

**AGENDA MANAGEMENT SHEET**

**Name of Committee** Regulatory Committee

**Date of Committee** 11th July 2006

**Report Title** **Brinklow Quarry - Facility for the Production of Loams, Soil Conditioners and Secondary Aggregates and Sale and Distribution of Imported Aggregate**

**Summary** This application seeks planning permission for the development of a facility for the production of loams, soil conditioners and secondary aggregates and sale and distribution of imported aggregate at Brinklow Quarry, Coventry Road, Brinklow.

**For further information please contact** Mathew Williams  
 Planning Officer  
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 mathewwilliams@warwickshire.gov.uk

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

**Background Papers** Submitted application, received 31/3/2006.  
 Letter received from Rugby Borough Council, dated 31/5/2006.

**CONSULTATION ALREADY UNDERTAKEN:-** *Details to be specified*

- Other Committees  .....
- Local Member(s)  Councillor Mrs H Timms – 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 Marriot – comments noted and incorporated.
- Finance  .....
- Other Chief Officers  .....
- District Councils  Rugby Borough Council – see comments in paragraph 2.
- Health Authority  .....
- Police  .....
- Other Bodies/Individuals  Environment Agency, Brinklow Parish Council, Libraries, Adult Learning and Culture - see paragraph 2.

**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 - 11th July 2006**

**Brinklow Quarry - Facility for the Production of Loams, Soil Conditioners and Secondary Aggregates and Sale and Distribution of Imported Aggregate**

**Report of the Strategic Director for Environment and Economy**

**Recommendation**

That the Regulatory Committee authorises the grant of planning permission for the development of a facility for the production of loams, soil conditioners and secondary aggregates and sale and distribution of imported aggregate at Brinklow Quarry, Coventry Road, Brinklow, subject to the signing of a Section 106 Agreement covering vehicle routing and restriction upon vehicle numbers and to the conditions and for the reasons contained in **Appendix B** of the report of the Strategic Director for Environment and Economy.

Application No : R687/06CM011

Received By County : 31/3/2006

Advertised Date : 6/4/2006

Applicant : Brinklow Quarry, Coventry Road, Brinklow, Rugby, Warwickshire CV23 0NJ.

Agent : A L P Ambrose Minerals Planning, Highway House, Asfare Business Park, Hinckley Road, Wolvey, Leicestershire LE10 3HQ.

The Proposal : Production of loams, soil conditioners and secondary aggregates. Sale and distribution of imported aggregates.

Site and Location : Land at Brinklow Quarry, Coventry Road, Brinklow Rugby. [Grid ref: 420.785].

See plan in **Appendix A**.

## 1. Application Details

- 1.1 The application proposes the operation of a facility for the production of loams, soils conditioners and secondary aggregates and sale and distribution of imported aggregates on land at Brinklow Quarry.
- 1.2 The proposal would be split into two distinct elements.
- 1.3 The first would involve the importation of materials to the site, including excavation wastes and demolition materials, for recycling. Imported materials would be processed using mobile screening, crushing and washing plant to produce a range of soils and recycled (secondary) aggregates. It is anticipated that approximately 99% of imported material will be recyclable. The un-recyclable fraction would be removed from site to a suitably licensed waste facility. Recycled soils would be blended with compost produced on site (planning permission R687/04CM006) and low grade minerals produced from the quarry to manufacture loams and soil conditioners for use in residential and commercial landscaping works. Recycled aggregates would either be sold as produced or blended with primary aggregates extracted from the quarry prior to sale.
- 1.4 The second element of the proposal would involve the storage and distribution of aggregates and other quarry products sourced from other quarries.
- 1.5 The application site occupies an area of 0.75 hectares within the quarry. The facility would consist of a working area measuring approximately 100 metres by 75 metres. The working area would be partially contained by 3 metre high concrete walls forming storage bays.
- 1.6 The facility would handle around 45,000 tonnes of material per annum. This is likely to consist of 35,000 tonnes of waste materials and 10,000 tonnes of primary aggregate.
- 1.7 Once operational the facility would operate between the hours of 08.00 hours and 18.00 hours.
- 1.8 Access would be gained to the site via the existing Quarry access off the B4027 Coventry Road. Materials would be transported to and from the site in twenty tonne tipper lorries. Vehicle movements would average 20 per day with a maximum of 40 per day.
- 1.9 It is proposed for the facility to be operational for the life of the Quarry. The site would then be restored in accordance with the approved quarry restoration.

## 2. Consultations

- 2.1 **Rugby Borough Council** – no objection raised to the proposed development provided that any increase in HGV vehicle movements generated by the proposals is within the limits set by the existing Section 106 Agreement which applies to the site, and that any buildings and associated works be removed at the end of production of sands and gravels from the site.

- 2.2 **Brinklow Parish Council** – no comments received.
- 2.3 **Councillor Mrs H Timms** – no comments received as of 27/6/06.
- 2.4 **Environment Agency** – no comments received.
- 2.5 **Libraries, Adult Learning and Culture** – no comments received.

### **3. Representations**

- 3.1 No comments received.

### **4. Observations**

- 4.1 Brinklow Quarry is an operational sand and gravel quarry located to the south-west of the village of Brinklow. The site has been in operation since 1991. The planning permission requires operations to be completed by 2016. Since the site first became operational planning permission has been granted for a number of ancillary activities. This includes the extraction of clay, operation of a composting facility and operation of a mortar plant. These ancillary activities are time limited to cease upon cessation of sand and gravel extraction.

#### **Policy**

- 4.2 Brinklow Quarry is located within the 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. Policy E2 of the emerging Redeposit Local Plan May 2005 states that development may be permitted for uses which preserve the openness of the Green Belt and are consistent with the conservation of the natural environment and cultural heritage.
- 4.3 Planning Policy Guidance Note (PPG) 2 – Green Belts, sets out the purposes of the Green Belt that include preventing urban sprawl and safeguarding the countryside from encroachment and maintaining openness. The statutory definition of development includes engineering and other operations, and the making of any material change in use of land. The carrying out of such operations and the making of material changes in the use of land are inappropriate development unless they maintain openness and do not conflict with the purposes of including land in the Green Belt.
- 4.4 Planning Policy Statement (PPS) 10 – Planning for Sustainable Waste Management, acknowledges the need to protect Green Belts but recognises the particular locational needs of some types of waste management facilities when determining planning applications. These locational needs, together with the wider environmental and economic benefits of sustainable waste management, are material considerations that should be given significant weight in determining whether proposals should be given planning permission.

- 4.5 The proposed facility would be located within an existing quarry and would be operated in association with the active green waste composting facility within the site. It is therefore considered that the proposed development would have no greater impact on the openness of the Green Belt than existing operations undertaken on site. The source of waste materials processed on site and market for processed materials is likely to be from the nearby conurbation areas including, Coventry, Rugby and Nuneaton. The nature of the operations proposed to be undertaken at the facility, including crushing and screening of waste materials, are unlikely to be suited to urban locations. Therefore, there is a locational argument for the facility to be sited at this location. The proposed development is therefore considered acceptable in this Green Belt location.
- 4.6 The adopted Waste Local Plan for Warwickshire encourages recycling and seeks a reduction in the amount of waste taken to landfill sites. Policy 1 of the Waste Local Plan sets out the environmental considerations, including; visual impact, odour, noise, dust, traffic, impact upon features of nature conservation, etc, that should be taken into account when considering all waste applications.
- 4.7 Policy Number 6 of the Waste Local Plan for Warwickshire states that, material recycling facilities will be permitted in the following circumstances; as an integral part of new and established waste disposal facilities, on industrial estates and on other land which has been used for a commercial use and where the proposed use would be compatible with adjacent land uses.
- 4.8 The proposed development primarily relates to the recycling of waste materials. The application site is within an existing quarry from where primary mineral would be sourced to blend with processed waste materials. In addition the facility would adjoin the green waste recycling facility operating within the quarry. The location of the proposed facility is such that impacts associated with its operation are likely to be no greater than existing activities undertaken at the Quarry. It is therefore considered that the proposed development accords with policies within the Waste Local Plan.
- 4.9 Policy M7 of the Minerals Local Plan for Warwickshire states that, proposals for operations ancillary or secondary to mineral extraction will normally be expected to be sited adjacent to primary plant. The use of plant, machinery and buildings will be restricted to processes principally using minerals produced from the site.
- 4.10 The proposed facility would be located adjacent to the processing plant within the Quarry. The proposal includes the storage and distribution of minerals sourced from other quarries. Brinklow Quarry produces around 70,000 tonnes of mineral per annum. Therefore, the 10,000 tonnes of mineral it is proposed to import and distribute from the site would be ancillary to the primary quarrying operations on site and would not conflict with Policy M7.
- 4.11 Policy ER.9 of the Warwickshire Structure Plan also seeks a reduction in waste going to landfill, in line with the Governments national policy. Policy GD.1 of the Plan seeks to provide for a pattern of development which nurtures Warwickshire's legacy of distinctive towns and villages, countryside, environmental wealth and heritage which continue to make it an attractive place to live.

- 4.12 Policy M9 of the Minerals Local Plan requires mineral workings to be restored to a high standard and beneficial after use in accordance with the development plan. Satisfactory arrangements for aftercare will also be sought.

## **Environment and Amenity**

### **Traffic and Transport**

- 4.13 Access to the proposed facility would be via the existing quarry access. The proposed facility would result in an increase in the number of vehicles accessing the quarry. 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 Agreement also controls the routing of vehicles. Clearly any increase in vehicle numbers above the agreed maximum would be a concern. The agreement requires the operator to maintain a record of daily vehicle movements at the site. Figures submitted covering the 15 months up to the end of March 2006 show that the maximum number of vehicles accessing the site on any one day was 61. On average around 33 vehicles access the quarry on a daily basis. Therefore, the average of 20 vehicles per day that would be generated by the proposed development would not result in overall vehicle movements at the quarry increasing above the permitted maximum. In order to ensure that vehicle numbers and vehicle routing associated with this development are adequately controlled it would be necessary to secure an amended Section 106 Agreement in order to ensure all vehicles accessing the site are covered by the Agreement.

### **Visual Impact**

- 4.14 The proposed facility would be located within the existing quarry adjacent to the quarry processing plant, recently permitted mortar plant and composting facility. The facility would be situated in excess of 500 metres from the nearest residential property. The operations proposed to be undertaken within the facility would be similar in nature to existing activities undertaken within the quarry utilising equipment largely already in operation on site. It is therefore considered that the proposed facility would have no greater visual impact than existing operations at the quarry.

### **Noise and Dust**

- 4.15 The materials handling and processing operations associated with the proposed development would be similar in nature to those associated with existing quarrying and composting operations undertaken at the Quarry. Existing operations undertaken on site do not give rise to noise or dust related complaints. With good management of operations it is considered that the proposed development would have no greater impact than existing activities undertaken on site. The Environmental Health Officer at Rugby Borough Council has been consulted and has raised no concerns.

## **Conclusion**

- 4.16 The proposed development would enable waste materials to be recycled and reused. The location of the facility within an existing quarry, adjoining a composting facility, would result in the proposal having limited impact upon the surroundings.

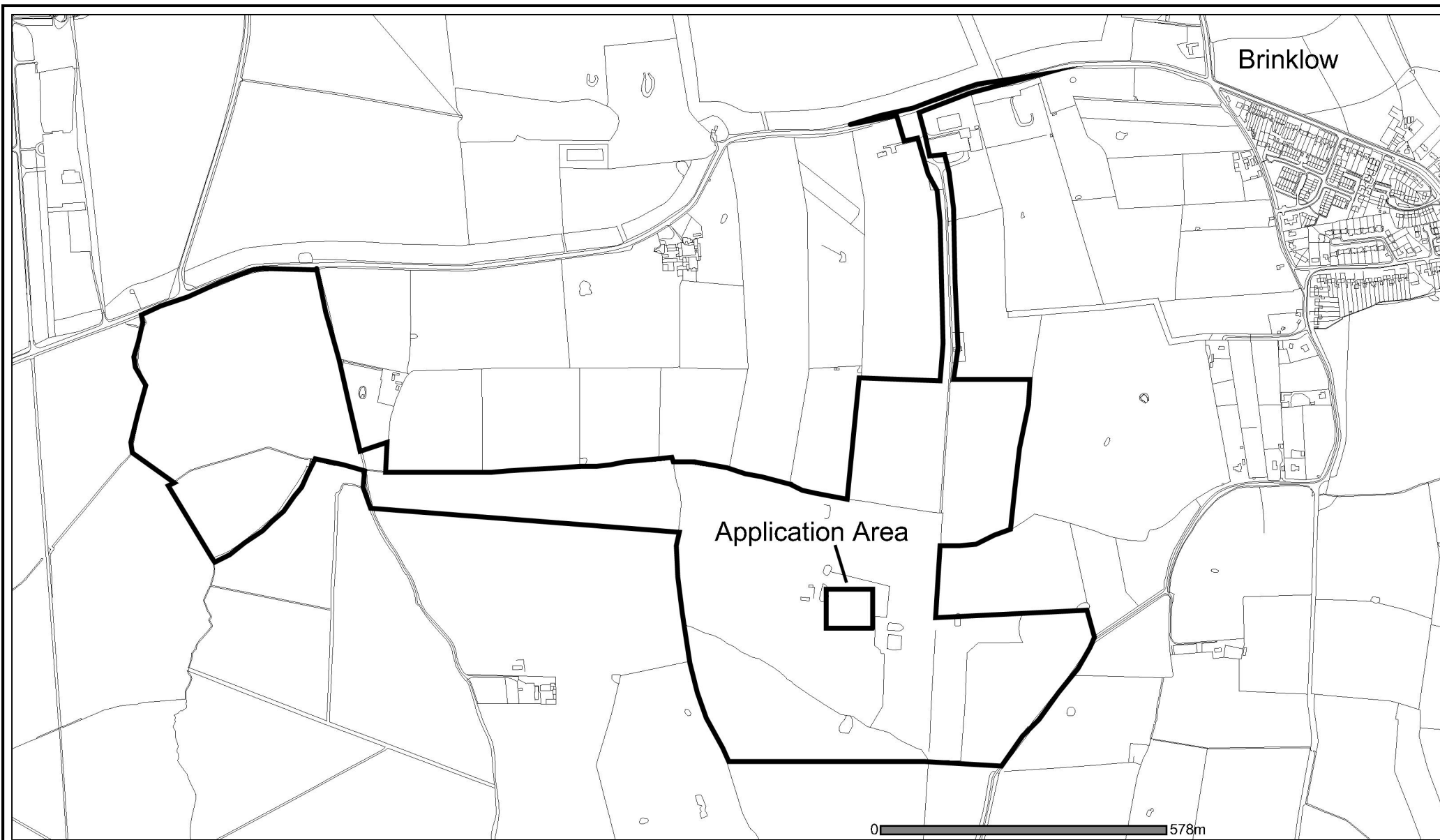
## **5. Environmental Implications**

- 5.1 The proposed development would have limited impacts and enable the recycling and reuse of waste materials.

JOHN DEEGAN  
Strategic Director for Environment and Economy  
Shire Hall  
Warwick

26th June 2006





Scale 1: 10678

Ref No. R687/CM011

Drawn J Stevens

Regulatory Committee

Subject

**Brinklow Quarry Coventry Road Brinklow**



John Deegan  
Strategic Director for  
Environment and Economy  
Shire Hall, Warwick, CV34 4SX

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**Regulatory Committee – 11th July 2006**

**Brinklow Quarry - Facility for the Production of Loams, Soil Conditioners and Secondary Aggregates and Sale and Distribution of Imported Aggregate**

**Application No:- R687/06CM011**

**General Operations**

1. The development hereby approved shall not be carried out other than in accordance with the submitted application ref R687/06CM011 and the accompanying plans. Ref: BQ/RP/1, BQ/RP/2 and BQ/RP/3, and any details or samples approved in accordance with these conditions.
2. Unless otherwise agreed in writing the operations and uses hereby permitted shall not be carried out except between the following hours:-

Monday – Friday	08.00 – 18.00 hours
Saturdays	08.00 – 13.00 hours

No operations shall take place on Sundays, Bank or Public Holidays.

3. Unless otherwise agreed in writing by the County Planning Authority no waste other than that specified in the application shall be deposited, stored or processed at the site.
4. No waste shall be delivered to the site, or accepted from members of the public.
5. No goods shall be offered, sold or delivered to retail customers at the site.
6. No material shall be stockpiled, deposited or windrowed to a height exceeding 3 metres.
7. The facility hereby approved shall run concurrently with the mineral operation at Highwood Farm. Should the mineral extraction cease on the site, the facility shall also cease operation.

**Highway**

8. Access to the site shall not be made other than via the existing access road on to the Coventry Road (B 4027).
9. There shall be no deposit of mud or other deleterious material on the public highway.

## **Pollution Control**

10. No external lighting shall be provided at the composting site unless a scheme of lighting has been previously submitted to and approved in writing by the County Planning Authority.
11. There shall be no unauthorised discharge of foul or contaminated drainage from the site in to either ground water or any surface water whether direct or via soakaways. If necessary excess water or run off from the composting site shall be taken off site for disposal at a suitably licensed facility.
12. All drainage from the access road shall be passed through an oil interceptor designed to have a capacity compatible with the site to be drained, roof water shall not pass through the interceptor.
13. All vehicles, plant and machinery used on site shall at all times be fitted with silencers in accordance with the manufacturers recommendations and shall be operated in a manner to minimise noise emissions.
14. The best practicable measures shall be adopted to prevent waste or litter being blown outside the boundaries of the site.
15. In order to minimise the raising of the dust the following steps shall be taken:
  - (a) All roadways and operational areas within the site shall be laid out and maintained in good condition. They shall be damped down as necessary using a water bowser or other suitable plant.
  - (b) All windrows shall be maintained in a moist condition by spraying with water as necessary and in particular before windrow turning or screening of the composted material.
  - (c) All other operations, including the construction, movement and maintenance of screening and soil storage mounds shall be carried out only when the prevailing conditions are such that dust will not be carried beyond the boundaries of the site.
16. No loaded lorries shall enter or leave the site unless the loads are sheeted, netted or otherwise adequately secured.

## **Restoration**

17. Unless otherwise agreed in writing by the County Planning Authority, should the facility cease to operate for a period longer than twelve months then all of the plant, machinery, structures and hardstanding erected under this permission shall be removed from the site. The site shall be restored in accordance with a scheme previously submitted to and agreed in writing by the County Planning Authority no later than the expiration of 6 months from the removal of the plant, machinery, structures and hardstanding.

## Reasons for Conditions

1. To comply with section 91 of the Town and Country Planning Act 1990.
- 2,3, 4 To protect the amenities of local residents.  
& 5.
6. In the interests of visual amenity.
7. To ensure the restoration of the site in the Green Belt should the operations cease.
- 8 & 9. In the interests of highway safety.
10. In the interests of visual amenity.
- 11 & 12. To protect the water environment form pollution.
- 13,14, To protect the amenities of local residents.  
15 &  
16.
17. To ensure the restoration of the site in the Green Belt should the operations cease.

## Development Plan Policies Relevant to this Decision

Warwickshire Structure Plan 1996 – 2011 – Policies GD1, GD2, GD3, GD6, ER4 and ER9.

Waste Local Plan of Warwickshire – Policies 1, 2 and 6.

Rugby Borough Local Plan – Policies R/E9, R/E10,R/E15 and R/E19.

Rugby Borough Local Plan Review – Redeposit Plan May 2005 – Policies GP1, GP3, E1 and E2.

## Reasons for the Decision to Grant Permission

The proposed development hereby permitted would have no greater impact on the openness of the Green Belt than existing authorised activities on the site and is not accompanied by any additional harm to the appearance or character or purposes of the Green Belt or by any other detriment that cannot be satisfactorily remedied by conditions which are sufficient to justify withholding planning permission.

**Note:** The policies, proposals and reasons given above are only summaries of the considerations set out more fully in the application report and minutes of the Regulatory Committee.