

Appendix B

Regulatory Committee - 8 June 2021

Edgehill Quarry, Edgehill

Infilling of Redundant Quarry to include Temporary Aggregates Recycling Facility and Restoration to provide 10 Recreational EcoPods

SDC/20CM009

Planning Conditions.

1. The development hereby permitted shall be commenced no later than 3 years from the date of this permission.

Reason: To comply with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the details submitted with application reference no. SDC/20CM009 and in accordance with drawing numbers:

BAUGEQ-1-1-003 Rev. L,
BAUGEQ-1-1-004 Rev. B,
BAUGEQ-1-1-006 Rev. C,
BAUGEQ-1-1-008 Rev. D,
BAUGEQ-1-4-001 Rev. B,
BAUGEQ-1-5-001 Rev. B,

and any other details or samples approved in accordance with the conditions attached to this planning permission, except to the extent that any modification is required or allowed by or pursuant to these conditions.

Reason: In order to define the exact details of the planning permission granted and to secure a satisfactory standard of development.

Infilling and Soils and Aggregates Recycling and Recovery Facility

3. No development shall take place unless the County Planning Authority has first been informed of the date of commencement.

Reason: In order to secure a timely restoration of the site to protect the amenities of local residents.

4. The delivery of waste materials to the site and infilling of the quarry void shall cease no later than 12 years from the date of commencement.

Reason: In order to secure a timely restoration of the site to protect the amenities of local residents.

1. The Soils and Aggregates Recycling and Recovery Facility shall cease operation and all plant, machinery and infrastructure shall be removed from the site no later than 12 years from the date of commencement.

Reason: In order to secure a timely restoration of the site to protect the amenities of local residents.

6. All physical works associated with the restoration of the site in accordance with drawing number BAUGEQ-1-1-003 Rev L shall be completed no later than 12 years from the date of commencement.

Reason: In order to secure a timely restoration of the site.

7. The development hereby permitted shall not commence until the existing vehicular access to the site from the public highway C69 Edge Hill Lane has been widened in general accordance with drawing number BAUGEQ-1-1-009.

Reason: In the interests of highway safety.

8. The development hereby permitted shall not commence until the existing vehicular access to the site from the public highway C69 Edge Hill Lane has been surfaced with a bound macadam material, and wheel washing facilities have been provided, in general accordance with drawing number BAUGEQ-1-1-004 Rev A.

Reason: In the interests of highway safety.

9. The development hereby permitted shall not commence until visibility splays have been provided to the vehicular access to the site from the public highway C69 Edge Hill Lane in accordance with drawing number BAUGEQ-1-1-006 Rev C. No structure, tree or shrub shall be erected, planted or retained within the splays exceeding, or likely to exceed at maturity, a height of 0.6 metres above the level of the public highway carriageway.

Reason: In the interests of highway safety.

10. The development hereby permitted shall not be commenced until full details of the infrastructure, plant and machinery to be provided within the Soils and Aggregates Recycling and Recovery Facility (SARF) have been submitted to and approved in writing by the County Planning Authority. The submitted details should include full details of:

- the entrance gates and boundary treatment at the site access;
- construction details of the internal access road;
- wheel wash;
- weighbridge;
- the type and specification of the plant processing plant and equipment to be operated on site;
- storage bays;
- single storey welfare facilities and office;
- external lighting; and,
- parking area for HGVs and staff cars.

Following approval, no waste material shall be accepted on site until the SARF has been developed in accordance with the approved details. The approved infrastructure, plant and machinery shall be retained on site and in good working order for the duration of the development.

Reason: In order to secure satisfactory development of the site and to protect the amenity of the area and nearby occupiers.

11. No waste material shall be accepted on site until the 7 metre high (above the quarry floor so that the resulting height is at least 2 meters above the surrounding ground level) earth bund shown on drawing number BAUGEQ-1-1-004 Rev. B, has been constructed around the Soils and Aggregates Recycling and Recovery Facility (SARF).

Reason: In order to secure satisfactory development of the site and to protect the amenity of the area and nearby occupiers.

12. The development hereby permitted shall not commence until a detailed Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the County Planning Authority. The plan shall include details of planting including species used and sourcing of plants. The Plan shall also include details of habitat enhancement and creation measures and arrangements for the maintenance and management of planting and habitats. Such approved measures shall thereafter be implemented in full.

Reason: To ensure a net biodiversity gain in accordance with NPPF.

13. The development hereby permitted shall not commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the County Planning Authority. The submitted CEMP shall include details concerning pre-commencement checks for badger, reptiles and breeding birds and appropriate working practices and safeguards for wildlife that are to be employed whilst works are taking place on site. The agreed CEMP shall thereafter be implemented in full.

Reason: To ensure that protected species are not harmed by the development.

14. The development hereby permitted shall not be commenced until a detailed dust management plan has been submitted to the County Planning Authority for approval in writing. The submitted plan shall, as a minimum, include the measures identified in DustScan AQ report dated August 2019. The approved dust management plan shall be implemented in full for the duration of the development.

Reason: To minimise the impacts, relating to the generation of dust, on the amenities of the area.

15. Six months prior to the start and finish of works at each stage of the development as indicated in the noise report a schedule of works shall be submitted to the County Planning Authority for approval in writing. The development shall be undertaken in accordance with the approved schedule of works.

Reason: In order to limit the noise impact on nearby residential properties.

16. The development hereby permitted shall not be commenced until a detailed noise monitoring scheme, to monitor compliance with Condition 29, has been submitted to the County Planning Authority for approval in writing. Noise monitoring shall be undertaken, as a minimum, upon the commencement of operations within the Soils and Aggregates Recycling and Recovery Facility (SARF), the commencement of operations at each stage of infilling of the quarry void, when infill materials in each stage are within 1 metre of surrounding ground levels and when the planning authority considers there to be reasonable cause. The monitoring shall be undertaken at the most appropriate receptor for a period of at least 2 hours when the site is operating normally.

Reason: In order to limit the noise impact on nearby residential properties.

17. The development hereby permitted shall not be commenced until a detailed plan identifying post restoration site levels has been submitted to and approved in writing by the County Planning Authority. Following approval, the site shall be infilled and restored in accordance with the approved levels.

Reason: In order to define the exact details of the planning permission granted and to secure a satisfactory standard of development.

18. No waste material other than inert soils, clays, concrete, stones and rubble shall be accepted on the site.

Reason: In order to define the exact details of the planning permission granted and to secure a satisfactory standard of development.

19. The delivery of waste to the site, export of materials from the site, operation of the Soils and Aggregates Recycling and Recovery Facility and infilling and restoration of the site shall not be carried out except between the following hours:

0800 – 1800 hours Monday to Friday
0800 – 1300 hours Saturday

There shall be no operations or uses on Sundays and Public Holidays.

Reason: In order to protect the amenity of nearby residents.

20. No vehicle shall enter or leave the site other than via the existing access off the Edgehill Lane (C69).

Reason: In the interests of highway safety.

21. No heavy goods vehicles associated with the development shall enter or exit the site unless via Edgehill Lane (C69) from its junction with the A422, turning right when entering and left when exiting the site, and not through the village of Edgehill. Signage shall be erected at the site entrance and maintained in place for the duration of the development permitted by this planning permission, advising that drivers of HGVs exiting the quarry to turn left only out of the site.

Reason: In the interests of highway safety and residential amenity.

22. No more than 22 HGV movements (each entry or departure constituting one movement) shall take place per day during the operations hereby permitted.

Reason: In the interests of highway safety.

23. No mud or debris shall be carried onto the public highway. To facilitate this the site access road shall be maintained in a clean condition at all times. In the event that material is inadvertently deposited it shall be removed immediately.

Reason: In order to protect the amenity of the area.

24. All loaded lorries entering and leaving the site shall be sheeted or netted as appropriate.

Reason: In order to protect the amenity of the area.

25. At no time during operations undertaken on site for the purpose of the development hereby approved shall any operations take place which, despite the use of the dust control measures, would give rise to airborne dust levels sufficient to cause nuisance to habitable properties located within the vicinity of the site.

Reason: In order to protect the amenity of the area and nearby residents.

26. Operations shall be suspended when wind conditions are or are likely to result in visible dust being carried towards off site receptors.

Reason: In order to protect the amenity of the area and nearby residents.

27. Adequate piped supply of water to the site, to aid in dust suppression, shall be maintained on site for the duration of the development.

Reason: In order to protect the amenity of the area and nearby residents.

28. Dust suppression equipment such as road washers and water bowsers are available to use on site at all times for the duration of the development.

Reason: In order to protect the amenity of the area and nearby residents.

29. The noise level from the development hereby permitted including any plant and equipment and operations thereon shall not exceed 46dB LAeq 1 hour at any point 3 metres from the nearest façade of any nearby residential property. Noise shall be measured in accordance with BS7445.

Reason: In order to limit the noise impact on nearby residential properties.

30. Machinery and vehicles used on the site shall be maintained and silenced to comply with the best practicable standard.

Reason: In order to protect the amenity of the area and nearby residents.

EcoPods

31. No EcoPods shall be installed or erected on site until full design details, including scale drawings, construction materials, visual appearance and method of construction and installation, have been submitted to and approved in writing by the County Planning Authority. Following approval, the EcoPods shall be installed and retained in accordance with the approved details.

Reason: In order to define the exact details of the planning permission granted and to secure a satisfactory standard of development.

32. No EcoPods shall be installed or erected on site until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, have been submitted to and approved in writing by the County Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme to be submitted shall:

- Demonstrate that the surface water drainage system(s) are designed in accordance with CIRIA C753 The SuDS Manual
- Include detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details of any attenuation system, and outfall arrangements.
- Demonstrate the performance of the drainage system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change return periods.
- Demonstrate the proposed allowance for exceedance flow and associated overland flow routing.

Reason: To prevent the increased risk of flooding.

33. No occupation and subsequent use of the EcoPods shall take place until a detailed maintenance plan has been submitted to and approved in writing by the County Planning Authority. The submitted plan shall give details on how surface water systems shall be maintained and managed for the lifetime of the development.

Reason: To ensure the future maintenance of the sustainable drainage structures.

34. No EcoPod on the site shall be occupied until the public highways D6434 Edge Hill and D6433 Quarry Road have been improved so as to provide for footways and footpaths linking the proposed EcoPods to the existing footway on Quarry Lane in general accordance with drawing number BAUGEQ-1-1-003 Rev L. The pedestrian access to the site and footpaths and footways within the site shall thereafter be kept available and maintained in a condition fit for use by occupiers of the EcoPods at all times when the EcoPods are occupied.

Reason: In the interests of highway safety.

35. No EcoPod on the site shall be occupied until a pair of bus stops, each incorporating hardstanding and a bus stop pole with flag and timetable case, have been provided in the public highway D6433 Quarry Road in accordance with a scheme approved in writing by the County Planning Authority.

Reason: In order to improve accessibility and reduce reliance on transport by car.

36. No EcoPod on the site shall be occupied until the existing vehicular access to the site from the public highway C69 Edge Hill Lane has been remodelled in general accordance with drawing number BAUGEQ-1-1-006 Rev C.

Reason: In the interests of highway safety.

37. No EcoPod on the site shall be occupied until all parts of the existing accesses within the public highway not included in the means of access hereby permitted for use following restoration have been closed and the verge has been reinstated in accordance with the standard specification of the Highway Authority.

Reason: In the interests of highway safety.

38. The development hereby permitted shall not be occupied until a scheme for the provision of adequate water supplies and fire hydrants necessary for firefighting purposes at the site has been submitted to and approved in writing by the County Planning Authority. The approved scheme shall be implemented in full prior to occupation of any dwelling.

Reason: In the interests of Public Safety from fire and the protection of Emergency Fire Fighters.

39. The use of the site hereby permitted following restoration shall be restricted to the stationing of the approved Eco-Pods only and shall not be used for the permanent stationing of any caravans, motorhomes or campervans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968.

Reason: In order to ensure the satisfactory development of the application site, to safeguard the visual amenity of the locality, the Cotswolds AONB and in the interests of highway safety and to ensure that the accommodation is not used for permanent residential occupation which, given the countryside location would represent an unsustainable form of development in accordance with Policies CS.5, CS.9, CS.11, CS.15, CS.22, CS.24, CS.26 and AS.10 of the Stratford-on-Avon Core Strategy (2011-2031).

40. The Eco-Pods hereby permitted to be stationed on the site shall only be used for holiday accommodation and shall not be occupied at any time as a person's sole or main place of residence.

Reason: In order to ensure the satisfactory development of the application site, to safeguard the visual amenity of the locality, the Cotswolds AONB and in the interests of highway safety and to ensure that the accommodation is not used for permanent residential occupation which, given the countryside location would represent an unsustainable form of development in accordance with Policies CS.5, CS.9, CS.11, CS.15, CS.22, CS.24, CS.26 and AS.10 of the Stratford-on-Avon Core Strategy (2011-2031).

41. The Eco-Pods hereby permitted shall not be stationed or positioned anywhere on the site apart from on the identified pitches set out on approved drawing BAUGEQ-1-1-003 Rev.L – Proposed Quarry Restoration Plan.

Reason: To define the permission in line with the approved landscaping (in order to allow it to establish effectively) and layout submitted and to ensure that the development meets the design quality and environmental requirements of Policies CS.5, CS.9, CS.11 and AS.10 of the Stratford-on-Avon Core Strategy (2011-2031).

42. There shall be no more than 10 Eco-Pods present on the site at any time.

Reason: In order to ensure the satisfactory development of the application site, to safeguard the visual amenity of the locality and in the interests of highway safety and to ensure that the development would represent an appropriate scale and not an unsustainable form of development in accordance Policies CS.5, CS.9, CS.11, CS.15, CS.22, CS.24, CS.26 and AS.10 of the Stratford-on-Avon Core Strategy (2011-2031).

43. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) no development included in Part 5, Class A of Schedule 2 to that Order shall be carried out on the site without planning permission being granted by the County Planning Authority.

Reason: In order to ensure the impact of the development on the amenity of nearby properties, the Cotswolds AONB and the character and appearance of the locality is acceptable in accordance with Policies CS.5, CS.9, CS.11 and CS.15 of the Stratford-on-Avon Core Strategy (2011-2031). There is a need to remove temporary use rights in order to ensure that the impact of any future change in the activities within the site, even those occurring on a temporary basis, can be formally controlled.

44. No floodlighting, security lighting or other external means of illumination of the site shall be provided, installed or operated in on any part of the site, whether before or after restoration, except in accordance with a detailed scheme (which shall provide for lighting that is low level, hooded and directional) which has been submitted to and approved in writing by the County Planning Authority. Any such scheme shall be implemented in accordance with the approved details and retained thereafter.

Reason: In order to safeguard the natural environment, amenities of nearby occupiers, the Cotswolds AONB and the character and appearance of the locality, having regard to Policies AS.10, CS.5, CS.6, CS.9 and CS.11 of the Stratford-on-Avon District Core Strategy 2011-2031.

45. The use of the site as holiday accommodation hereby permitted shall not be commenced until the internal roads and parking areas have been laid out in accordance with the approved details shown on plan no. BAUGEQ-1-1-003 Rev.L – Proposed Quarry Restoration Plan. Thereafter, the internal roads and parking space(s) shall be maintained and retained for such purposes and shall not be used for any other purpose than for the parking and manoeuvring of vehicles used by persons working at or visiting the site and shall be kept permanently free from any other forms of obstruction.

Reason: To ensure that safe, adequate and convenient on-site parking spaces are provided and thereafter retained in the interests of public safety and convenience, having regard to Policy CS.26 of the Stratford-on-Avon District Core Strategy 2011-2031.

46. The use of the site as holiday accommodation hereby permitted shall not be commence until the soft landscaping detailed on plan no. BAUGEQ-1-1-008 Rev.D – Proposed Landscaping Plan has been fully implemented. The soft landscaping shall thereafter be protected, maintained and managed in accordance with the approved details.

Reason: To safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits, and to enhance the setting within the immediate locality, having regard to Policies CS.5, CS.6, CS.9, CS.11 and AS.10 of the Stratford-on-Avon District Core Strategy 2011-2031.

47. There shall be no public address system operated within the Eco-Pod site hereby permitted.

Reason: In the interests of minimising harm and disturbance to the Cotswolds AONB, the new areas of planting and wildlife habitats, and the general character and appearance of the landscape having regard to Policies CS.5, CS.6, CS.9 and CS.11 of the Stratford-on-Avon District Core Strategy (2011-2031).

Notes:

- a. Condition numbers 7, 8, 9, 34, 35, 36 and 37 require works to be carried out within the limits of the public highway. The applicant / developer must enter into a Highway Works Agreement made under the provisions of Section 278 of the Highways Act 1980 for the purposes of completing the works. The applicant / developer should note that feasibility drawings of works to be carried out within the limits of the public highway which may be approved by the grant of this planning permission should not be construed as drawings approved by the Highway Authority, but they should be considered as drawings indicating the principles of the works on which more detailed drawings shall be based for the purposes of completing an agreement under Section 278.

An application to enter into a Section 278 Highway Works Agreement should be made to the Planning & Development Group, Communities Group, Warwickshire County Council, Shire Hall, Warwick, CV34 4SX.

In accordance with Traffic Management Act 2004 it is necessary for all works in the Highway to be noticed and carried out in accordance with the requirements of the New Roads and Streetworks Act 1991 and all relevant Codes of Practice. Before commencing any Highway works the applicant / developer must familiarise themselves with the notice requirements, failure to do so could lead to prosecution.

Applications should be made to the Street Works Manager, Budbrooke Depot, Old Budbrooke Road, Warwick, CV35 7DP. For works lasting ten days or less ten days, notice will be required. For works lasting longer than 10 days, three months notice will be required.

- b. Section 163 of the Highways Act 1980 requires that water will not be permitted to fall from the roof or any other part of premises adjoining the public highway upon persons using the highway, or surface water to flow – so far as is reasonably practicable – from premises onto or over the highway footway. The developer should, therefore, take all steps as may be reasonable to prevent water so falling or flowing.

Development Plan Policies Relevant to this Decision

Minerals Local Plan for Warwickshire – saved policies (Adopted February 1995)

Policy M9 – Site Restoration

Stratford-on-Avon District Core Strategy (Adopted July 2016)

Policy CS.1 – Sustainable Development

Policy CS.4 – Water Quality and Flood Risk

Policy CS.5 – Landscape Character

Policy CS.6 – Natural Environment

Policy CS.8 – Historic Environment

Policy CS.9 – High Quality Design

Policy CS.11 – Cotswold Area of Outstanding Natural Beauty

Policy CS.22 – Economic Development

Policy AS.10 – Countryside and Villages

Policy CS.24 – Tourism & Leisure

Warwickshire Waste Core Strategy (Adopted July 2013)

Policy CS1 – Waste Management Capacity

Policy CS2 – Spatial Waste Planning Strategy for Warwickshire

Policy CS4 – Small scale waste sites

Policy CS7 – Proposals for disposal facilities

Policy DM1 - Protection and enhancement of the Natural and Built Environment

Policy DM2 - Managing Health, Economic and Amenity Impacts of Waste Development

Policy DM3 - Sustainable Transportation

Policy DM8 – Reinstatement, restoration and aftercare

Compliance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

In considering this application the County Council has complied with paragraph 38 contained in the National Planning Policy Framework 2019.