



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 24<sup>th</sup> August 2004, which was submitted pursuant to consent SBD/8218/04 and approved in writing by the County Planning Authority on 13<sup>th</sup> 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 24<sup>th</sup> August 2004 and 26<sup>th</sup> 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 6<sup>th</sup> 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 1<sup>st</sup> May and 31<sup>st</sup> 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 1<sup>st</sup> and 31<sup>st</sup> 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).

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



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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](http://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.



The first part of the paper discusses the importance of the research and the objectives of the study. It highlights the need for a comprehensive understanding of the subject matter and the role of the researcher in this process. The second part of the paper focuses on the methodology used in the study, detailing the data collection methods and the analytical techniques employed. This section is crucial for ensuring the reliability and validity of the research findings.

The results of the study are presented in the third part of the paper, where the data is analyzed and interpreted. This section provides a clear and concise summary of the findings, highlighting the key insights and conclusions drawn from the research. The final part of the paper discusses the implications of the study and offers suggestions for future research in this area.

The research findings indicate that there is a significant correlation between the variables studied. This suggests that the factors investigated have a profound impact on the outcome of the study. The data shows that as the independent variable increases, the dependent variable also tends to increase, indicating a positive relationship. These findings are consistent with previous research in the field, which has also identified a strong link between these variables.

The study also reveals that there are several factors that influence the relationship between the variables. These factors include the age of the participants, the duration of the study, and the specific conditions under which the data was collected. Understanding these factors is essential for interpreting the results correctly and for applying the findings to real-world situations.

In conclusion, the research has provided valuable insights into the relationship between the variables studied. The findings suggest that there is a strong positive correlation between the variables, and that several factors can influence this relationship. These results have important implications for future research and for the practical application of the study's findings.