

AGENDA MANAGEMENT SHEET

Name of Committee Regulatory Committee

Date of Committee 27th September 2005

Report Title Brinklow Quarry, Rugby - Construction of a Mortar Plant and Associated Site Infrastructure

Summary This report recommends the grant of planning permission for the construction of a mortar plant and associated site infrastructure on land within Brinklow Quarry, Coventry Road, Rugby, Warwickshire.

For further information please contact Thomas Cox
Planning Officer
Tel. 01926 412247
thomascox@warwickshire.gov.uk

Would the recommended decision be contrary to the Budget and Policy Framework? Yes/No

Background Papers Submitted application and plans received 27/6/2005. Letter from Highways Agency received 18/7/2005. Email from Environmental Health Officer received 25/7/2005.

CONSULTATION ALREADY UNDERTAKEN:- *Details to be specified*

- Other Committees
- Local Member(s) Councillor R P L Morris-Jones – No comments received.
(With brief comments, if appropriate)
- Other Elected Members
- Cabinet Member
(Reports to The Cabinet, to be cleared with appropriate Cabinet Member)
- Chief Executive
- Legal I Marriott – comments incorporated.

- Finance
- Other Chief Officers
- District Councils Rugby Borough Council – No comments received.
- Health Authority
- Police
- Other Bodies/Individuals See paragraphs 2 and 3.

FINAL DECISION **YES/NO** *(If 'No' complete Suggested Next Steps)*

SUGGESTED NEXT STEPS :

Details to be specified

- Further consideration by this Committee
- To Council
- To Cabinet
- To an O & S Committee
- To an Area Committee
- Further Consultation

Regulatory Committee - 27th September 2005

**Brinklow Quarry, Rugby - Construction of a Mortar Plant and
Associated Site Infrastructure**

**Report of the Director of Planning, Transport and
Economic Strategy**

Recommendation

That the Regulatory Committee authorises the grant of planning permission for the construction of a mortar plant and associated site infrastructure on land within Brinklow Quarry, Coventry Road, Rugby, Warwickshire, subject to the conditions and for the reasons contained in **Appendix B** of the report of the Director of Planning, Transport and Economic Strategy.

APPLICATION NO: R687/05CM018

SUBMITTED BY: A L P Ambrose Minerals

RECEIVED BY: The Director of Planning, Transport and Economic Strategy
on 27/6/2005.

ADVERTISED DATE: 7th July 2005.

THE PROPOSAL: Construction of a Mortar Plant and Associated Site
Infrastructure.

SITE AND LOCATION: Land within Brinklow Quarry, Coventry Road, Rugby,
Warwickshire.

See **Appendix A**.

1. Application Details

- 1.1 The application seeks consent for the construction and operation of a mortar plant. The operation would be ancillary to the production of sand and gravel at the quarry and would utilise product from the site for preparation of 'ready to use' mortars, screeds and renders. The application would be time limited until the end of production at the quarry in 2016. The mortar plant itself would be 13.6 metres tall with an adjacent silo structure reaching 15.6 metres in height.
- 1.2 The area of the site used for the batching process would be laid on a concrete slab and fenced off from the rest of the quarrying operations using a powder coated steel palisade fence to a height of not less than two metres. Lockable steel gates would be provided at the entrance and exit to the site.
- 1.3 Office facilities would be provided by a portacabin transportable unit (max 10m x 4m) and a similar unit which houses the control mechanisms for the batching process and the administration of the plant. The weighbridge at the entrance to the quarry would be used for any weighing of vehicles entering or leaving the site.
- 1.4 Lighting would be provided to illuminate the site during winter months or when visibility is poor. Lights would be directional to prevent glare and spillage from the site. The plant would require the employment of eight additional people to those already employed within the quarry.
- 1.5 Five vehicles would operate from the site when production reaches a maximum. Each vehicle would be expected to make two journeys from the site to deliver mixes. Vehicles would be loaded the evening before to allow for despatch early ensuring that the building contractors receive their mortars.
- 1.6 This would require vehicles to leave the site at 0530 hours. The plant would only operate between the hours of 0700 – 1900 hours.

2. Consultations

- 2.1 **Rugby Borough Council** – No comments received.
- 2.2 **Councillor R P L Morris-Jones** – No comments received.
- 2.3 **Brinklow Parish Council** – No comments received.
- 2.4 **Environmental Health Officer** – The isolated location, separate access road to the main highway (Coventry Road), existing use as a quarry and the low number of vehicles means that nuisance or significant impact on air quality are unlikely. However, as vehicles will be leaving the site at 0530 hours and this is a further increase in the number of vehicles using the site, it is recommended that the number of vehicles per day be limited to 10 (as stated in the planning application) and operating hours be limited to 0700 to 1900 hours for the plant and 0530 to 1900 hours for the vehicles.

- 2.5 **Highways Agency** – No objection.
- 2.6 **Environment Agency** – No comments received.

3. Representations

- 3.1 None received.

4. Observations

Planning History

- 4.1 Planning permission R687/1547/1468/P was granted in 1991 for the extraction of 3.5 million tonnes of sand and gravel from 70 hectares of land at what is now known as Brinklow Quarry. Quarrying operations commenced shortly after this date. The planning permission requires operations to be completed by 2016.
- 4.2 Brinklow Quarry is located 0.7 kilometres to the west of the village of Brinklow within the administration Borough of Rugby. The application site is located within the quarry and occupies an area of 0.3 hectares.
- 4.3 The quarry lies immediately off the B4027, Coventry Road, a distributor road between Coventry and Rugby. This provides access to the M6 motorway and the trunk road system of the A45 and A46 towards Coventry. The site entrance is laid out with good visibility splays and no alterations are necessary to accommodate the proposed mortar plant.

General

- 4.4 Access into the quarry is via the existing haul road into the site past the weighbridge and site offices which would be used by the mortar plant operator. The application boundary is contained within the working area for sand and gravel extraction but is outside of the area where any further recoverable reserves of mineral are known to exist.
- 4.5 Cement and cementitious material would be stored in silos of up to 70 tonne capacity and delivered to site by bulk tankers. Reverse air filtration systems and closed delivery systems ensure that the loading and unloading of the materials does not lead to any emissions of dust. Sand and aggregates would be stored in hoppers adjacent to the silos and loaded by a loading shovel.
- 4.6 Appropriate cladding of the development would reduce the intrusion of the plant within the quarry setting. It would be located within the lowest part of the site to further mitigate against any visual impact. The type and design of the silos are very similar to grain silos and take on an agricultural appearance. The location of the plant would be within the confines of the quarry and no noise impact is likely to occur.

- 4.7 Brinklow Quarry is subject to a legal agreement restricting the number of vehicles permitted to enter and leave the site per day to 100 (200 vehicle movements). The applicant states that existing operations on site have never generated anywhere near this level of vehicle movements. The proposed development would generate an average of 10 movements per day which could be accommodated within the existing permitted total.

Policy

- 4.8 Brinklow Quarry is located within Green Belt as defined within the Rugby Borough Local Plan. Policy R/E10 of the Local Plan states that within the Green Belt the rural character of the area will be retained, protected and whenever possible enhanced by safeguarding areas of mainly open countryside. Development will not be permitted, except in very special circumstances for the erection of buildings or changes of use for purposes other than agriculture or outdoor sport or recreation. As this development does not involve a change of use or the erection of buildings the development is not contrary to Policy R/E10.
- 4.9 Furthermore the development accords to Policy M7(d) of the Minerals Local Plan for Warwickshire which permits the installation of ancillary plant and equipment at an existing minerals site involving the processing of material primarily generated at the site, in both Green Belt and non Green Belt locations, provided the equipment is located adjacent to the primary plant and the life span of the ancillary operation is linked to that of the mineral extraction on the site.
- 4.10 PPG2 – Green Belts recognises that minerals can only be worked where they are found and that their extraction is a temporary activity. It goes on to say that minerals developments need not be inappropriate development and need not conflict with the purposes of including land in Green Belts, provided that high environmental standards are maintained and that the site is well restored. The proposal would be an ancillary activity to the quarry therefore is an appropriate development.

Conclusion

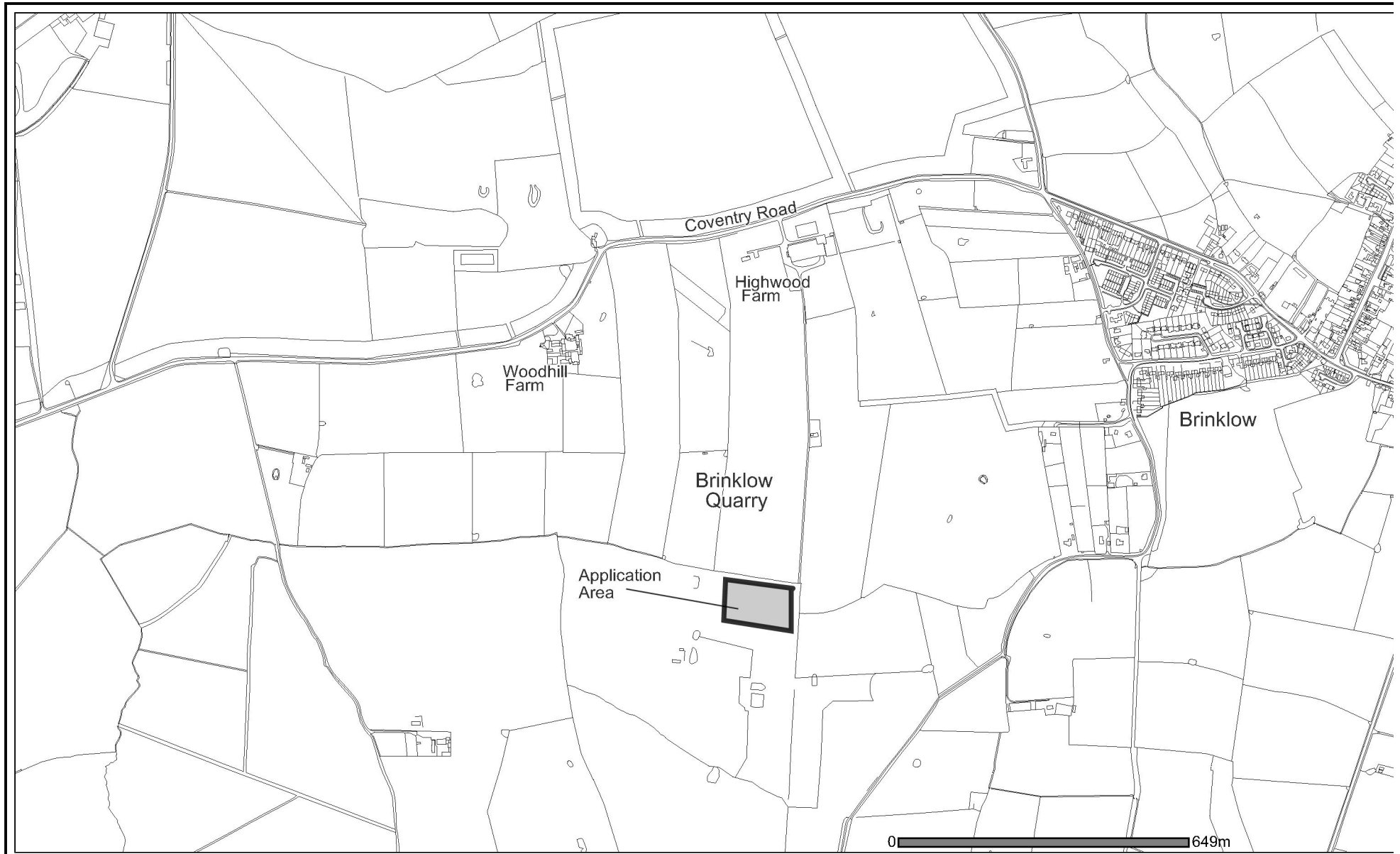
- 4.11 This application is for the construction of a plant to produce mortars within the boundary of an existing quarry and is an ancillary use of the quarry materials. The proposed development would be more sustainable than taking materials to a manufacturing plant and then to distribute materials to customers. The proposal would also reduce handling and distribution of material.
- 4.12 The operation would cease when the quarry is restored to original approved contour and beneficial use after working. The proposed development would have negligible impacts at the quarry providing ready to use mortars for the local and surrounding building industry.

JOHN DEEGAN

Director of Planning, Transport and Economic Strategy

Shire Hall, Warwick

14th September 2005



Scale 1: 12000

Ref No. R687/05CM018

Drawn Thomas Cox



Regulatory Committee – 27th September 2005

Brinklow Quarry, Rugby - Construction of a Mortar Plant and Associated Site Infrastructure

Application No: R687/05CM018

1. The development to which this permission relates shall be commenced not later than 3 years from the date of this permission.

Pre-commencement

2. The development hereby permitted shall not be commenced until details of the colour profile for the external cladding of the mortar plant have been submitted to and approved in writing by the Mineral Planning Authority.

General Operations

3. The development hereby permitted shall not be carried out except in accordance with the submitted application ref. R687/05CM018, plans ref. BQ/MP//2, BQ/MP/PA/1, BQ/MP/PA/3 and conditions set out below.
4. Unless otherwise agreed in writing by the County Planning Authority the operation of the mortar plant hereby permitted shall not be carried out except between the hours of:-

0700 – 1900 on weekdays
0700 – 1300 on Saturdays

No operations or uses shall be carried out on Sundays, Bank or Public Holidays.

5. Notwithstanding condition 4 above, no lorries or vehicles associated with the mortar plant shall depart from or access the site except between the hours of:-

0530 – 1900 on weekdays
0530 – 1300 on Saturdays

No vehicles shall depart from or access the site on Sundays, Bank or Public Holidays.

6. There shall be no discharge of foul or contaminated drainage from the site into either the ground water or any surface waters, either direct or by soakaways.
7. In order to minimise the raising of dust and noise nuisance steps shall be taken in accordance with the conditions attached to the planning permission for sand and gravel extraction (ref.R687/1547/1486/P).
8. The area to which this permission relates shall be restored in accordance with the conditions attached to the planning permission for sand and gravel extraction (ref.R687/1547/1486/P).
9. All operations and activities shall cease upon the cessation of sand and gravel extraction and this shall be no later than 7th May 2016.

Reasons

1. Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.
2. To ensure a satisfactory standard of development.
3. To ensure a satisfactory standard of development.
4. To protect the amenity of the area and local residents.
5. To protect the amenity of the area and local residents.
6. To protect the water environment from pollution.
7. To protect the amenity of the area and local residents.
8. To ensure that the approved restoration of the site is not compromised.
9. To ensure that the approved restoration of the site is not compromised.

Notes to the Applicant

1. The operation will require a permit from Rugby Borough Council under the Pollution Prevention and Control Act 1999. The applicant should contact the Pollution Control Team of Rugby Borough Council on (01788) 533856.

Development Plan Policies and Proposals Relevant to the Decision to Grant Permission

Warwickshire Structure Plan 1996 – 2011

- (i) GD1 (Overriding Purpose).

- (ii) GD2 (Regional and National Role).
- (iii) GD3 (Overall Development Strategy).
- (iv) GD4 (Strategic Constraints).
- (v) GD5 (Development Location Priorities).
- (vi) GD6 (Green Belt).
- (vii) RA1 (Development in Rural Areas).

Rugby Borough Local Plan adopted June 1997

- (i) R/G1 (General Standards of Development).
- (ii) R/E9 (Extent of Green Belt).
- (iii) R/E10 (Development within the Green Belt).

Reasons for the Decision to Grant Permission

The development accords to Policy M7(d) of the Minerals Local Plan for Warwickshire adopted in February 1995 in that the development is ancillary to mineral extraction authorised at the site and involves the processing of materials primarily generated from the site. Furthermore paragraph 3.11 of PPG2 "Green Belts" indicates that mineral extraction and its associated ancillary activities, plant and equipment can constitute appropriate development in the Green Belt if the development achieves suitable environment standards and restoration levels. It is considered that the environmental impact of the development when coupled with the already approved site restoration scheme renders this development appropriate development in the Green Belt as defined by paragraph 3.11 of PP62.

Note: The policies, proposals and reasons given above are only summaries of the considerations set out more fully in the committee report.