

Agenda

DEVELOPMENT CONTROL COMMITTEE

Date: Tuesday 22 November 2016
Time: 10.00 am
Venue: Mezzanine Rooms 1 & 2, County Hall,
Aylesbury

WEBCASTING NOTICE

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If you have any queries regarding this, please contact Member Services on 01296 382876.

Those wishing to speak at Development Control Committee regarding any of the items below, must register by 10.00am on Friday 18th November 2016. Please see details on how to register at the bottom of the Agenda.

Agenda Item	Page No
1 APOLOGIES FOR ABSENCE / CHANGES IN MEMBERSHIP	
2 DECLARATIONS OF INTEREST To disclose any Personal or Disclosable Pecuniary Interests	
3 MINUTES of the meeting of the Committee held on 11 th October 2016, to be confirmed	5 - 8

as a correct record

- 4 VARIATION OF CONDITIONS AT PARK LODGE QUARRY, IVER HEATH 9 - 50**
- CM/36/16, CM/37/16, CM/38/16, CM/39/16
- i) VARIATION OF CONDITION 1 OF PLANNING PERMISSION CM/03/14 TO PROVIDE FOR THE CONTINUATION OF MINERAL EXTRACTION AND PROCESSING AND SITE RESTORATION UNTIL 31 JUNE 2017, WITH THE EXCEPTION OF PHASE 11 WHICH IS TO BE RESTORED BY 31 DECEMBER 2020 AT PARK LODGE QUARRY, IVER HEATH;**
 - ii) VARIATION OF CONDITION 2 OF PLANNING PERMISSION CM/01/14 TO PROVIDE FOR THE CONTINUATION OF MINERAL EXTRACTION AND PROCESSING AND SITE RESTORATION UNTIL 31 JUNE 2017, WITH THE EXCEPTION OF PHASE 11 WHICH IS TO BE RESTORED BY 31 DECEMBER 2020 AT PARK LODGE QUARRY, IVER HEATH;**
 - iii) VARIATION OF CONDITION 1 OF PLANNING PERMISSION CM/02/14 TO PROVIDE FOR THE CONTINUATION OF MINERAL EXTRACTION AND PROCESSING AND SITE RESTORATION UNTIL 31 JUNE 2017, WITH THE EXCEPTION OF PHASE 11 WHICH IS TO BE RESTORED BY 31 DECEMBER 2020 AT PARK LODGE QUARRY, IVER HEATH; AND**
 - iv) VARIATION OF CONDITION 1 OF PLANNING PERMISSION CM/04/14 TO PROVIDE FOR THE CONTINUATION OF MINERAL EXTRACTION AND PROCESSING AND SITE RESTORATION UNTIL 31 JUNE 2017 WITH THE EXCEPTION OF PHASE 11 WHICH IS TO BE RESTORED BY 31 DECEMBER 2020 AT PARK LODGE QUARRY, IVER HEATH.**

APPLICANT: BRETT AGGREGATES LIMITED

APPLICATION NUMBERS: CM/36/16, CM/37/16 CM/38/16 AND CM/39/16.

BUCKS STREET ATLAS: P 200 B2 & B3

Electoral Division: Iver

Local Member: Cllr Ruth Vigor-Hedderly

Town/Parish Council: Iver Parish Council

5 EXCLUSION OF THE PRESS AND PUBLIC

To resolve to exclude the press and public as the following item is exempt by virtue of Paragraph 3 of Part 1 of Schedule 12a of the Local Government Act 1972 because it contains information relating to the financial or business affairs of any particular person (including the authority holding that information)

6	CONFIDENTIAL MINUTES Of the Committee held on 11 th October 2016, to be confirmed as a correct record.	51 - 52
7	ENFORCEMENT REPORT Update from the Senior Planning Enforcement Officer	53 - 58
8	CHARGING FOR PRE-APPLICATION ADVICE This report aims to inform the Development Control Committee about proposed improvements to the pre-planning application advice service offered by the County Council.	59 - 68
9	DATE OF NEXT MEETING The next meeting will take place on Monday 13 th February 2017 at 10am, Large Dining Room, Judges Lodgings, Aylesbury.	

If you would like to attend a meeting, but need extra help to do so, for example because of a disability, please contact us as early as possible, so that we can try to put the right support in place.

For further information please contact: Rachel Bennett on 01296 383991, email: rbennett@buckscc.gov.uk

Members

Mr R Reed (C)	Ms N Glover
Mr B Roberts (VC)	Mr A Huxley
Mrs L Clarke OBE	Mr D Martin
Mr C Ditta	Mr D Shakespeare OBE

Members of the public wishing to speak at Development Control Committee should apply in the following ways:

- **Registering on the website at:**
<http://www.buckscc.gov.uk/moderngov/mgCommitteeDetails.asp?ID=105>
- **Contacting Democratic Services, on 01296 382548/01296 382876**

The Committee will not consider anyone wishing to address the meeting, unless your request to speak has been received by 10.00am on the Friday preceding the Committee meeting at which the item will be presented. (This applies when Committee Meetings are held on a Tuesday).

Minutes

DEVELOPMENT CONTROL COMMITTEE

MINUTES OF THE MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON TUESDAY 11 OCTOBER 2016 IN MEZZANINE ROOMS 1 & 2, COUNTY HALL, AYLESBURY, COMMENCING AT 10.00 AM AND CONCLUDING AT 10.40 AM

MEMBERS PRESENT

Mr R Reed, Mr B Roberts, Mr C Ditta, Ms N Glover, Mr A Huxley and Mr D Martin

MEMBERS IN ATTENDANCE

OTHERS IN ATTENDANCE

Mrs K Sutherland, Mrs O Stapleford, Ms A Herriman, Ms L Briggs, Mrs E Catcheside and Mr A Sierakowski

Agenda Item

- 1 APOLOGIES FOR ABSENCE / CHANGES IN MEMBERSHIP**
Apologies were received from Mrs Lesley Clarke OBE and Mr David Shakespeare OBE.
- 2 DECLARATIONS OF INTEREST**
There were none.
- 3 MINUTES**
The minutes of the meeting held on 19 July 2016 were agreed as a correct record.
- 4 ST MARYS CHURCH OF ENGLAND SCHOOL, ASTON ROAD, HADDENHAM BUCKINGHAMSHIRE, HP17 8AF**

The Planning Officer presented the application which was the proposed construction of a single storey two classroom extension with associated external works and drainage.

Members were advised of the following points:

- The Highways Officer had suggested that the school should fund a scheme to protect the Village Green from further erosion, due to parent parking at school drop off and pick up times. There had been a discussion around installing granite setts which would be in keeping with others in the village. This had been included as Planning Condition 6, as set out in Appendix A of the report.
- The Planning Officer had subsequently been advised by Legal Services that this condition should be removed as it did not pass the tests of reasonableness or relevance to the applications being considered and this was the recommendation to the Committee. Instead the Planning Officer suggested that the School Commissioning team should liaise with the Parish Council to discuss possible schemes to offset erosion to the Village Green, outside of the formal Planning process.
- Members were shown photos taken the previous afternoon between 2.55pm and 3.15pm, which demonstrated the level of parking around the Village Green. In addition, Members were shown photos of the proposed site of the extension and additional parking spaces which would be created within the school.

The Chairman welcomed Mr David Truesdale, Vice-Chairman of Haddenham Parish Council to the meeting. Mr Truesdale made the following points:

- The Parish Council had no objection to the extension of the School but they were concerned about the impact of parent parking around Church End Green which was in the village's conservation area and was owned by the Parish Council. It was also a registered village green.
- Granite setts had been previously installed on one section of the verge which had been very successful in preventing erosion of the grass, therefore he asked the Committee to retain Planning Condition 6 and ensure that a similar scheme could be developed in consultation with the Parish Council.

The Chairman thanked Mr Truesdale for addressing the Committee and sought further clarification as to why the Committee were being advised to remove Planning Condition 6. Officers explained that Legal Services had advised that the condition was 'not reasonable', as it would be requiring work to take place outside of the application site and would serve to address a pre-existing problem, which was not one that would be significantly worsened as a result of the proposal. In addition, as the nature and extent of the works had not been agreed with the applicant, the Committee could not be confident that the scheme would be deliverable and, therefore, there was a risk that the condition could derogate the planning permission.

Officers acknowledged that there was erosion of the Village Green due to parking, but this could not solely be attributed to the school. Members were reminded that as this was a pre-existing problem, they needed to judge the potential impact of this particular application. The Officers' view was that the potential impact of the school expanding from a 1 form entry to a 1.5 form entry, did not warrant Planning Condition 6.

The Chairman proposed that the Committee should agree the application subject to the removal of Planning Condition 6. However as Members accepted that there were issues of damage to the Village Green in a conservation area, it was also proposed that these concerns should be passed on to Officers in Education, who would be asked to resolve this issue in a way which would be acceptable in Planning terms and also address the concerns of the Parish Council.

RESOLVED

Members of the Committee unanimously AGREED application CC/30/16, subject to the removal of Planning Condition 6.

**5 EXCLUSION OF THE PRESS AND PUBLIC
RESOLVED**

That the press and public be excluded for the following item which is exempt by virtue of Paragraph 3 of Part 1 of Schedule 12a of the Local Government Act 1972 because it contains information relating to the financial or business affairs of any particular person (including the authority holding that information)

6 CONFIDENTIAL MINUTES

The Confidential Minutes of the meeting held on 19th July were agreed as a correct record.

8 ENFORCEMENT REPORT

Members discussed the Enforcement Report during the exempt session of the meeting.

8 DATE OF NEXT MEETING

22nd November 2016, 10am, Mezzanine 1 and 2, County Hall, Aylesbury

CHAIRMAN

Development Control Committee

Title:

- i) **VARIATION OF CONDITION 1 OF PLANNING PERMISSION CM/03/14 TO PROVIDE FOR THE CONTINUATION OF MINERAL EXTRACTION AND PROCESSING AND SITE RESTORATION UNTIL 31 JUNE 2017, WITH THE EXCEPTION OF PHASE 11 WHICH IS TO BE RESTORED BY 31 DECEMBER 2020 AT PARK LODGE QUARRY, IVER HEATH;**

- ii) **VARIATION OF CONDITION 2 OF PLANNING PERMISSION CM/01/14 TO PROVIDE FOR THE CONTINUATION OF MINERAL EXTRACTION AND PROCESSING AND SITE RESTORATION UNTIL 31 JUNE 2017, WITH THE EXCEPTION OF PHASE 11 WHICH IS TO BE RESTORED BY 31 DECEMBER 2020 AT PARK LODGE QUARRY, IVER HEATH;**

- iii) **VARIATION OF CONDITION 1 OF PLANNING PERMISSION CM/02/14 TO PROVIDE FOR THE CONTINUATION OF MINERAL EXTRACTION AND PROCESSING AND SITE RESTORATION UNTIL 31 JUNE 2017, WITH THE EXCEPTION OF PHASE 11 WHICH IS TO BE RESTORED BY 31 DECEMBER 2020 AT PARK LODGE QUARRY, IVER HEATH; AND**

- iv) **VARIATION OF CONDITION 1 OF PLANNING PERMISSION CM/04/14 TO PROVIDE FOR THE CONTINUATION OF MINERAL EXTRACTION AND PROCESSING AND SITE RESTORATION UNTIL 31 JUNE 2017 WITH THE EXCEPTION OF PHASE 11 WHICH IS TO BE RESTORED BY 31 DECEMBER 2020 AT PARK LODGE QUARRY, IVER HEATH.**

**APPLICANT: BRETT AGGREGATES LIMITED
APPLICATION NUMBERS: CM/36/16, CM/37/16 CM/38/16
AND CM/39/16.
BUCKS STREET ATLAS: P 200 B2 & B3**



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Date: 22 November 2016

Author: Head of Planning and Environment

Contact Officer: Ian Prosser 01296 383186

Electoral divisions affected: Iver

Local Member Ruth Vigor-Hedderley

Recommendation:

A. The Development Control Committee is invited to **APPROVE** application numbers **CM/36/16, CM/37/16, CM/38/16 and CM/39/16** subject to the same conditions imposed on planning permissions **CM/03/14, CM/01/14, CM/02/14 and CM/04/14** respectively excepting Conditions 1 of **CM/36/16, CM/38/16 and CM/39/16** and Condition 2 of **CM/37/16** which are to be amended to read:

The development shall not be undertaken other than in complete accordance with the following time limits:

(a) With the exception of phase 11, shown on plan **DP/PLQ/3** dated September 2013 all mineral extraction shall have ceased and final restoration shall have been completed no later than **31st June 2017**.

(b) All mineral extraction in phase 11, shown on plan **DP/PLQ/3** dated September 2013, shall have ceased no later than **31 June 2017** and final restoration shall have been completed no later than **31 December 2020**.

(c) All plant, machinery and equipment, other than that required for the restoration and ongoing maintenance of phase 11, shall be removed from the land no later than **June 2017**.

B. That the reasons for the approval of these applications are that the developments would prevent the sterilisation of mineral deposits and, subject to conditions as set out above, the applications are in compliance with the requirements of policies **CS1, CS4, CS18, CS19 and CS20** of the Buckinghamshire Minerals and Waste Core Strategy; policies **28, 29 and 31** of the Buckinghamshire Minerals and Waste Local Plan; and policies **GB1 and TR5** of the South Bucks District Local Plan and the provisions of the National Planning Policy Framework.

Resources Appraisal: None.

SUPPORTING INFORMATION

1. The applications are submitted by Brett Aggregates Ltd. They were received on 19 August 2016 and sent out for consultation on 24 August 2016. The applications were advertised by a newspaper advertisement, site notice and neighbour notification. The thirteen-week target for determination of the applications expired on 18 November 2016 however an extension of time until 25 November 2016 has been agreed in writing with the application to allow for the meeting of the Development Control Committee and subsequent processing of the decision notice.

Site Description

2. Park Lodge Quarry takes access from Pinewood Road and lies to the west of Iver Heath, close to the junction of the A412 (Uxbridge Road) and the A4007 (Slough Road) at the Five Points roundabout. It is approximately 5km north east of Slough and 3km west of Uxbridge. The quarry covers approximately 30 hectares and comprises a consented sand and gravel working with progressive restoration to agriculture using inert waste infill. The northern half of the quarry is fully restored, and extraction and restoration is continuing in the remainder of the quarry in an approximately southerly direction. Residential properties are located along Uxbridge Road and Pinewood Road with the closest to the operations being Park Lodge and Fir Tree Cottage. Park Lodge lies in the centre of the quarry, although the areas immediately adjacent to it have now been restored. Fir Tree Cottage lies in the south east corner of the quarry.
3. The site of the applications is located within the Colne Valley Park and the Metropolitan Green Belt. Black Park SSSI lies approximately 800 metres to the north west of the quarry within Black Park Country Park.

Site History

4. Mineral extraction and phased restoration commenced at the site in 1999 and was originally permitted by consent no. SBD/595/90 issued in September 1994. The site is currently governed by planning permission numbers CM/01/14 (Appendix 1), CM/02/14 (Appendix 2), CM/03/14 (Appendix 3) and CM/04/14 (Appendix 4) which collectively allow for mineral extraction, restoration to agriculture, and the bagging of mineral at the site. Extensions of time for the completion of operations have previously been granted in 2012 and 2014.
5. A planning obligation exists which controls the routing of HGV movements from the site and ensures they travel to and from the site via the southern part of Pinewood Road via the Five Points roundabout. Vehicles are not permitted to use the part of the B470 between its junctions with Wood Lane and Thorney Lane which includes Iver High Street, except where local deliveries are required in these areas. The planning obligation also requires the developer to carry out groundwater monitoring, to remain the proprietor of Fir Tree Cottage for the duration of operations, and to ensure that Fir Tree Cottage remains vacant for the duration of the operations.

Proposal

6. The four applications seek to amend a condition, which is common to all four of the planning permissions relating to the Park Lodge quarry. The condition currently requires the cessation of mineral extraction and processing and the restoration of the site, with the

exception of Phase 11, by 31 December 2015. Phase 11 is required to be restored by 31st December 2020. The planning applications seek permission to extend the period within which sand and gravel is extracted and processed until the 30 June 2017. The completion of the restoration of the quarry would also be undertaken within this period with the exception of Phase 11. Phase 11 contains silt lagoons which need to dry out before the land is restored. It is proposed, therefore, that Phase 11 would be restored by 31st December 2020 in accordance with the existing permission.

7. In support of the applications, the applicants have stated that there was a delay in the completion of pre-commencement set up works at Park Lodge Quarry's replacement quarry at George Green. This meant that it was not possible to relocate the on-site bagging operation at Park Lodge until early 2016. As a result, the sand and gravel to be dug at Park Lodge quarry beneath the bagging operation and the entrance haul road has been delayed by about 18 months and certainly beyond the date specified for the completion of extraction of 31 December 2015. The sand and gravel is now being extracted and is being processed by mobile processing plant. A calculation of the volume of reserves has been carried out and it is expected that there is just under 11 months of sand and gravel reserves remaining.

Planning Policy

8. Policies CS1 (Minerals Safeguarding), CS4 (Maintaining the Level of Sand and Gravel), CS18 (protection of Environmental Assets of National Importance) CS19 (Protection of Environmental Assets of Local Importance) and CS20 (Green Belt) of the Buckinghamshire Minerals and Waste Core Strategy (BMWCS); Policies 28 (Amenity), 29 (Buffer Zones) and 31 (Restoration and Aftercare) of the Buckinghamshire Minerals and Waste Local Plan (MWLP); Policy GB1 (Green Belt) and TR5 (Transport) of the South Bucks District Local Plan (SBDLP) and the provisions of the National Planning Policy Framework (NPPF) are relevant.

View of the District Council

9. South Bucks District Council has objected to the proposed extension of time for the operations at Park Lodge quarry as it is already concerned about excessive lorry movements in the vicinity and further extending the time limit of the works will add to the adverse environmental impact

Consultations

10. The Local Member has not commented on the planning applications.
11. Iver Parish Council has verbally expressed concern about a further extension of the operational period for the quarry because of the continuing environmental effects. The Parish Council has asked, if planning permission is granted, that arrangements are made for it to be represented on the local liaison group which currently operates in relation to the George Green quarry.
12. The Environment Agency has no objection to the applications provided that they relate strictly to an extension of time until 31 December 2020 for the current activity and all other existing environmental protection and pollution prevention measures are applied.
13. Highways Development Management has no objection to the applications as they do not propose any increase in vehicle movements or alteration to the proposed routing.

Representations

14. One local resident has objected to the applications because of the continuance of the detrimental impact that the quarry has on air quality, health, wildlife, noise and visual amenity. The objection also specifically details the mud, stone and debris which is taken onto local roads by lorries which leave the site without being cleaned.

Discussion

15. The key issues are the need for the continued development, the impact of the continuing development on the local amenity including traffic, and the impact of the continuing development on the Green Belt, Colne Valley Park and other environmental assets.

Need

16. Buckinghamshire is required to maintain a reserve of land with planning permission (a 'permitted land bank') for mineral extraction that would enable 1.05 million tonnes of sand and gravel (as confirmed by the Secretary of State for Communities and Local Government in a letter dated 19th March 2010) to be extracted per annum for at least 7 years over the period up to 2026. Buckinghamshire's current land bank has been calculated to be approximately 8.1 years thus marginally exceeding the minimum 7 year land bank requirement set out in policy. It is not, therefore, essential that the sand and gravel remaining in Park Lodge is extracted to maintain the landbank.
17. However, one of the aims of the Policy CS1 of the MWCS is to prevent workable mineral deposits being sterilised. Not permitting the short extension of time to allow the remaining mineral to be extracted and processed would not accord with this.
18. Considerable weight should, therefore, be given to the principles outlined in Policy CS1 of the MWCS and the provisions of the NPPF. The NPPF specifies a presumption in favour of sustainable development unless there are overriding policy objections. In the current circumstances, it would, therefore, be contrary to policy CS1 and the NPPF provisions not to provide for a short extension to the extraction period to allow the full mineral reserve at Park Lodge quarry to be extracted solely because it is not needed to contribute to Buckinghamshire's land bank.

Green Belt, Colne Valley Park & Protection of Environmental Assets

19. Mineral extraction and subsequent restoration is listed as acceptable development within the Green Belt in policies CS20 of the MWCS and GB1 of the SBDLP. These policies also state that development in the Green Belt should preserve its openness and should have regard to its amenity value. Mineral extraction is a temporary use following which the land would be restored to an acceptable Green Belt use. It is proposed that any planning permissions continue to include conditions to secure the restoration of the site to good quality agricultural land on any planning permission granted. The development would, therefore, continue to be in accordance with policies CS20 of the MWCS and GB1 of the SBDLP.
20. Policies CS18 and CS19 of the MWCS seek to protect environmentally important sites and assets within Buckinghamshire, including SSSIs and the Colne Valley Park from the adverse impacts of mineral development. The entire quarry is located within the Colne Valley Park and adjoins Black Park Country Park within which is a Site of Special Scientific Interest. However, to date, the quarrying operations have not had a detrimental impact on these environmental assets. The monitoring of groundwater boreholes, to ensure that the Black Park SSSI remains unaffected, would continue throughout the

extended operational period. In the circumstances, there is no reason to conclude that harm to the environment assets would occur during the short extension period proposed.

21. Subject to the ongoing conditions, the developments would, therefore, be in accordance with planning policies CS18, CS19 and CS20 of the MWCS and policy GB1 of the SBDLP.

Impact on Amenities of Local Residents

22. Policy 28 of the MWLP states that the County Council will protect the amenity of all those who may be affected by mineral and waste proposals, including the impact of associated traffic, and will not grant permission to proposals which are likely to generate significant adverse levels of disturbance.
23. The continuation of the development would have the potential to cause some disturbance to nearby residents by way of noise, dust and visual impacts due to the nature of the operation. However, the information that supported the application granted in 2012, demonstrated that noise levels would not exceed guidance levels at the nearest residential property, and that there would not be any dust nuisance outside of the site boundary. Whereas the objection to the extension of the operational period raises concerns about these matters, the Council has no record of substantial complaint about noise and dust while the operations have been ongoing. When site monitoring has been undertaken, there has been no evidence that noise and dust are causing a nuisance.
24. Whilst mindful that the District Council has objected to the application on the basis of ongoing impacts of associated traffic and that a local resident has also objected on this basis, again no substantial complaints were received prior to applications being received. No objection has been raised by Highways Development Management as no increase in associated vehicle numbers or alteration to the routing agreement are proposed. Policy TR5 of the SBDLP states that development proposals which comply with the standards of the Highways Authority, would not cause the operational capacity of the highway to be exceeded and where associated traffic would not cause adverse affects on the amenities of nearby properties, are acceptable. As no increase in associated vehicle number are proposed, refusal of the application due to the concern about the general increase in traffic numbers in the vicinity would not be contrary to the provisions of policy TR5 of the SBDLP. The concern about debris, stone and mud being carried onto the road can be more properly addressed through ensuring that the site operators clean vehicles as they exit the site. This could include enforcement action, if necessary.
25. The applicant expects that conditions will continue to be attached to any forthcoming planning permissions to control amenity impacts in line with existing operations at the quarry. Subject to the inclusion of such conditions on any planning permissions issued, I am confident the developments would be acceptable on amenity grounds and would be in accordance with policies 28 and 29 of the MWLP.

Conclusion

26. Provided that the existing conditions, amended as proposed, are attached to any consents, planning applications CM/36/16, CM37/16, CM38/16 and CM/39/16 would be in accordance with development plan policies and should therefore be approved. However, Paragraph 144 of the National Planning Policy Framework requires minerals planning authorities to provide for the restoration and aftercare of mineral extraction sites at the earliest opportunity.
27. If the planning permissions are granted, the period during which the majority of Park Lodge quarry has been worked, will have been extended on three occasions. It is, therefore, recommended that while granting planning permission to allow, with the

exception of phase 11, extraction processing and restoration to continue at Park Lodge quarry until 30th June 2017, the applicants be advised that further application to extend the time period of the operations may be resisted as the delay in restoring the site may not accord with the provisions of the NPPF.

BACKGROUND PAPERS

Planning Permission Nos. CM/01/14, CM/02/14, CM/03/14 and CM/04/14
Buckinghamshire Minerals and Waste Core Strategy
Buckinghamshire Minerals and Waste Local Plan
South Bucks District Local Plan
South Bucks District Core Strategy
National Planning Policy Framework
Consultation Replies dated September/October 2016



Application No: CM/01/14

**BUCKINGHAMSHIRE COUNTY COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2010 (AS AMENDED)**

To: Mike Courts
Robert Brett House
Milton Manor Farm
Ashford Road
Thanington Canterbury

Per: Mike Davies
21 The Fairway
Herne Bay
Kent
CT6 7TW

In pursuance of their powers under the above-mentioned Act and Orders the Buckinghamshire County Council as Local Planning Authority **HEREBY PERMIT** planning application no. CM/01/14 for:

Variation to conditions 2, 3 and 16 of planning permission 11/01717/CM in order to allow the use of mobile processing plant until 31 December 2015 and to allow final restoration to be completed by 31 December 2020 at Park Lodge Quarry, Pinewood Road, Iver Heath, Buckinghamshire in accordance with your application dated 24 December 2013.

Permission is granted subject to the following **CONDITIONS**:

1. The development hereby permitted shall not be carried out other than in complete accordance with the details submitted with the application, and the following drawings:

- Figure 1 - Location of the Application Site



INVESTOR IN PEOPLE



- Figure 2 - Diagrammatic Representation of Quarry in September 2011 and View of Southern Extension
- Figure 3 - Approved Restoration and Existing Contours and Vegetation on the Application Site
- Figure 4 - Sites and Monuments Record
- Figure 6 Rev 1 - Method of Working and Sections Showing Landform Before and After Extraction
- Figure 7 - Proposed Restoration of the Southern Extension
- Figure 8 - Visual Screening on Uxbridge Road
- Figure 9 - Location of Trees on Northern Boundary and Access Route to Plant
- Figure 10 - Photographic View of the Northern Boundary
- Figure 1 Rev A - Hedgerow Survey
- DP/PLQ/1 - Approved working phases
- DP/PLQ/2 - Diagrammatic representation of quarry in August 2013
- DP/PLQ/3 - Proposed amended working phases
- DP/PLQ/4 - Proposed modular processing plant
- DP/PLQ/5 - Silt lagoon restoration

Reason: To define the development that has been submitted and to control the operations and to comply with policies 28 and 36 of the Buckinghamshire Minerals and Waste Local Plan.

2. Having regard to plan DP/PLQ/2 dated September 2013, showing completed and restored phases and the like:

(a) With the exception of phase 11, shown on plan DP/PLQ/3 dated September 2013, all mineral extraction shall have ceased and final restoration shall have been completed no later than 31 December 2015.

(b) All mineral extraction in phase 11, shown on plan DP/PLQ/3 dated September 2013, shall have ceased no later than 31 December 2015 and final restoration shall have been completed no later than 31 December 2020.

(c) All plant, machinery and equipment, other than that required for the restoration and ongoing maintenance of phase 11, shall be removed from the land no later than 31 December 2015.

Reason: To control the operations within the timescale that has been judged by the County Council to be acceptable and to comply with policies 28 and 36 of the Buckinghamshire Minerals and Waste Local Plan.

3. No operations authorised by this consent shall occur other than between the following hours:

- 7.30 am to 5.30 pm Mondays to Fridays
- 7.30 am to 12 noon Saturdays for maintenance only

No operations shall be carried out on Saturday afternoons, Sundays or Bank and Public Holidays.

Reason: In the interests of the local amenity and to comply with policy 28 of the Buckinghamshire Minerals and Waste Local Plan.

4. The total number of heavy goods vehicle movements to and from the site shall not exceed 146 per day (73 in, 73 out) in conjunction with those permitted pursuant to planning permission nos. 11/01718/CM, 11/01719/CM & 11/01720/CM.

Reason: In the interests of highway safety and the amenities of the local area and to comply with policy 28 of the Buckinghamshire Minerals and Waste Local Plan and policy TR5 of the South Bucks District Local Plan.

5. Sole access to the site shall be via the existing access onto Pinewood Road.

Reason: In the interests of highway safety and the amenities of the local area and to comply with policy 28 of the Buckinghamshire Minerals and Waste Local Plan and policy TR5 of the South Bucks District Local Plan.

6. No laden heavy goods vehicles shall access or egress the site without being securely sheeted.

Reason: To prevent mud and debris from being carried onto the public highway and to comply with policy 28 of the Buckinghamshire Minerals and Waste Local Plan and policy TR5 of the South Bucks District Local Plan.

7. All heavy goods vehicles leaving the site shall use the existing wheel cleaning facilities prior to exiting the site.

Reason: To prevent mud and debris from being carried onto the public highway and to comply with policy 28 of the Buckinghamshire Minerals and Waste Local Plan and policy TR5 of the South Bucks District Local Plan.

8. No waste other than naturally occurring excavated materials and construction waste of a non-putrescible nature shall be imported to and deposited at the site.

Reason: The importation of waste materials outside of these categories would raise environmental and amenity issues which would require consideration afresh and to comply with policy 28 of the Buckinghamshire Minerals and Waste Local Plan and policy CS23 of the Buckinghamshire Minerals and Waste Core Strategy.

9. Any oil storage tanks shall be sited on site on impervious bases and surrounded by oil tight bund walls which shall be capable of containing 110% of the tanks volume and shall enclose all fill and drain pipes.

Reason: To protect groundwater and surface water from pollution policy CS23 of the Buckinghamshire Minerals and Waste Core Strategy.

10. The development shall not be carried out other than in complete accordance with the document entitled "Proposed Extension Flood Risk Assessment" dated February 2011.

Reason: To ensure that surface water flooding is managed to protect the occupants of nearby residential properties from flooding and to comply with policy CS23 of the Buckinghamshire Minerals and Waste Core Strategy.

11. Noise from the operations shall not exceed 55 dB LAeq 1hr (free field) as measured at the facades of the nearest residential properties as shown on the plan submitted to the County Planning Authority pursuant to consent no. SBD/8203/05 and approved in writing by the County Planning Authority by letter dated 5th May 2009. Measurements taken to check compliance shall have regard to the extraneous noise and shall be corrected for any such effects.

Reason: To protect the occupants of nearby residential properties from loss of amenity from noise disturbance and to comply with policy 28 of the Buckinghamshire Minerals and Waste Local Plan.

12. All plant and machinery used at the site shall be silenced in accordance with the best available technology not entailing excessive cost and maintained in accordance with the manufacturer's specifications. Any pumps on the site shall be positioned and acoustically screened such that noise level during operating hours does not exceed 55dB LAeq 1hr free field as measured at the site boundary with the nearest residence. All machinery and equipment shall be constructed, maintained and operated in such a way that any intermittent noises that are likely to be clearly audible above the background noise level at the nearest residential property including the garden, are reduced to a minimum in accordance with the details submitted to the County Planning Authority pursuant to consent no. SBD/8203/05 and approved in writing by the County Planning Authority by letter dated 5th May 2009 to address continuing noise nuisance issues.

Reason: To protect the occupants of nearby residential properties from loss of amenity from noise disturbance and to comply with policy 28 of the Buckinghamshire Minerals and Waste Local Plan.

13. Extraction of phase 9 shall be conducted in accordance with the dust monitoring and mitigation scheme approved by the County Planning Authority on 8 October 2012.

Reason: To protect occupants of nearby residential properties from the loss of amenity from dust generation and to comply with policy 28 of the Buckinghamshire Minerals and Waste Local Plan.

14. Extraction shall not be commenced within phase 9 until a landscaping scheme for phase 9 has been submitted to and approved in writing by the County Planning Authority. The scheme shall include the following:

- Details of the numbers, sizes and species of specimens to be planted;
- Details of the location of proposed planting;
- Details of the protection measures to be applied to existing vegetation and proposed planting;
- Location and details of fencing;

- A five year commitment to replace any planting that dies or becomes diseased within 5 years of the final replacement of topsoil within phase 9.

Reason: To ensure the satisfactory restoration of the site and in the interests of the local amenity and to comply with policy 28 of the Buckinghamshire Minerals and Waste Local Plan and policy CS23 of the Buckinghamshire Minerals and Waste Core Strategy.

15. Prior to the commencement of soil stripping in any phase as shown on Figure 5 which is not yet disturbed, a soil handling scheme shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include the following details:

- The methods to be used for soil stripping, handling, storage and replacement;
- Machinery to be used for soil stripping, handling, storage and replacement;
- The location of any internal haul routes to be created.

The approved scheme(s) shall be implemented for the duration of working in the phase thereafter.

Reason: To ensure the careful handling and storage of soil resources to enable the site to be restored satisfactorily and to comply with policy 28 of the Buckinghamshire Minerals and Waste Local Plan.

16. Soil shall not be stripped, moved, placed or otherwise handled other than when it is in a dry and friable condition. Prior to any stripping, movement, placement or other handling of soils a field test shall be carried out as set out in section 3.2 of the planning application Supporting Statement and in addition the assessment shall be carried out on representative samples on each major soil type, including sandy loams, loamy sands and sands, shall be carried out to identify whether it is in a dry and friable condition.

Reason: To ensure the careful handling and storage of soil resources to enable the site to be restored satisfactorily and to comply with policy CS23 of the Buckinghamshire Minerals and Waste Core Strategy.

17. All topsoil shall be stored in bunds no more than 2 metres in height as in the location shown on Figure 6, All subsoil shall be stored in bunds no more than 3 metres in height on the southern boundary as shown on Figure 6.

Reason: To ensure the careful handling and storage of soil resources to enable the site to be restored satisfactorily and to provide an acoustic screen to Pleasant Cottage and to comply with policy 28 of the Buckinghamshire Minerals and Waste Local Plan and policy CS23 of the Buckinghamshire Minerals and Waste Core Strategy.

18. No vegetation shall be removed during the bird nesting season (1st March – 31st August inclusive). Vegetation removal shall not be carried out other than by the use of hand tools.

Reason: To protect the ecological interest of the site and policy CS23 of the Buckinghamshire Minerals and Waste Core Strategy and policy 36 of the Buckinghamshire Minerals and Waste Local Plan.

19. Each phase shall be capped and covered with a minimum depth of one metre of suitable cover material, which shall include a minimum of 750mm of subsoil, or other approved substitute material and then a minimum depth of 250mm of topsoil.

Reason: To ensure the satisfactory restoration of the site and to comply with policy CS23 of the Buckinghamshire Minerals and Waste Core Strategy.

20. Before the fill material in any phase is within two metres of the final pre-settlement levels, profile markers shall be erected in that phase to show the final levels of fill material, capping material, subsoil and topsoil respectively.

Reason: To ensure the satisfactory restoration of the site and to comply with policy 31 of the Buckinghamshire Minerals and Waste Local Plan.

21. No topsoil shall be placed until the following operations have been carried out over the filled areas to be restored to agriculture:

- All depressions and hollows shall be filled with subsoils or approved subsoil substitute material to achieve even gradients;
- Subsoil or approved subsoil substitute material shall be ripped or deeply cultivated in the event of there being compaction;
- The top 1000mm shall be free of large solid objects (of greater size than 75mm in any direction) and voids left by the removal of obstructions shall be backfilled with subsoil and topsoil.

Reason: To ensure the satisfactory restoration of the site and to comply with policy 31 of the Buckinghamshire Minerals and Waste Local Plan.

22. Between 1st and 31st January in each calendar year during the period of the operations hereby authorised, a plan at not less than 1:2500 scale shall be submitted to the County Planning Authority showing the progress of soil stripping and storage, excavation, landfill and restoration at a date within 14 days prior to submission,

Reason: To ensure the satisfactory restoration of the site and to comply with policy 31 of the Buckinghamshire Minerals and Waste Local Plan.

23. Within three months of the date of the final replacement of subsoil on any phase to be restored in whole or in part to agriculture (and subsequent to the period of interim restoration), an aftercare scheme for a period of five years for that area shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include the annual aftercare programme which shall be carried out in the first year of the aftercare period. A revised annual aftercare programme shall be submitted to the County Planning Authority showing the aftercare measures which shall be carried out in the following year. Following approval in writing of the annual aftercare programme by the County Planning Authority, the annual aftercare programme shall be implemented for the following twelve months.

Reason: To ensure the satisfactory restoration of the site and to comply with policy 31 of the Buckinghamshire Minerals and Waste Local Plan.

INFORMATIVES

1. In determining this planning application, the County Planning Authority has worked with the applicant in a positive and pro-active manner based on seeking solutions to problems arising in relation to dealing with the proposed development by liaising with consultees, respondents and the applicant/agent and discussing changes to the proposal where considered appropriate or necessary. This approach has been taken positively and pro-actively in accordance with the requirements of the National Planning Policy Framework as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended).

2. Works to trees should be carried out by a suitably qualified tree surgeon who should carry out a visual check before felling and identify any potential bat roosting sites (natural holes, woodpecker holes, cracks, splits, and loose bark). If ivy is present, it is necessary to consider whether bat roosts might be hidden. If roosts are identified, further ecological advice must be sought. Each potential roost should be treated as if bats are present. The sections containing the potential roosts need to be cut and carefully lowered to the ground. Limbs with internal fissures, when felled, should avoid closure of fissures. Cross cutting should avoid cavities and hollow sections. The sections containing potential bat roosts should be left on the ground for a period of at least 24 hours. If any bats are found at any point, all work should cease immediately.

3. Please remove any site notice that was displayed on the site pursuant to the application.

4. Your attention is drawn to the notes on the back of this form.

Dated: 14 February 2014



Stephen Walford

Senior Manager – Planning, Policy, Infrastructure and Economy
For and on behalf of the County Council

NOTES:
TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- If this is a decision on a planning application relating to the same or substantially the same land and development is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at www.planningportal.gov.uk/pcs.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.



Application No: CM/02/14

**BUCKINGHAMSHIRE COUNTY COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2010 (AS AMENDED)**

To: Mike Courts
Robert Brett House
Milton Manor Farm
Ashford Road
Thanington Canterbury

Per: Mike Davies
21 The Fairway
Herne Bay
Kent
CT6 7TW

In pursuance of their powers under the above-mentioned Act and Orders the Buckinghamshire County Council as Local Planning Authority **HEREBY PERMIT** planning application no. CM/02/14 for:

Variation to conditions 1, 2 and 16 of planning permission 11/01718/CM in order to allow the use of mobile processing plant until 31 December 2015 and to allow final restoration to be completed by 31 December 2020 at Park Lodge Quarry, Pinewood Road, Iver Heath, Buckinghamshire in accordance with your application dated 24 December 2013.

Permission is granted subject to the following **CONDITIONS**:

1. Having regard to plan DP/PLQ/2 dated September 2013, showing completed and restored phases and the like:

(a) With the exception of phase 11, shown on plan DP/PLQ/3 dated September 2013, all mineral extraction shall have ceased and final restoration shall have been



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completed no later than 31 December 2015.

(b) All mineral extraction in phase 11, shown on plan DP/PLQ/3 dated September 2013, shall have ceased no later than 31 December 2015 and final restoration shall have been completed no later than 31 December 2020.

(c) All plant, machinery and equipment, other than that required for the restoration and ongoing maintenance of phase 11, shall be removed from the land no later than 31 December 2015.

Reason: To control the operations within the timescale that has been judged by the County Council to be acceptable and to comply with policies 28 and 36 of the Buckinghamshire Minerals and Waste Local Plan.

2. The development hereby permitted shall not be carried out other than in complete accordance with the details submitted with the application, and the following drawings:

- Site Plan (PLF.142) - 22 March 2005
- Borehole Location Plan - March 2005
- Site Layout - March 2005
- Proposed Working - March 2005
- Restoration Plan - March 2005
- DP/PLQ/1 - Approved working phases
- DP/PLQ/2 - Diagrammatic representation of quarry in August 2013
- DP/PLQ/3 - Proposed amended working phases
- DP/PLQ/4 - Proposed modular processing plant
- DP/PLQ/5 - Silt lagoon restoration

Reason: To define the development that has been submitted and to control the operations and to comply with policies 28 and 36 of the Buckinghamshire Minerals and Waste Local Plan.

3. No operations authorised by this consent shall occur other than between the following hours:

- 7.30 am to 5.30 pm Mondays to Fridays
- 7.30 am to 12 noon Saturdays for maintenance only

No operations shall be carried out on Saturday afternoons, Sundays or Bank and Public Holidays.

Reason: In the interests of the local amenity and to comply with policy 28 of the Buckinghamshire Minerals and Waste Local Plan.

4. The total number of heavy goods vehicle movements to and from the site shall not exceed 146 per day (73 in, 73 out) in conjunction with those permitted pursuant to planning permission nos. 11/01718/CM, 11/01719/CM & 11/01720/CM.

Reason: In the interests of highway safety and the amenities of the local area and to comply with policy 28 of the Buckinghamshire Minerals and Waste Local Plan and policy TR5 of the South Bucks District Local Plan.

5. Sole access to the site shall be via the existing access onto Pinewood Road.

Reason: In the interests of highway safety and the amenities of the local area and to comply with policy 28 of the Buckinghamshire Minerals and Waste Local Plan and policy TR5 of the South Bucks District Local Plan.

6. No laden heavy goods vehicles shall access or egress the site without being securely sheeted.

Reason: To prevent mud and debris from being carried onto the public highway and to comply with policy 28 of the Buckinghamshire Minerals and Waste Local Plan and policy TR5 of the South Bucks District Local Plan.

7. All heavy goods vehicles leaving the site shall use the existing wheel cleaning facilities prior to exiting the site.

Reason: To prevent mud and debris from being carried onto the public highway and to comply with policy 28 of the Buckinghamshire Minerals and Waste Local Plan and policy TR5 of the South Bucks District Local Plan.

8. No waste other than naturally occurring excavated materials and construction waste of a non-putrescible nature shall be imported to and deposited at the site.

Reason: The importation of waste materials outside of these categories would raise environmental and amenity issues which would require consideration afresh and to comply with policy 28 of the Buckinghamshire Minerals and Waste Local Plan and policy CS23 of the Buckinghamshire Minerals and Waste Core Strategy.

9. Any oil storage tanks shall be sited on site on impervious bases and surrounded by oil tight bund walls which shall be capable of containing 110% of the tanks volume and shall enclose all fill and drain pipes.

Reason: To protect groundwater and surface water from pollution policy CS23 of the Buckinghamshire Minerals and Waste Core Strategy.

10. The surface water drainage scheme submitted pursuant to consent no. SBD/8203/05 and approved in writing by the County Planning Authority by letter dated 5th May 2009 shall continue to be implemented for the duration of the development hereby permitted.

Reason: To ensure that surface water flooding is managed to protect the occupants of nearby residential properties from flooding and to comply with policy CS23 of the Buckinghamshire Minerals and Waste Core Strategy.

11. Noise from the operations shall not exceed 55 dB LAeq 1hr (free field) as measured at the facades of the nearest residential properties as shown on the plan

submitted to the County Planning Authority pursuant to consent no. SBD/8203/05 and approved in writing by the County Planning Authority by letter dated 5th May 2009. Measurements taken to check compliance shall have regard to the extraneous noise and shall be corrected for any such effects.

Reason: To protect the occupants of nearby residential properties from loss of amenity from noise disturbance and to comply with policy 28 of the Buckinghamshire Minerals and Waste Local Plan.

12. All plant and machinery used at the site shall be silenced in accordance with the best available technology not entailing excessive cost and maintained in accordance with the manufacturer's specifications. Any pumps on the site shall be positioned and acoustically screened such that noise level during operating hours does not exceed 55dB LAeq 1hr free field as measured at the site boundary with the nearest residence. All machinery and equipment shall be constructed, maintained and operated in such a way that any intermittent noises that are likely to be clearly audible above the background noise level at the nearest residential property including the garden, are reduced to a minimum in accordance with the details submitted to the County Planning Authority pursuant to consent no. SBD/8203/05 and approved in writing by the County Planning Authority by letter dated 5th May 2009 to address continuing noise nuisance issues.

Reason: To protect the occupants of nearby residential properties from loss of amenity from noise disturbance and to comply with policy 28 of the Buckinghamshire Minerals and Waste Local Plan.

13. The scheme for the monitoring and mitigation of dust submitted pursuant to condition 18 of consent no. SBD/8203/05 and approved in writing by the County Planning Authority by letter dated 5th May 2009 shall continue to be implemented for the duration of the development.

Reason: To protect occupants of nearby residential properties from the loss of amenity from dust generation and to comply with policy 28 of the Buckinghamshire Minerals and Waste Local Plan.

14. The landscaping scheme submitted pursuant to condition 19 of consent no. SBD/8203/05 and approved in writing by the County Planning Authority by letter dated 5th May 2009 shall be implemented in the first planting season following completion of phase 8.

Reason: To ensure the satisfactory restoration of the site and in the interests of the local amenity and to comply with policy 28 of the Buckinghamshire Minerals and Waste Local Plan and policy CS23 of the Buckinghamshire Minerals and Waste Core Strategy.

15. Prior to the commencement of soil stripping in any phase as shown on Figure 5 which is not yet disturbed, a soil handling scheme shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include the following details:

- The methods to be used for soil stripping, handling, storage and replacement;

- Machinery to be used for soil stripping, handling, storage and replacement;
- The location of any internal haul routes to be created.

The approved scheme(s) shall be implemented for the duration of working in the phase thereafter.

Reason: To ensure the careful handling and storage of soil resources to enable the site to be restored satisfactorily and to comply with policy 28 of the Buckinghamshire Minerals and Waste Local Plan.

16. Each phase shall be capped and covered with a minimum depth of one metre of suitable cover material, which shall include a minimum of 200mm of subsoil, or other approved substitute material and then a minimum depth of 300mm of topsoil.

Reason: To ensure the careful handling and storage of soil resources to enable the site to be restored satisfactorily and to comply with policy 31 of the Buckinghamshire Minerals and Waste Local Plan.

17. Before the fill material in any phase is within two metres of the final pre-settlement levels, profile markers shall be erected in that phase to show the final levels of fill material, capping material, subsoil and topsoil respectively.

Reason: To ensure the satisfactory restoration of the site and to comply with policy 31 of the Buckinghamshire Minerals and Waste Local Plan.

18. No topsoil shall be placed until the following operations have been carried out over the filled areas to be restored to agriculture:

- All depressions and hollows shall be filled with subsoils or approved subsoil substitute material to achieve even gradients;
- Subsoil or approved subsoil substitute material shall be ripped or deeply cultivated in the event of there being compaction;
- The top 1000mm shall be free of large solid objects (of greater size than 75mm in any direction) and voids left by the removal of obstructions shall be backfilled with subsoil and topsoil.

Reason: To ensure the satisfactory restoration of the site and to comply with policy 31 of the Buckinghamshire Minerals and Waste Local Plan.

19. Within three months of the date of the final replacement of topsoil on any phase to be restored in whole or in part to agriculture (and subsequent to the period of interim restoration), an aftercare scheme for a period of five years for that area shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include the annual aftercare programme which shall be carried out in the first year of the aftercare period. A revised annual aftercare programme shall be submitted to the County Planning Authority showing the aftercare measures which shall be carried out in the following year. Following approval in writing of the annual aftercare programme by the County Planning Authority, the annual aftercare programme shall be implemented for the following twelve months.

Reason: To ensure the satisfactory restoration of the site and to comply with policy 31 of the Buckinghamshire Minerals and Waste Local Plan.

INFORMATIVES

1. In determining this planning application, the County Planning Authority has worked with the applicant in a positive and pro-active manner based on seeking solutions to problems arising in relation to dealing with the proposed development by liaising with consultees, respondents and the applicant/agent and discussing changes to the proposal where considered appropriate or necessary. This approach has been taken positively and pro-actively in accordance with the requirements of the National Planning Policy Framework as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended).

2. Please remove any site notice that was displayed on the site pursuant to the application.

3. Your attention is drawn to the notes on the back of this form.

Dated: 14 February 2014



Stephen Walford

Senior Manager – Planning, Policy, Infrastructure and Economy
For and on behalf of the County Council

NOTES:
TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- If this is a decision on a planning application relating to the same or substantially the same land and development is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at www.planningportal.gov.uk/pcs.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.



Application No: CM/03/14

**BUCKINGHAMSHIRE COUNTY COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2010 (AS AMENDED)**

To: Mike Courts
Robert Brett House
Milton Manor Farm
Ashford Road
Thanington Canterbury

Per: Mike Davies
21 The Fairway
Herne Bay
Kent
CT6 7TW

In pursuance of their powers under the above-mentioned Act and Orders the Buckinghamshire County Council as Local Planning Authority **HEREBY PERMIT** planning application no. CM/03/14 for:

Variation to conditions 1, 2 and 15 of planning permission 11/01719/CM in order to allow the use of mobile processing plant until 31 December 2015 and to allow final restoration to be completed by 31 December 2020 at Park Lodge Quarry, Pinewood Road, Iver Heath, Buckinghamshire in accordance with your application dated 24 December 2013.

Permission is granted subject to the following **CONDITIONS**:

1. Having regard to plan DP/PLQ/2 dated September 2013, showing completed and restored phases and the like:

(a) With the exception of phase 11, shown on plan DP/PLQ/3 dated September 2013, all mineral extraction shall have ceased and final restoration shall have been



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completed no later than 31 December 2015.

(b) All mineral extraction in phase 11, shown on plan DP/PLQ/3 dated September 2013, shall have ceased no later than 31 December 2015 and final restoration shall have been completed no later than 31 December 2020.

(c) All plant, machinery and equipment, other than that required for the restoration and ongoing maintenance of phase 11, shall be removed from the land no later than 31 December 2015.

Reason: To control the operations within the timescale that has been judged by the County Council to be acceptable and to comply with policies 28 and 36 of the Buckinghamshire Minerals and Waste Local Plan.

2. No operations authorised by this consent shall occur other than between the following hours:

7.30 am to 5.30 pm Mondays to Fridays

7.30 am to 12 noon Saturdays for maintenance only

No operations shall be carried out on Saturday afternoons, Sundays or Bank and Public Holidays.

Reason: In the interests of the local amenity and to comply with policy 28 of the Buckinghamshire Minerals and Waste Local Plan.

3. The total number of heavy goods vehicle movements to and from the site shall not exceed 146 per day (73 in, 73 out) in conjunction with those permitted pursuant to planning permission nos. 11/01718/CM, 11/01719/CM & 11/01720/CM.

Reason: In the interests of highway safety and the amenities of the local area and to comply with policy 28 of the Buckinghamshire Minerals and Waste Local Plan and policy TR5 of the South Bucks District Local Plan.

4. Sole access to the site shall be via the existing access onto Pinewood Road.

Reason: In the interests of highway safety and the amenities of the local area and to comply with policy 28 of the Buckinghamshire Minerals and Waste Local Plan and policy TR5 of the South Bucks District Local Plan.

5. No laden heavy goods vehicles shall access or egress the site without being securely sheeted.

Reason: To prevent mud and debris from being carried onto the public highway and to comply with policy 28 of the Buckinghamshire Minerals and Waste Local Plan and policy TR5 of the South Bucks District Local Plan.

6. All heavy goods vehicles leaving the site shall use the existing wheel cleaning facilities prior to exiting the site.

Reason: To prevent mud and debris from being carried onto the public highway and to comply with policy 28 of the Buckinghamshire Minerals and Waste Local Plan and policy TR5 of the South Bucks District Local Plan.

7. No waste other than naturally occurring excavated materials and construction waste of a non-putrescible nature shall be imported to and deposited at the site.

Reason: The importation of waste materials outside of these categories would raise environmental and amenity issues which would require consideration afresh and to comply with policy 28 of the Buckinghamshire Minerals and Waste Local Plan and policy CS23 of the Buckinghamshire Minerals and Waste Core Strategy.

8. Any oil storage tanks shall be sited on site on impervious bases and surrounded by oil tight bund walls which shall be capable of containing 110% of the tanks volume and shall enclose all fill and drain pipes.

Reason: To protect groundwater and surface water from pollution policy CS23 of the Buckinghamshire Minerals and Waste Core Strategy.

9. The surface water drainage scheme submitted pursuant to consent no. SBD/8203/05 and approved in writing by the County Planning Authority by letter dated 5th May 2009 shall continue to be implemented for the duration of the development hereby permitted.

Reason: To ensure that surface water flooding is managed to protect the occupants of nearby residential properties from flooding and to comply with policy CS23 of the Buckinghamshire Minerals and Waste Core Strategy.

10. Noise from the operations shall not exceed 55 dB LAeq 1hr (free field) as measured at the facades of the nearest residential properties as shown on the plan submitted to the County Planning Authority pursuant to consent no. SBD/8203/05 and approved in writing by the County Planning Authority by letter dated 5th May 2009. Measurements taken to check compliance shall have regard to the extraneous noise and shall be corrected for any such effects.

Reason: To protect the occupants of nearby residential properties from loss of amenity from noise disturbance and to comply with policy 28 of the Buckinghamshire Minerals and Waste Local Plan.

11. All plant and machinery used at the site shall be silenced in accordance with the best available technology not entailing excessive cost and maintained in accordance with the manufacturer's specifications. Any pumps on the site shall be positioned and acoustically screened such that noise level during operating hours does not exceed 55dB LAeq 1hr free field as measured at the site boundary with the nearest residence. All machinery and equipment shall be constructed, maintained and operated in such a way that any intermittent noises that are likely to be clearly audible above the background noise level at the nearest residential property including the garden, are reduced to a minimum in accordance with the details submitted to the County Planning Authority pursuant to consent no. SBD/8203/05

and approved in writing by the County Planning Authority by letter dated 5th May 2009 to address continuing noise nuisance issues.

Reason: To protect the occupants of nearby residential properties from loss of amenity from noise disturbance and to comply with policy 28 of the Buckinghamshire Minerals and Waste Local Plan.

12. The scheme for the monitoring and mitigation of dust submitted pursuant to condition 18 of consent no. SBD/8203/05 and approved in writing by the County Planning Authority by letter dated 5th May 2009 shall continue to be implemented for the duration of the development.

Reason: To protect occupants of nearby residential properties from the loss of amenity from dust generation and to comply with policy 28 of the Buckinghamshire Minerals and Waste Local Plan.

13. The landscaping scheme submitted pursuant to condition 19 of consent no. SBD/8203/05 and approved in writing by the County Planning Authority by letter dated 5th May 2009 shall be implemented in the first planting season following completion of phase 8.

Reason: To ensure the satisfactory restoration of the site and in the interests of the local amenity and to comply with policy 28 of the Buckinghamshire Minerals and Waste Local Plan and policy CS23 of the Buckinghamshire Minerals and Waste Core Strategy.

14. Prior to the commencement of soil stripping in any phase as shown on Figure 5 which is not yet disturbed, a soil handling scheme shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include the following details:

- The methods to be used for soil stripping, handling, storage and replacement;
- Machinery to be used for soil stripping, handling, storage and replacement;
- The location of any internal haul routes to be created.

The approved scheme(s) shall be implemented for the duration of working in the phase thereafter.

Reason: To ensure the careful handling and storage of soil resources to enable the site to be restored satisfactorily and to comply with policy 28 of the Buckinghamshire Minerals and Waste Local Plan.

15. Each phase shall be capped and covered with a minimum depth of one metre of suitable cover material, which shall include a minimum of 200mm of subsoil, or other approved substitute material and then a minimum depth of 300mm of topsoil.

Reason: To ensure the careful handling and storage of soil resources to enable the site to be restored satisfactorily and to comply with policy CS23 of the Buckinghamshire Minerals and Waste Core Strategy.

16. Before the fill material in any phase is within two metres of the final pre-settlement levels, profile markers shall be erected in that phase to show the final levels of fill material, capping material, subsoil and topsoil respectively.

Reason: To ensure the satisfactory restoration of the site and to comply with policy 31 of the Buckinghamshire Minerals and Waste Local Plan.

17. No topsoil shall be placed until the following operations have been carried out over the filled areas to be restored to agriculture:

- All depressions and hollows shall be filled with subsoils or approved subsoil substitute material to achieve even gradients;
- Subsoil or approved subsoil substitute material shall be ripped or deeply cultivated in the event of there being compaction;
- The top 1000mm shall be free of large solid objects (of greater size than 75mm in any direction) and voids left by the removal of obstructions shall be backfilled with subsoil and topsoil.

Reason: To ensure the satisfactory restoration of the site and to comply with policy 31 of the Buckinghamshire Minerals and Waste Local Plan.

18. Between 1st and 31st January in each calendar year during the period of the operations hereby authorised, a plan at not less than 1:2500 scale shall be submitted to the County Planning Authority showing the progress of soil stripping and storage, excavation, landfill and restoration at a date within 14 days prior to submission,

Reason: To ensure the satisfactory restoration of the site and to comply with policy 31 of the Buckinghamshire Minerals and Waste Local Plan.

19. Within three months of the date of the final replacement of topsoil on any phase to be restored in whole or in part to agriculture (and subsequent to the period of interim restoration), an aftercare scheme for a period of five years for that area shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include the annual aftercare programme which shall be carried out in the first year of the aftercare period. A revised annual aftercare programme shall be submitted to the County Planning Authority showing the aftercare measures which shall be carried out in the following year. Following approval in writing of the annual aftercare programme by the County Planning Authority, the annual aftercare programme shall be implemented for the following twelve months.

Reason: To ensure the satisfactory restoration of the site and to comply with policy 31 of the Buckinghamshire Minerals and Waste Local Plan.

INFORMATIVES

1. In determining this planning application, the County Planning Authority has worked with the applicant in a positive and pro-active manner based on seeking solutions to problems arising in relation to dealing with the proposed development by liaising with consultees, respondents and the applicant/agent and discussing changes to the proposal where considered appropriate or necessary. This approach has been taken positively and pro-actively in accordance with the requirements of the National

Planning Policy Framework as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended).

2. Please remove any site notice that was displayed on the site pursuant to the application.

3. Your attention is drawn to the notes on the back of this form.

Dated: 14 February 2014



Stephen Walford

Senior Manager – Planning, Policy, Infrastructure and Economy

For and on behalf of the County Council

NOTES:
TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- If this is a decision on a planning application relating to the same or substantially the same land and development is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at www.planningportal.gov.uk/pcs.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.



Application No: CM/04/14

**BUCKINGHAMSHIRE COUNTY COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2010 (AS AMENDED)**

To: Mike Courts
Robert Brett House
Milton Manor Farm
Ashford Road
Thanington Canterbury

Per: Mike Davies
21 The Fairway
Herne Bay
Kent
CT6 7TW

In pursuance of their powers under the above-mentioned Act and Orders the Buckinghamshire County Council as Local Planning Authority **HEREBY PERMIT** planning application no. CM/04/14 for:

Variation to conditions 1, 3 and 22 of planning permission 11/01720/CM in order to allow the use of mobile processing plant until 31 December 2015 and to allow final restoration to be completed by 31 December 2020 at Park Lodge Quarry, Pinewood Road, Iver Heath, Buckinghamshire in accordance with your application dated 24 December 2013.

Permission is granted subject to the following **CONDITIONS**:

1. Having regard to plan DP/PLQ/2 dated September 2013, showing completed and restored phases and the like:

(a) With the exception of phase 11, shown on plan DP/PLQ/3 dated September 2013, all mineral extraction shall have ceased and final restoration shall have been



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completed no later than 31 December 2015.

(b) All mineral extraction in phase 11, shown on plan DP/PLQ/3 dated September 2013, shall have ceased no later than 31 December 2015 and final restoration shall have been completed no later than 31 December 2020.

(c) All plant, machinery and equipment, other than that required for the restoration and ongoing maintenance of phase 11, shall be removed from the land no later than 31 December 2015.

Reason: To control the operations within the timescale that has been judged by the County Council to be acceptable and to comply with policies 28 and 36 of the Buckinghamshire Minerals and Waste Local Plan.

2. The development hereby permitted shall not be carried out other than in complete accordance with the details submitted with the application, and the following drawings:

- NL05361/03 - Site Location Plan
- NL05361/09 - Existing Site
- NL05361/10E - Proposed Development
- NL05361/11 - Proposed Restoration
- NL05361/0 - Hydrological Features
- NL05361/05 - Groundwater Contours
- NL05361/06 - Phase 1 Habitat Plan
- NL05361/07 - Photoview Locations
- NL05361/08 - Noise Monitoring Locations Photoviews 1-9
- DP/PLQ/1 - Approved working phases
- DP/PLQ/2 - Diagrammatic representation of quarry in August 2013
- DP/PLQ/3 - Proposed amended working phases
- DP/PLQ/4 - Proposed modular processing plant
- DP/PLQ/5 - Silt lagoon restoration

Reason: To define the development that has been submitted and to control the operations and to comply with policies 28 and 36 of the Buckinghamshire Minerals and Waste Local Plan.

3. No operations authorised by this consent shall occur other than between the following hours:

7.30 am to 5.30 pm Mondays to Fridays
7.30 am to 12 noon Saturdays for maintenance only

No operations shall be carried out on Saturday afternoons, Sundays or Bank and Public Holidays.

Reason: In the interests of the local amenity and to comply with policy 28 of the Buckinghamshire Minerals and Waste Local Plan.

4. The total number of heavy goods vehicle movements to and from the site shall not exceed 146 per day (73 in, 73 out) in conjunction with those permitted pursuant to planning permission nos. 11/01718/CM, 11/01719/CM & 11/01720/CM.

Reason: In the interests of highway safety and the amenities of the local area and to comply with policy 28 of the Buckinghamshire Minerals and Waste Local Plan and policy TR5 of the South Bucks District Local Plan.

5. Sole access to the site shall be via the existing access onto Pinewood Road.

Reason: In the interests of highway safety and the amenities of the local area and to comply with policy 28 of the Buckinghamshire Minerals and Waste Local Plan and policy TR5 of the South Bucks District Local Plan.

6. A notice instructing all vehicles to turn right when leaving the site shall be erected at the site access/egress where it is clearly visible to all drivers. This shall be maintained in legible order for the duration of the development permitted.

Reason: In the interests of highway safety and the amenities of the local area and to comply with policy 28 of the Buckinghamshire Minerals and Waste Local Plan and policy TR5 of the South Bucks District Local Plan.

7. The access track shall be constructed with a hard surface for a distance of at least 80 metres from the site entrance and shall at all times be maintained free of mud, pot holes and loose stones.

Reason: In the interests of highway safety and the amenities of the local area and to comply with policy 28 of the Buckinghamshire Minerals and Waste Local Plan and policy TR5 of the South Bucks District Local Plan.

8. No laden heavy goods vehicles shall access or egress the site without being securely sheeted.

Reason: To prevent mud and debris from being carried onto the public highway and to comply with policy 28 of the Buckinghamshire Minerals and Waste Local Plan and policy TR5 of the South Bucks District Local Plan.

9. All heavy goods vehicles leaving the site shall use the existing wheel cleaning facilities prior to exiting the site.

Reason: To prevent mud and debris from being carried onto the public highway and to comply with policy 28 of the Buckinghamshire Minerals and Waste Local Plan and policy TR5 of the South Bucks District Local Plan.

10. The site access road between the wheel cleaning facilities and the public highway shall at all times be maintained clean and free of mud and debris and be swept with a mechanical sweeper to ensure that the access road is clean. Any potholes which form in the access road shall be filled.

Reason: To prevent mud and debris from being carried onto the public highway and to comply with policy 28 of the Buckinghamshire Minerals and Waste Local Plan and policy TR5 of the South Bucks District Local Plan.

11. No waste other than naturally occurring excavated materials and construction waste of a non-putrescible nature shall be imported to and deposited at the site.

Reason: The importation of waste materials outside of these categories would raise environmental and amenity issues which would require consideration afresh and to comply with policy 28 of the Buckinghamshire Minerals and Waste Local Plan and policy CS23 of the Buckinghamshire Minerals and Waste Core Strategy.

12. No watercourses shall be incorporated into the workings.

Reason: To prevent pollution of the water environment and to comply with policy CS23 of the Buckinghamshire Minerals and Waste Core Strategy.

13. There shall be no direct connection between the operational site and any watercourse.

Reason: To prevent pollution of the water environment and to comply with policy CS23 of the Buckinghamshire Minerals and Waste Core Strategy.

14. Any oil storage tanks shall be sited on site on impervious bases and surrounded by oil tight bund walls which shall be capable of containing 110% of the tanks volume and shall enclose all fill and drain pipes.

Reason: To protect groundwater and surface water from pollution policy CS23 of the Buckinghamshire Minerals and Waste Core Strategy.

15. Surface water source control measures shall be carried out in accordance with Brett's letter of the 24th August 2004, which was submitted pursuant to consent SBD/8218/04 and approved in writing by the County Planning Authority on 13th September 2004.

Reason: To protect the occupants of nearby residential properties from flooding and to comply with policy CS23 of the Buckinghamshire Minerals and Waste Core Strategy.

16. Noise from the operations shall not exceed 55 dB LAeq 1hr (free field) as measured at the facades of the nearest residential properties as shown on the plan submitted to the County Planning Authority pursuant to consent no. SBD/8203/05 and approved in writing by the County Planning Authority by letter dated 5th May 2009. Measurements taken to check compliance shall have regard to the extraneous noise and shall be corrected for any such effects.

Reason: To protect the occupants of nearby residential properties from loss of amenity from noise disturbance and to comply with policy 28 of the Buckinghamshire Minerals and Waste Local Plan.

17. All plant and machinery used at the site shall be silenced in accordance with the best available technology not entailing excessive cost and maintained in accordance with the manufacturer's specifications. Any pumps on the site shall be positioned and acoustically screened such that noise level during operating hours does not exceed 55dB LAeq 1hr free field as measured at the site boundary with the nearest residence. All machinery and equipment shall be constructed, maintained and operated in such a way that any intermittent noises that are likely to be clearly audible above the background noise level at the nearest residential property including the garden, are reduced to a minimum in accordance with the details submitted to the County Planning Authority pursuant to consent no. SBD/8203/05 and approved in writing by the County Planning Authority by letter dated 5th May 2009 to address continuing noise nuisance issues.

Reason: To protect the occupants of nearby residential properties from loss of amenity from noise disturbance and to comply with policy 28 of the Buckinghamshire Minerals and Waste Local Plan.

18. Dust monitoring and mitigation measures shall be undertaken for the duration of the development. They shall only be carried out in complete accordance with the details set out in the letters dated 24th August 2004 and 26th January 2005. The development shall not thereafter be carried out other than in compliance with the approved, or any subsequently altered dust monitoring and mitigation details for the duration of the development.

Reason: To protect occupants of nearby residential properties from the loss of amenity from dust generation and to comply with policy 28 of the Buckinghamshire Minerals and Waste Local Plan.

19. The landscaping scheme shall be implemented in the first planting season following the completion of restoration in each phase. It shall only be undertaken in complete accordance with the details submitted pursuant to consent no. SBD/8218/02 and approved in writing by the County Planning Authority by letter dated 6th October 2004.

Reason: To ensure the satisfactory restoration of the site and in the interests of the local amenity and to comply with policy 28 of the Buckinghamshire Minerals and Waste Local Plan and policy CS23 of the Buckinghamshire Minerals and Waste Core Strategy.

20. Prior to the commencement of soil stripping in any phase as shown on Figure 5 which is not yet disturbed, a soil handling scheme shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include the following details:

- The methods to be used for soil stripping, handling, storage and replacement;
- Machinery to be used for soil stripping, handling, storage and replacement;
- The location of any internal haul routes to be created.

The approved scheme(s) shall be implemented for the duration of working in the phase thereafter.

Reason: To ensure the careful handling and storage of soil resources to enable the site to be restored satisfactorily and to comply with policy 28 of the Buckinghamshire Minerals and Waste Local Plan.

21. No topsoil or subsoil shall be removed from the site.

Reason: To ensure the careful handling and storage of soil resources to enable the site to be restored satisfactorily and to comply with policy 31 of the Buckinghamshire Minerals and Waste Local Plan.

22. Soil stripping or movement of soil shall only be undertaken between 1st May and 31st October (inclusive) or at other such times that may be submitted to and approved in writing by the County Planning Authority. During this period, soil shall not be moved other than when the soil is in a dry and friable condition.

Reason: To ensure the careful handling and storage of soil resources to enable the site to be restored satisfactorily and to comply with policy CS23 of the Buckinghamshire Minerals and Waste Core Strategy.

23. The final restored contours shall be as shown on drawing NL05361/11.

Reason: To ensure the careful handling and storage of soil resources to enable the site to be restored satisfactorily and to comply with policy 31 of the Buckinghamshire Minerals and Waste Local Plan.

24. Each phase shall be capped and covered with a minimum depth of one metre of suitable cover material, which shall include a minimum of 200mm of subsoil, or other approved substitute material and then a minimum depth of 300mm of topsoil.

Reason: To ensure the careful handling and storage of soil resources to enable the site to be restored satisfactorily and to comply with policy CS23 of the Buckinghamshire Minerals and Waste Core Strategy.

25. Before the fill material in any phase is within two metres of the final pre-settlement levels, profile markers shall be erected in that phase to show the final levels of fill material, capping material, subsoil and topsoil respectively.

Reason: To ensure the satisfactory restoration of the site and to comply with policy 31 of the Buckinghamshire Minerals and Waste Local Plan.

26. No topsoil shall be placed until the following operations have been carried out over the filled areas to be restored to agriculture:

- All depressions and hollows shall be filled with subsoils or approved subsoil substitute material to achieve even gradients;
- Subsoil or approved subsoil substitute material shall be ripped or deeply cultivated in the event of there being compaction;
- The top 1000mm shall be free of large solid objects (of greater size than 75mm in any direction) and voids left by the removal of obstructions shall be backfilled with subsoil and topsoil.

Reason: To ensure the satisfactory restoration of the site and to comply with policy 31 of the Buckinghamshire Minerals and Waste Local Plan.

27. Between 1st and 31st January in each calendar year during the period of the operations hereby authorised, a plan at not less than 1:2500 scale shall be submitted to the County Planning Authority showing the progress of soil stripping and storage, excavation, landfill and restoration at a date within 14 days prior to submission,

Reason: To ensure the satisfactory restoration of the site and to comply with policy 31 of the Buckinghamshire Minerals and Waste Local Plan.

28. Within three months of the date of the final replacement of topsoil on any phase to be restored in whole or in part to agriculture (and subsequent to the period of interim restoration), an aftercare scheme for a period of five years for that area shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include the annual aftercare programme which shall be carried out in the first year of the aftercare period. A revised annual aftercare programme shall be submitted to the County Planning Authority showing the aftercare measures which shall be carried out in the following year. Following approval in writing of the annual aftercare programme by the County Planning Authority, the annual aftercare programme shall be implemented for the following twelve months.

Reason: To ensure the satisfactory restoration of the site and to comply with policy 31 of the Buckinghamshire Minerals and Waste Local Plan.

29. The first annual aftercare programme, and subsequent annual revised programmes, for areas to be restored to agricultural use, shall provide for:

- a. The removal of any large stones from the surface;
- b. The making up on any low spots with topsoil;
- c. The provision of a drainage scheme if required to be constructed by the County Planning Authority following the annual aftercare meeting. Further details of the type, depth, and spacing of drains, ditches and outfalls shall be agreed in writing with the County Planning Authority;
- d. An analysis of the soil acidity and nutrient deficiency and details of weed/pest control;
- e. The cropping, fertilisation and drainage measures to correct acidity and nutrient deficiency and to improve soil structure to achieve a good state of cultivation and fertility;
- f. The provision of hedges, trees and fences agreed with the County Planning Authority to provide for the efficient farming of the land and appearance of the landscape. In subsequent years of the aftercare period, measures to maintain the hedgerows, trees and fences and replace any dead or diseased trees or shrubs, shall be taken.
- g. The maintenance and/or provision of such means of access to and within the site as agreed with the County Planning Authority to be necessary for the efficient farming of the land;
- h. The provision of such field water supplies as agreed with the County Planning Authority to be necessary for the efficient farming of the land;
- i. An annual site meeting.

Reason: To ensure the satisfactory restoration of the site and to comply with policy 31 of the Buckinghamshire Minerals and Waste Local Plan.

INFORMATIVES

1. In determining this planning application, the County Planning Authority has worked with the applicant in a positive and pro-active manner based on seeking solutions to problems arising in relation to dealing with the proposed development by liaising with consultees, respondents and the applicant/agent and discussing changes to the proposal where considered appropriate or necessary. This approach has been taken positively and pro-actively in accordance with the requirements of the National Planning Policy Framework as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended).

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Dated: 14 February 2014



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Stephen Walford
Senior Manager – Planning, Policy, Infrastructure and Economy
For and on behalf of the County Council

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TOWN AND COUNTRY PLANNING ACT 1990**

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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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