

Appendix B

**Variation of condition 14 of planning permission
WDC/17CM003 to revise the time limit by which inert waste
disposal operations shall cease to no later than 08 May
2024 and the site shall be restored to no later than 31
December 2024 at Bubbenhall Quarry, Weston Lane,
Bubbenhall, CV8 3BN
WDC/21CM005**

Planning Conditions.

1. The development hereby permitted shall be implemented fully in accordance with the Planting and Landscaping Details Plan prepared by Smiths Concrete numbered B116m/214a and dated January 2017 or any variation submitted to and agreed in writing by the County Planning Authority.

Reason: In order to ensure the satisfactory appearance of the completed development.

2. The landscaping scheme approved pursuant to Condition 1 of this consent shall be implemented in the first planting season following completion of the development hereby approved and, unless otherwise agreed in writing by the County Planning Authority, should any trees or shrubs planted as part of the landscaping scheme die, be removed or become damaged or seriously diseased within five years of the initial planting they shall be replaced in the next planting season with others of a similar size and species.

Reason: In order to ensure the satisfactory appearance of the completed development.

3. The development hereby permitted (including restoration of the site) shall be carried out in accordance with planning application Reference No. W118/10CM002 and in accordance with approved plans reference No.(s) B116/194a, B116/198d and Restoration Masterplan BH827-D1c and any other details approved in accordance with the conditions attached to this 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 satisfactory standard of development in the locality.

4. The site hereby approved shall only accept inert and non-hazardous infill materials.

Reason: In this condition the terms “inert” and “non-hazardous” have the meanings assigned to them by Article 2 of the Council Directive 1991/31/EC of 26 April 1999 on landfill of waste or in any provision equivalent to that Article in any Directive replacing that Directive.

5. Unless otherwise agreed in writing by the County Planning Authority, no operations, deliveries or uses shall be carried out except between the following times:

0800 – 1800 Mondays – Fridays

0800 – 1300 Saturdays

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

Reason: In the interests of the amenities of nearby residents.

6. All vehicles, plant and machinery on the site shall be fitted with effective silencers and engine baffles and properly maintained.

Reason: To avoid undue disturbance to nearby properties.

7. Reversing alarms shall not be used unless they are of a bell tone type or are of the directional type or are capable of adjusting their noise level automatically to 5dB(A) above the ambient noise level or are of a type otherwise approved in writing by the County Planning Authority.

Reason: To safeguard the amenities of nearby residents.

8. Unless otherwise agreed in writing by the County Planning Authority all pumps operated on site shall be electrically powered.

Reason: To safeguard the amenities of nearby residents.

9. No access shall be used by vehicles entering and leaving the site for purposes connected with the development hereby approved except from the existing access onto Weston Lane.

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

10. The site access shall be maintained in a good state of repair and kept clean and free of mud and other deleterious material at all times.

Reason: In the interest of highway safety.

11. No mud or deleterious material shall be deposited on the public highway. In the event that material is inadvertently deposited it shall be removed immediately.

Reason: In the interest of highway safety.

12. The wheel wash which is installed at the site shall be maintained in a clean and functional condition at all time and shall be used as necessary by all lorries leaving the site.

Reason: In the interest of highway safety.

13. No loaded lorries shall enter or leave the site unless they are sheeted or the load is otherwise adequately secured.

Reason: In the interest of highway safety.

14. Waste disposal operations shall cease no later than 8th May 2024 and the site shall be restored by no later than 31st December 2024 or within 6 months of the completion of waste disposal operations whichever is sooner.

Reason: to ensure satisfactory restoration.

15. All operations involving soil replacement and treatments shall be carried out when the full volume of soil is in a suitable dry and friable condition to minimise soil damage.

Reason: To ensure integrity of soils.

16. All reasonable precautions shall be taken so as to prevent the mixture of topsoils and subsoils with other materials.

Reason: To ensure integrity of soils.

17. Three months prior to the replacement of any topsoils, final cover or the completion of restoration works, whichever is the sooner, a detailed aftercare scheme for the area shall be submitted to the County Planning Authority for approval in writing. The scheme shall specify the steps to be taken and the five-year period in which they are to be taken. Following approval in writing by the County Planning Authority the scheme shall be implemented accordingly.

Reason: To ensure satisfactory restoration and aftercare of the site.

18. At least once each year during the five-year aftercare period relating to the restoration a formal annual review shall be held to consider the operations which have taken place on the site during the previous year and the programme of management to be adopted during the ensuing year. At least four weeks prior to the date of each annual review, the site operator shall provide the County Planning Authority with a record of the management and operations carried out on the restored land during the period covered by the review.

Reason: To ensure satisfactory restoration and after care of the site.

Development Plan Policies Relevant to the Decision.

Warwickshire County Council Waste Core Strategy – July 2013

Policy DM1 – Protection of the Natural and Built Environment.

Policy DM2 - Managing Health and Amenity Impacts of Waste Development.

Minerals Local Plan for Warwickshire

Policy M7 – Mitigation of adverse environmental effects.

Policy M9 – Restoration of workings.

Warwick District Local Plan 2011 – 2019 (Sept 2017)

Policy DS5 - Presumption in Favour of Sustainable Development

Policy DS18 - Green Belt

Policy BE3 - Amenity

Policy NE3 - Biodiversity

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.