS14 of MWDF Core Strategy (May 2010).

Operation Limits

11. The output of clay leaving the site shall not exceed a level of 12,000 tonnes per annum.

REASON: To define the scope of the permission and in the interest of clarity, highway safety and amenity protection having regard to Policy CS14 of the MWDF Core Strategy (May 2010).

Access and Highway Safety

12. No mineral extraction shall take place until full details of the footpath to be provided on the eastern side of Raunds Road between the A45 and the site entrance including 20 metres beyond the proposed site entrance as shown on plan ref. 13150-06 revision A have been submitted to the Minerals Planning Authority for approval in writing. The scheme as approved shall be completed prior to the commencement of mineral extraction and maintained thereafter.

REASON: In the interests of highway safety and the amenities of the area having regard to Policy CS14 of the MWDF Core Strategy (May 2010).

13. Within 3 months of the date of this permission a scheme for the provision of a footway facility along the eastern verge of Raunds Road to link the existing footpath on the edge of Ringstead to the new footpath to be provided in accordance with Condition 13 of this permission shall be submitted to the Minerals Planning Authority for approval in writing. The scheme as agreed shall be completed in accordance with a programme to be submitted and agreed with the Minerals Planning Authority.

REASON: In the wider interests of highway safety and community benefit having regard to Policy CMD14 of the MWDF Control and Management of Development DPD (June 2011).

14. Prior to the commencement of the development, the following access details shall be submitted to the Mineral Planning Authority for approval in writing:

- Hard surface materials to form the vehicle access as identified on drawing No 13150-06 revision A;
- Provision of vision splays at the junction with the public highway;
- Technically approved detailed design and construction plans forming

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.
an appropriate agreement within the Highways Act to undertake and complete the promoted off-site accommodation works identified on drawing No 13150-06 revision A.

The access details shall be implemented and maintained as approved for the lifetime of this development.

REASON: In the interests of highway safety having regard to Policy CS14 of the MWDF Core Strategy (May 2010).

15. Prior to the commencement of the development, a scheme detailing the locations and wording for highway warning signs within the public highway shall be submitted to the Minerals Planning Authority for approval in writing. The scheme as approved shall be implemented and maintained.

REASON: In the interests of highway safety having regard to Policy CS14 of the MWDF Core Strategy (May 2010).

16. A sign, the details of which shall be submitted to and approved by the Minerals Planning Authority, shall be erected prior to the commencement of the development and maintained at the site/quarry complex exit, advising drivers of vehicle routes agreed with the Minerals Planning Authority.

REASON: In the interests of highway safety and the amenities of the area having regard to Policy CS14 of the MWDF Core Strategy (May 2010).

17. The total number of HGV vehicle movements associated with the development hereby permitted shall not exceed the following limits:

- 180 movements [90 in and 90 out] per day (Mondays to Fridays)
- 90 movements [45 in and 45 out] per day (Saturdays)

No movements shall take place outside the hours of operation authorised in Condition 6 of this permission.

REASON: In the interests of highway safety and safeguarding local amenity having regard to Policy CS14 of the MWDF Core Strategy (May 2010).

18. No development shall take place until the details of wheel and underside chassis cleaning facilities have been submitted to and approved in writing by the Minerals Planning Authority. The approved facilities shall be installed prior to the commencement of construction operations in accordance with the approved details and implemented and maintained for the duration of the development hereby permitted. No commercial vehicle shall leave the site unless the wheels and the underside chassis are clean to prevent materials, including mud and debris, being deposited on the public highway.

REASON: In the interests of highway safety and local amenity having regard to Policy CS14 of the MWDF Core Strategy (May 2010).

19. All operational vehicles arriving at and leaving the site shall be sheeted to

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.
prevent material spillage, wind blow and dust nuisance.

REASON: In the interests of highway safety and safeguarding local amenity having regard to Policy CS14 of the MWDF Core Strategy (May 2010).

Noise and Dust

20. No vehicles and/or mobile plant used exclusively on site shall be operated unless they have been fitted with tonal 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.

REASON: In the interests of local amenity and having regard to Policy CS14 of the MWDF Core Strategy (May 2010).

21. 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.

REASON: In the interests of local amenity and having regard to Policy CS14 of the MWDF Core Strategy (May 2010).

22. Traffic management operations at the site shall be controlled to ensure that all Heavy Goods Vehicles associated with loading minerals between 06.00 – 07.00 hours are routed to avoid reversing manoeuvres.

REASON: In the interests of local amenity and having regard to Policy CS14 of the MWDF Core Strategy (May 2010).

Buildings, Plant and Machinery Details

23. No fixed buildings, structures (including security fencing), plant or machinery shall be erected until details of the proposed location and external materials, colour and finishes have been submitted to and approved in writing by the Mineral Planning Authority. Development shall be implemented in accordance with the approved details.

REASON: In the interest of the amenity of the local area having regard to Policy CS14 of the MWDF Core Strategy (May 2010) and Policy CMD10 of the Control and Management of Development DPD (June 2010).

24. 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 (LAeq), measured over any 1 hour time period, attributable to all operations on site, as measured free field shall not exceed 55 dBA (1hrLAeq) at the following potentially noise sensitive locations:

i. Track West of Mallows Cotton (SPA);  
ii. Nene Valley Gravel Pits (SPA);

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.
iii. Ringstead Grange;
iv. Property – Station Road;
v. Footpath – Ringstead Village;
vi. Scalley Farm;
vii. Ringstead Primary School.

REASON: In the interests of local amenity and having regard to Policy CS14 of the MWDF Core Strategy (May 2010).

25. Monitoring of noise from the mineral extraction operations shall be undertaken at the noise sensitive locations listed in condition 24 at intervals to be agreed in accordance with a scheme to be submitted for agreement in writing with the Mineral Planning Authority prior to the commencement of mineral extraction. Unless otherwise agreed in writing by the Mineral Planning Authority the monitoring shall be undertaken for a period of 1 hour during operational phases. The noise monitoring scheme as agreed in writing shall be implemented.

REASON: In the interests of local amenity having regard to Policy CS14 of the MWDF Core Strategy (May 2010).

26. 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 LAeq (free field) level in dB(A)
b) Date and time of measurement
c) Description of site activity
d) Details of measuring equipment
e) Weather conditions, including wind speed and direction

REASON: In the interests of local amenity having regard to Policy CS14 of the MWDF Core Strategy (May 2010).

27. No development shall take place until a revised Dust Action Plan has been submitted to the Mineral Planning Authority for approval in writing. The revised Dust Action Plan shall include the provision of dust monitoring at Ringstead Primary School. The revised plan as approved shall thereafter be implemented.

REASON: To safeguard amenity having regard to Policy CS14 of the MWDF Core Strategy (May 2010).

28. 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. A report on the findings, with proposals for rectifying and a program for the implementation of remedial measures to be undertaken, shall be submitted to the Mineral Planning Authority no later than 5 working days from notification of the complaint to the operator.

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.
REASON: To safeguard amenity having regard to Policy CS14 of the MWDF Core Strategy (May 2010).

Surface Water Drainage

29. The proposed development shall not begin until a scheme for the provision, implementation, ownership and maintenance of the surface water drainage for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Mineral Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied.

REASON: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and to ensure future maintenance of the surface water drainage system having regard to the Policy CS14 of MWDF Core Strategy (May 2010).

Pollution Control

30. Prior to the commencement of development, a percolation test must be undertaken to ensure that the soakaway serving the proposed foul drainage system (septic tank) will work in adverse conditions. Results of this test shall be submitted to and approved in writing by the Mineral Planning Authority. If, after tests it is found that soakaways do not work satisfactorily, an alternative method of foul sewage disposal must be submitted to the Mineral Planning Authority for approval in writing.

REASON: To prevent pollution of the water environment having regard to Policy CS14 of the MWDF Core Strategy (May 2010).

31. Foul drainage disposal shall be by a septic tank, unless otherwise agreed in writing by the Mineral Planning Authority. Full details of the proposed septic tank, (including Environment Agency Discharge Consent Number, site of unit, design and projected loading of unit, together with final discharge point and maintenance schedule) shall be submitted to the Mineral Planning Authority. Only a scheme approved in writing by the Mineral Planning Authority shall be implemented at the site and shall be fully operational before the development is occupied and maintained in perpetuity. Trade effluent must not be discharged to a septic tank.

REASON: To prevent pollution of the water environment having regard to Policy CS14 of the MWDF Core Strategy (May 2010).

Buildings, Plant and Machinery Details

32. No fixed, buildings, structures (including security fencing), plant or machinery shall be erected until details of the proposed location and external materials, colour and finishes have been submitted to and approved in writing by the Mineral Planning Authority. Development shall be implemented in accordance with the approved details.

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.
REASON: In the interest of the amenity of the local area having regard to Policy CS14 of the MWDF Core Strategy (May 2010) and Policy CMD10 of the Control and Management of Development DPD (June 2010).

**Lighting**

33. No fixed lighting shall be erected or installed until 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 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 MWDF Core Strategy (May 2010).

34. Any external lighting shall be downward facing to minimise the risk of light spillage beyond the operational areas and into the sky. The lighting shall be switched off when not required and shall not be operated outside the permitted working hours at the site.

REASON: In the interests of the visual and rural amenities of the area having regard to Policy CS14 of the MWDF Core Strategy (May 2010).

**Soil Handling**

35. Prior to commencement of soil stripping and storage mound construction, 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 MWDF Core Strategy (May 2010).

36. Bunds for the storage of soils shall conform to the following criteria:

a) Topsoil bunds shall not exceed 3 metres in height  
b) Subsoil bunds shall not exceed 5 metres in height

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 MWDF Core Strategy (May 2010).

37. 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 or traversed by heavy machinery. No plant or vehicles shall cross any areas of

**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.
unstripped topsoil except for the purpose of stripping operations.

REASON: To prevent damage to soils having regard to Policy CS14 of the MWDF Core Strategy (May 2010).

38. Unless otherwise agreed in writing by the Mineral Planning Authority, 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.

REASON: To prevent damage to soils having regard to Policy CS14 of the MWDF Core Strategy (May 2010).

39. Unless otherwise agreed in writing by the Mineral Planning Authority 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.

REASON: To prevent damage to soils having regard to Policy CS14 of the MWDF Core Strategy (May 2010).

Site Maintenance

40. From the date of commencement until restoration of the site, the following shall be carried out unless otherwise agreed in writing by the Mineral Planning Authority:

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 hedgerows and trees;

REASON: In order to maintain site security, ensure that the effect of the proposed development on sites of known wildlife interest is minimised, and in the interests of the general amenity of the area having regard to Policy CS14 of the Northamptonshire MWDF Core Strategy DPD (May 2010).

41. All areas, including amenity/screening bunding, 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.

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.
Reason: In order to maintain site security, ensure that the effect of the proposed development on sites of known wildlife interest is minimised, and in the interests of the general amenity of the area having regard to Policy CS14 of the Northamptonshire MWDF Core Strategy DPD (May 2010).

Landscaping, Habitat Creation, Ecology and Restoration

42. No development shall commence until a revised landscape scheme for the proposed early 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 and the tree screen planting to the north of phases 2 to 4. The approved scheme shall be implemented in full. The approved scheme shall be implemented in full.

Reason: 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 MWDF Core Strategy (May 2012).

43. The approved early planting approved under Condition 42 shall be implemented in the first available planting season following the approval of the landscape scheme.

Reason: 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 MWDF Core Strategy (May 2012).

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

Reason: 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 MWDF Core Strategy (May 2012).

45. 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.

Reason: 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 MWDF Core Strategy (May 2012).

46. 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

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.
as nesting has ceased.

REASON: 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 MWDF Core Strategy (May 2012).

47. 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: 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 MWDF Core Strategy (May 2012).

48. Within 3 months of the date of this permission an Ecological Management Plan shall be submitted to the Mineral Planning Authority for approval in writing. The plan shall include:

i. Aims and objectives of management;
ii. Appropriate management options for achieving aims and objectives;
iii. Prescriptions for management actions;
iv. Preparation of a work schedule (including an annual work plan and the means by which the plan will be rolled forward annually);
v. Personnel responsible for implementation of the plan;
vi. Monitoring and remedial/contingencies measures triggered by monitoring.

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

Archaeology

49. No development shall take place 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 by the applicant and approved in writing by the Mineral Planning Authority. This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:

i. Approval of a Written Scheme of Investigation;
ii. Fieldwork in accordance with the agreed Written Scheme of Investigation;

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.
iii. Completion of a Post-Excavation Assessment report and approval of an approved Updated Project Design: to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Mineral Planning Authority;

iv. Completion of analysis, preparation of site archive ready for deposition at a store approved by the Mineral Planning Authority, production of an archive report, and submission of a publication report: to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Mineral Planning Authority.

REASON: To ensure that any archaeological interest has been adequately investigated and recorded prior to the development taking place having regard to Policy CMD9 of the MWDF Control and Management of Development DPD (June 2011).

Removal of Plant, Machinery and Buildings

50. All mineral processing plant and associated apparatus including pipework, machinery and buildings, temporary offices, weighbridges, wheel cleaning facilities, all hardstandings and foundations and mineral stockpiles and temporary soil bunds shall be removed from the site by the end of the period specified in condition 5 of this permission.

REASON: To ensure that the Mineral Planning Authority retains control of the location, erection, appearance and removal of fixed and mobile plant, machinery, buildings and foundations in the interests of amenity in accordance with Policy CS14 of the MWDF Core Strategy (May 2010).

Removal of Site Access and Haul Roads

51. Upon completion of the restoration operations or the date referred to in Condition 5 of this permission, whichever is the sooner, the vehicular access and haul route shall be reinstated in accordance with a scheme to be submitted to and agreed in writing by the Mineral Planning Authority.

REASON: To ensure that the site is satisfactorily restored and in the interests of highway safety and safeguarding local amenity and having regard to Policies CS13 and CS14 of MWDF Core Strategy (May 2010)

Restoration

52. The progressive restoration scheme, reference R15/04/B received by this Authority and hereby approved shall be implemented upon cessation of mineral extraction operations in each phase of the development, and shall be implemented progressively and completed in its entirety before the end date of this permission as stated in Condition 5.

REASON: To ensure the proper restoration of the site within a reasonable time in a progressive and orderly manner in the interests of local amenity having regard to Policy CS13 of the MWDF Core Strategy DPD (May 2010).

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.
53. 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.

REASON: To safeguard the visual amenities and agricultural characteristics of the having regard to Policies CS13 and CS14 of MWDF Core Strategy (May 2010).

Aftercare

54. An aftercare scheme detailing the steps that are necessary to bring the land to the required standard for agricultural use shall be submitted to and approved in writing by the Mineral Planning Authority prior to commencement of restoration works/infilling/the placement of soils on site. The submitted Scheme shall:

i. 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.

ii. 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.

iii. Unless the Mineral Planning Authority agree in writing with the person or persons responsible for undertaking the Aftercare steps that there shall be lesser steps or a different timing between steps, the Aftercare shall be carried out in accordance with the submitted Scheme.

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

REASON: To ensure the satisfactory restoration of the site for agriculture and having regard to Policies CS13 and CS14 of MWDF Core Strategy DPD (May 2010).

Monitoring

55. The operating company shall submit an annual report in writing to the Minerals and Waste 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 18 relating to HGV movements and condition 12 relating to clay extraction. 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 recycled inert waste taken off the site, including...

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.
records of vehicle movements demonstrating compliance with condition 18 relating to HGV movements. 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 Minerals and Waste Planning Authority to monitor progress towards achieving the principles in Policy CS3 and CS5 of the MWDF Core Strategy DPD (May 2010).

56. Within one month of the date of this permission an indicative plan outlining the intended catchment area for inert waste sources for treatment at the facility shall be submitted to the Minerals Planning Authority for approval in writing. All inert waste inputs shall be in accordance with the agreed indicative catchment plan.

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 (May 2010) and to enable the Waste Planning Authority to monitor progress towards achieving the principles in Policy CS1 of the Core Strategy DPD (May 2010) and Policies CMD1 and CMD14 of the Control and Management of Development DPD (June 2011).

REASONS FOR APPROVAL

A site for the working of crushed rock (limestone) is identified for working at Ringstead in the MWDF Locations for Minerals DPD as an allocated site and therefore the principle of mineral working in this location has been established in the Development Plan. The application area is not entirely consistent with the boundary of the allocated site and therefore the extended area has to be considered in relation to Policy CMD4 of the Control and Management of Development DPD. Assessment against the CMD4 criteria demonstrates that the non-allocated part of the site is not contrary to this policy to any material degree to justify refusal of the application area as submitted.

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, CS5, CS9, CS13 and CS14 of the Northamptonshire MWDF Core Strategy DPD and Policies 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.

The implications for water resources and flood risk have been assessed in accordance with the requirements of the National Planning Policy Framework and accompanying technical guidance and the Environment Agency is satisfied that the development is acceptable, subject to conditions.

The proposed restoration of the site to an agricultural use is considered to be

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.
acceptable and is supported by consultees. 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.

The application has been subject to Environmental Impact Assessment and the development has been assessed in relation to the Development Plan policies which relate to: landscape and visual impact, ecology, amenity (noise and dust), highway safety, traffic, archaeology, it is considered that these can be mitigated and controlled by planning conditions and a Section 106 Agreement relating to traffic routeing. Accordingly on balance there are no justifiable reasons to refuse the application and it is therefore recommended that the application be determined in accordance with this advice, subject to conditions.

POSITIVE AND PROACTIVE MANNER STATEMENT

In determining this planning application, the Mineral Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application by liaising with consultees, councillors, respondents and the applicant/agent and discussing changes to the proposal where considered appropriate or necessary. In particular, the Minerals Planning Authority has worked with both the Highway Authority and local County Councillor to agree a scheme for a footpath/footway link. This approach has been taken positively and proactively in accordance with the requirement in the NPPF, as set out in the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012.

INFORMATIVE(S)

1. The applicant should be aware that the proposed activity may require an environmental permit which would be issued by and regulated by East Northamptonshire District Council. Please contact the Environmental Protection team on 01832 742055 to discuss this further. The applicant should note that the permit will need to be in place prior to operations starting at the site.

2. No works within the existing public highway and rights of way network may commence without the express written permission of the Highway Authority. This planning permission does not give or infer such permission. The Highway Authority, will only give consent to commence works subject to the completion of an appropriate Agreement, within the Highways Act 1980. Full engineering, drainage, street lighting and constructional details will be required to process such an agreement. Any details submitted will be subject to a technical and safety audit that may result in changes to the details of the street and junction etc required to discharge the relevant condition above.

3. The attention is drawn to the implementation of the Traffic Management Act 2004, where a three month notice period to allocate road space (for works within the highway) is formally given prior to the commencement of works.

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.
4. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hard standings susceptible to oil contamination must be passed through an oil separator designed and constructed to have a capacity and details compatible with the site being drained. Roof water must not pass through the interceptor.

5. Any facilities, above ground, for the storage of oils, fuels or chemicals must be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund should be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge into the bund.

6. All surface water from roofs must be piped direct to an approved surface water system using sealed downpipes. Open gullies should not be used.

7. A closure valve should be installed at the oil separator outlet to contain any polluting material in the event of an emergency.

8. All drums and small containers used for oil and other chemicals must be stored in bunded areas which do not drain to any watercourse, surface water sewer or soakaway.

9. The applicant is advised that the proposed development or activity would require a Waste Management Licence and the applicant is advised to contact the Environment Agency at www.environment-agency.gov.uk for further information on applying for a Licence.

10. Waste from the development must be re-used, re-cycled or otherwise disposed of in accordance with waste management legislation and in particular the Duty of Care. Further information can be obtained from the Environment Agency.

Date: 21st December 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 V 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.

4. Guidance on using the Planning Portal's online appeals service, see leaflet PCS4 available at


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.