

AGENDA MANAGEMENT SHEET

Name of Committee Regulatory Committee

Date of Committee 22nd December 2005

Report Title Southam Quarry: Reasons

Summary This report seeks approval for the reasons for the decision made on 27th September to grant planning permission for mineral extraction at Southam Quarry.

For further information please contact: Ian Marriott
Principal Solicitor
01926 412018
ianmarriott@warwickshire.gov.uk

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

Background papers None

CONSULTATION ALREADY UNDERTAKEN:-

Details to be specified

- Other Committees
- Local Member(s)
- Other Elected Members
- Cabinet Member
- Chief Executive
- Legal
- Finance
- Other Chief Officers
- District Councils
- Health Authority
- Police
- Other Bodies/Individuals

FINAL DECISION YES

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

Agenda No 3

Regulatory Committee – 22nd December 2005

Southam Quarry: Reasons

Report of the Strategic Directors for Performance and Development and Economy and Environment

Recommendation

That Regulatory Committee approve the reasons appended to this report for the purpose of Regulation 21(1) of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999.

1. On 27th September 2005, your Committee approved the grant of planning permission for mineral extraction at Southam Quarry subject to the completion of a section 106 agreement.
2. Because the application had been the subject of an Environmental Impact Assessment, the EIA Regulations require that a statement be made available for public inspection setting out:
 - (i) your decision and any conditions;
 - (ii) the main reasons and considerations on which your decision is based;
 - (iii) a description of the main measures to avoid, reduce and offset the major adverse effects of the development.

Your officers can prepare (i) and (iii) but only your Committee can confirm the reasoning for its decision. Your Committee adopted the reasoning in the report and asked your officers to prepare a statement to be circulated to Members for agreement.

3. The section 106 agreement has not yet been completed and thus the permission has not yet been issued. This allows the opportunity for your Committee to agree the appended statement formally and collectively at a meeting.

David G Carter
Strategic Director for
Performance and
Development

Shire Hall
Warwick

John Deegan
Strategic Director for
Environment and Economy

APPENDIX

Warwickshire County Council

Decision

The decision of the Regulatory Committee on 27th September 2005 to grant planning permission, subject to conditions and completion of a planning obligation, for the extraction of limestone and clay on land east of Southam Cement Works pursuant to Application S965/04CM001 ("the Application").

Notice of Environmental Information

In accordance with Article 22(2) of the Town and Country Planning (General Development Procedure) Order 1995 and Regulation 3(2) of the Town and Country Planning (Environmental Impact Assessment)(England and Wales) Regulations 1999 ("the EIA Regulations") notice is hereby given that the County Council in deciding the Application has taken into consideration an environmental statement and other environmental information ("the Environmental Information").

Statement under Regulation 21(1) of the EIA Regulations

Description of the Main Measures to Avoid, Reduce and Offset Major Adverse Effects

The following measures will be secured through a mix of planning conditions and obligations:

- (i) heavy goods vehicle movements will be regulated through routing arrangements
- (ii) management of the water environment, including the storage of water in the existing quarry and a monitoring borehole, and, if necessary, dredging of Stockton reservoir will maintain the hydrological balance in the surrounding area, preventing flooding and pollution and remedy any silting of Stockton Reservoir;
- (iii) noise and dust will be kept within recognised standards by monitoring and control arrangements;
- (iv) visual intrusion in the countryside and for nearby residents will be mitigated by progressive landscaping and subsequent restoration;
- (v) a package of measures will be undertaken to protect wildlife habitats and protected species and to create new habitats and restoration and aftercare schemes will promote biodiversity;
- (vi) archaeological and [geological][palaeontological] investigations will take place before the loss of any potential features of interest;

- (vii) loss of enjoyment of the countryside will be offset by restoration and aftercare schemes which will include improved public access;
- (vii) the adverse effects mentioned above and harm to residential amenity will be avoided or reduced by reducing the extent of development at the north eastern end of the site (closest to residential properties) by 16 hectares, a consequent likely reduction in the duration of extraction, phasing arrangements, restrictions on working hours and the establishment of a residents' liaison group.

Further details of these measures are given in the written report submitted to the Regulatory Committee at their meeting on 27th September 2005 ("the Report") and in the Environmental Information.

Main Reasons and Considerations on Which the Decision is Based

The main considerations on which the decision was based were the policies of the West Midlands Regional Spatial Strategy, the Warwickshire Structure Plan 1996-2011 and the Minerals Local Plan for Warwickshire 1995 and all other material considerations set out in the Report.

A 28 year supply of limestone and clay is available under an existing permission at the adjacent Griffins Farm and the adverse environmental impacts from extraction at the application site would be in addition to those likely to follow at Griffins Farm. However, the Committee agreed with the reasons for granting permission given in the Report and relied in particular on the following main reasons:

- (i) the reduction in the extent of the proposed development and the other measures taken to avoid or reduce adverse environmental impacts are expected to keep those impacts at an acceptable level;
- (ii) progressive landscaping and a high standard of restoration and aftercare will achieve long term improvements in environmental quality and public access;
- (iii) compensatory reductions in the extent of extraction at Griffins Farm would significantly reduce the likely duration of extraction and its adverse impacts (particularly on the amenities of Stockton and Southam);
- (iv) advance planting at Griffins Farm would further reduce visual intrusion, noise and disturbance;
- (v) the proposed development was a logical extension of an existing excavation which would in combination with Griffins Farm secure a 40 year supply of limestone and clay commensurate with the design life of the reconstructed Rugby cement plant.

The development is consistent with the objectives of MPG10, is in accordance with the relevant provisions of the development plan and offers other planning benefits cumulatively outweighing any contrary considerations.