

**PROPOSED ERECTION OF READY MIX CONCRETE PLANT, PARK LODGE FARM, PINWOOD ROAD, IVER HEATH  
APPLICATION SBD/8213/00  
APPLICANT: BRETT CONCRETE LTD  
BUCKS STREET ATLAS PAGE 200 A2**

**To: Development Control Committee**

**Date: 5 December 2000**

**Author: Head of Spatial Planning**

**A PURPOSE OF REPORT**

1 To determine the above-mentioned application.

**B PROPOSED ACTION**

2 **Subject to the comments of outstanding consultees the Committee is recommended to APPROVE application SBD/8213/00 for the proposed erection of a ready mix concrete plant, Park Lodge Farm, Pinewood Road, Iver Heath subject to:**

a **The legal agreement attached to consent SBD/595/90 being varied to make reference to this consent,**

b **Conditions to be determined by the Head of Spatial Planning including the following:**

- **All sand and gravel used in the manufacture of concrete shall be derived from the deposits obtained from Park Lodge;**
- **The use of the ready mix concrete plant shall cease and all plant, buildings and machinery and stockpiles of materials hereby permitted shall be removed and the site shall be restored no later than 6 months after completion of sand extraction at Park Lodge, pursuant to consent number SBD/595/90 or 30 September 2011 which ever is the sooner;**
- **Maximum vehicles movements associated with all consented activities at the Park Lodge Quarry not to exceed 146 movements per day;**
- **Hours of operation to be from 7.30am to 5.30pm Mondays to Fridays and 7.30 to 12noon Saturdays(maintenance only) with no operations on Saturday afternoons, Sundays or public holidays;**

- **Noise from operations not to exceed 55 dB Laeq as measured at nearest noise sensitive properties;**
- **Implementation of noise reduction measures including the cladding of the plant and the lining of the feed hopper;**
- **Implementation of dust minimisation measures including the use of a wet suppression system;**
- **All vehicles associated with the development to use the existing on site wheel wash before exiting the site.**

## **C RESOURCES APPRAISAL**

3 Not relevant

## **D SUPPORTING INFORMATION**

4 The application was submitted on the 24 October 2000 and consultations were carried out on the 30 October 2000.

### **The Proposal**

5 The application proposes the erection of a ready mix concrete plant within the quarry immediately to the east of the existing sand and gravel processing plant. The application site, of some 0.2 ha in extent, would contain a ground feed hopper, four aggregate hoppers, two cement silos, a loading bay and associated conveyors. A control room is also proposed immediately behind the loading bay in order to monitor and control operations. The plant is a low-level design, with the majority of the plant being less than 4.5 metres in height, with the exception of the cement silos which reach 7 metres in height.

6 The plant, loading bay, conveyors and hoppers would all be fully enclosed and would incorporate dust suppression systems in order to prevent the emission of dust. Cement would be delivered by road tankers and discharged directly into the cement silos via a sealed pipe system. The site would also be surfaced with concrete to provide a suitable operating area and enable the collection of water for reuse. All aggregate required by the plant would be supplied from the quarry and this would equate to approximately 40,000 tonnes per year.

7 It is anticipated that the plant would supply approximately 20,000 cubic metres of ready mix concrete per year to South Bucks, Slough and Hillingdon area within a 15 kilometres radius of the site. On average the plant would generate 15 deliveries of ready mix concrete per day together with the importation of one cement tanker per day. Therefore total average daily vehicle movements associated with the proposal would be 32. The application indicates that the total vehicle movements associated with the quarry would not exceed the current permission maximum of 146 vehicle movements per day. The plant would generate employment for 6 additional staff. The proposed plant would operate within the existing permitted operating times for the main quarry.

- 8 The site is located within the Green Belt and Colne Valley Park and lies adjacent to an Area of Attractive Landscape.

### **Applicant's Supporting Information**

- 9 In support of the proposal the applicant states that the site is considered to be well suited for the proposed development given its use for mineral extraction and waste disposal. Sand and gravel produced at the quarry would be the main constituent of ready mixed concrete. Producing concrete on site prevents the double handling of aggregates and reduces the need for their transportation to a production site elsewhere for mixing and reloading and transportation again to their place of use. In this respect the applicant indicates that the proposal would reduce the number of aggregate deliveries from the quarry by an average of 20 vehicle movements a day.
- 10 The applicant also indicates that the siting of ready mixed concrete plants within the Green Belt has previously been accepted as an exception to the normal presumption against development. This is on the basis that all the aggregates consumed by such plants are produced on site, the development is only temporary and would not prejudice the restoration of the site. In this respect the applicant refers to other ready mix concrete plants within the Green Belt in Bucks namely Spade Oak Quarry, All Souls Farm, Wapseys Wood and Springfield Farm.

### **Background**

- 11 Planning permission for the extraction and processing of sand and gravel, re-filling with inert waste and restoration to agriculture at Park Lodge Farm, Pinewood Road, Iver Heath was granted in September 1994. The permission was granted subject to a legal agreement regarding traffic routing, highway improvement works and groundwater monitoring and a variety of conditions concerning the operation and working of the site.
- 12 Following the completion of the preparatory works relating to the construction of the screening bunds and the completion of the highway improvement works the development commenced in September 1999. In accordance with the approved scheme mineral has been extracted from phase 1 and is stockpiled adjacent to the processing plant area. The processing plant was commissioned in August and processed sand and gravel is now being exported from the site.
- 13 Some members of the Development Control Sub-Committee visited the site on the 5 October 2000.

### **Planning Policy**

- 14 Policies GB3 (Green Belt), LS3 (AAL), UF2 (Colne Valley Park) M2 (Minerals) and P2 (Noise) of the County Structure Plan are relevant. Policy MLP13 (factors to be taken into account in determining mineral applications) of the Review of the Replacement Minerals Local Plan is also relevant.

## **View of the District Council**

15 The comments of South Bucks District Council are awaited.

## **Consultations**

16 Iver Parish Council objects to any further development in the vicinity on the grounds that the site is in the Green Belt.

17 The Local Member, Mrs Bainbridge, is satisfied with the proposal and the safeguards agreed generally between the County Council and Bretts.

18 British Pipeline Agency Ltd has no objection to the application.

19 The District Environmental Health Officer has no objection to the application commenting that the proposal would require authorisation under the Environmental Protection Act 1990.

20 Comments are awaited from the Environment Agency, The County Landscape advisor and highways development control.

21 English Nature has no objection to the application

## **Other Representations**

22 The application was advertised by means of press advertisement, site notice and neighbour notification. At the time of writing two letters of objection have been received to the application based on the following grounds:

- The inclusion of a ready mix concrete plant is clearly a major expansion of activities on site and will increase noise and pollution,
- The proposal would increase traffic volumes, onto already overloaded roads,
- The concrete plant would increase dust in the area. Concrete dust is much finer than aggregate dust and will rapidly pepper all surrounding trees both in Black Park and Pinewood Road.

## **Discussion**

23 The main issues to be considered are the proposal's compatibility with Green Belt and Colne Valley Park policy, visual impact, noise and dust and traffic generation.

### *Green Belt and Colne Valley Park*

24 The application site is located within the Green Belt where there is a general presumption against development subject to a number of exceptions. Mineral extraction and subsequent restoration is considered to be one of these exceptions as well as other uses which would preserve the openness of the Green Belt. The County

Council has previously accepted concrete plants at other mineral sites in the county, notably Wapseys Wood, Springfield Farm, All Souls Farm and Little Marlow. Such acceptance of this type of temporary plant in the Green Belt has been on the basis that all sand and gravel is derived from on site sources, that it would not extend the life of the quarry and that the plant is removed and the site restored when mineral extraction has ceased. On this basis I do not consider that such a proposal comprises the objectives of Green Belt or Colne Valley Park policies.

#### *Visual Impact*

- 25 The ready mix concrete plant would be located immediately adjacent to the existing processing plant area at Park Lodge. The quarry site is screened by 5 metre high grassed bunds which restrict views into the site. It is also worth noting that the existing plant on site is some 3 metres higher than the plant proposed in this application. I therefore consider that this proposal would have a very limited additional visual impact outside of the quarry site taking account of the screening bunds and surrounding vegetation.

#### *Noise and Dust*

- 26 The application is accompanied by a noise impact report which assesses the affect of the proposal in terms of noise levels at the nearest noise sensitive properties. The detailed report concludes that noise levels produced by the proposed plant would not cause the overall noise limit set by a condition of the original permission to be exceeded, provided a number of precautions are taken. These precautions relate to the cladding of the plant, the lining of the feed hopper and the continued screening of the plant by the bunds.
- 27 With regards to potential dust emissions the plant would be enclosed and would incorporate wet suppression systems to prevent the emission of dust. In this respect I note that the District Environmental Health Officer has no objection to the application. The plant would also require authorisation from the District Council under the terms of the Environmental Protection Act. This authorisation would set out in detail the required measures to prevent the release of dust emissions.

#### *Traffic*

- 28 With regards to traffic movements the application indicates that the proposal would generate a total of some 32 traffic movements per day. However bearing in mind the associated reduction in aggregate deliveries from the site as highlighted in paragraph 9, the proposal would result in an overall increase of only 12 vehicle movements associated with the site. The applicant has confirmed that the total vehicle movements associated with the site, including those generated by the proposed plant, would continue to be contained within the existing limit of a maximum of 146 movements a day.
- 29 The existing operations on site are also subject to a legal agreement which in part relates to traffic routing to and from the site. If members are minded to approve the application, a variation would be required to the existing agreement to ensure that vehicles associated with this development are tied to the vehicle routing agreement.

*Conclusion*

- 30 In conclusion I consider that the plant's reliance upon on site sand and gravel resources, and the lack of any other harm justifies support of the proposal. If members are minded to approve the application then I would recommend the imposition of conditions similar to those on the existing consent regarding an end date, noise, hours of operation, cladding of the plant, total traffic movements associated with the site complex and that all sand used in the plant is derived from Park Lodge. The existing legal agreement would also need to be varied to ensure that all vehicle movements associated with the site are bound by the routing agreement.

**E BACKGROUND PAPERS**

Permission SBD/595/90 and associated Section 106 Agreement.  
Consultee Responses  
County Structure Plan  
Waste Local Plan

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