

Regulatory Committee - 3 November 2020

**Edgehill Quarry, Edgehill
Variation of Conditions 2 (Date upon which screening
and processing operations must cease) and 3 (date
upon which a restoration scheme must be submitted)
of Planning Permission SDC/19CM001 in order to
allow further time to complete processing of existing
stockpiles of overburden and to submit a detailed
restoration scheme for approval**

SDC/20CM008

Planning Conditions.

1. The development hereby permitted shall be carried out in accordance with the details submitted with application reference no. SDC/17CM022 and in accordance with the approved plans reference; BAUGEQ-1-5-001 Rev. A, BAUGEQ-1-1-002 Rev. A and details 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.

2. The screening and processing operations permitted by this planning permission shall cease no later than 31st March 2021 and removal of the processed materials from the site shall be completed no later than 31st November 2021.

Reason: In order to secure the timely and satisfactory development of the site.

3. If by 31st November 2021 a planning permission has not been approved which includes provision for the restoration of the site, a detailed restoration scheme shall be submitted to and approved in writing by the County Planning Authority. The submitted scheme shall include:

- A detailed Landscape and Ecological Management Plan informed by a detailed botanical survey undertaken by a suitably qualified ecologist;
- Provision for the rare notable plant and invertebrate species previously recorded using the site;
- Details of planting and maintenance of all new planting, species used and sourcing of plants.

The plan must also include details of habitat enhancement/creation measures, details of the placement and contouring of existing soils and overburden including final land levels, details of landscape planting including a planting plan, written specifications and schedules of plant species, sizes and proposed numbers/densities and locations. Either a scheme approved by the County Planning Authority pursuant to this condition or a scheme of restoration granted express planning permission shall be implemented in full in the first available planting season upon completion of the overburden reprocessing and export operation.

Reason: In order to secure satisfactory restoration of the site.

4. The development hereby approved 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 and Bank Holidays.

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

5. 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.

6. No heavy goods vehicles associated with the development shall access (enter or exit) the site unless via Edgehill Lane (C69) from its junction with the A422 and not through the village of Edgehill.

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

7. No more than 10 HGV's shall enter and leave the site (20 movements) per day during the operations hereby permitted.

Reason: In the interests of highway safety.

8. Measures detailed within letter dated 05 November 2018 from SB Rice to prevent mud and other deleterious material being deposited on the public highway shall be implemented throughout the development hereby approved.

Reason: In the interests of highway safety.

9. 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.

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

10. 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.

11. Throughout the development hereby permitted visibility splays shall be maintained to the vehicular access to the site with an 'x' distance of 2.4 metres and 'y' distances of 120 metres to the south-west and 160 metres to the north-east, measured to the near edge of the public highway carriageway. 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 order to protect the amenity of the area.

12. In order to minimise the raising of dust, the following steps shall be taken:

- an operational bowser shall be available on site at all times;
- all haul roads within the site shall be laid out with hardcore or other similar suitable material and maintained and shall be damped down as necessary during dry conditions;
- stockpiles and the working area shall be damped down as necessary during dry conditions;
- atomisers shall be used on crushing and screening plant at all feed and discharge points; and
- drop heights from crushers, screens and conveyer belts shall be kept to the minimum height.

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

13. 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.

14. 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.

15. Machinery and vehicles used on the site shall be maintained and silenced to comply with the best practicable standard and shall be kept and used as far from buildings outside the site as possible.

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

16. No crushing equipment shall be operated on site until an operating plan has been submitted to and approved in writing by the County Planning Authority detailing: the type and specification of the plant to be operated, location within the quarry the plant would be operated and noise attenuation measures to be implemented. The approved plan shall be implemented throughout the development hereby approved.

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

Note:

In view of the suitable terrestrial habitat, care should be taken when clearing remaining habitat. If evidence of great crested newts is found during development, work must stop immediately while Natural England are contacted on 02080 261 089 for advice on the best way to proceed. Great Crested Newts and their habitat (aquatic and terrestrial areas) are protected under the 1981 Wildlife and Countryside Act, the Countryside and Rights of Way Act 2000 and the Conservation of Habitats and Species Regulations 2010 the latter of which makes them a European Protected Species. Where newts are present a licence might be necessary to carry out the works.

Development Plan Policies Relevant to this Decision

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

Policy M7 – Mitigation of Environmental Implications

Policy M8 – Disposal of Mineral Spoil

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.9 – High Quality Design

Policy CS.11 – Cotswold Area of Outstanding Natural Beauty

Policy Cs.22 – Economic Development

Policy AS.10 – Countryside and Villages

Warwickshire Waste Core Strategy (Adopted July 2013)

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.