

Development Control Committee – 23 July 2018

Application Number: CM/0112/17
Title: Variation of Condition Nos. 2 and 61 of Planning Permission Ref. 11/00223/CC dated 13/01/12 to remove Condition No. 2 relating to phasing and change Condition No. 61 to extend the time limit on the site to 31st December 2021.

Application Number: CM/0113/17
Title: Variation of Condition No. 2 of Planning Permission Ref. 11/01900/CM dated 16/02/12 to vary Condition No. 2 to extend the time limit for the removal of existing site offices on the site to 31st December 2021.

Application Number: CM/0114/17
Title: Variation of Condition No. 1 of Planning Permission Ref. 11/01901/CM dated 16/02/12 to vary Condition No. 1 to extend the time limit for the removal of the existing recycling of construction and demolition waste on the site to 31st December 2021.

Application Number: CM/0115/17
Title: Variation of Condition No. 1 of Planning Permission Ref. 11/01902/CM dated 16/02/12 to vary Condition No. 1 to extend the time limit for the removal of the existing office and weighbridge office on the site to 31st December 2021.

&

Application Number: CM/0116/17
Title: Variation of Condition No. 1 of Planning Permission Ref. 11/01903/CM dated 16/02/12 to vary Condition No. 1 to extend the time limit for the removal of the sales office on the site to 31st December 2021.



INVESTOR IN PEOPLE



Site Location: Wapseys Wood, Oxford Road, Gerrards Cross,
Buckinghamshire, SL9 8TE

Applicant: Veolia ES Landfill Ltd

Author: Head of Planning & Environment

Contact Officer: Andrew Sierakowski dcplanning@buckscc.gov.uk

Contact Number: 01296 380000

Electoral divisions affected: Gerrards Cross

Local Member: Barbara Gibbs

Summary Recommendation(s):

That the Development Management Committee is invited to **APPROVE** application numbers CM/0112/17, CM/0113/17, CM/0114/17, CM/0114/17, CM/0115/17 and CM/0116/17 subject to an updated Deed of Variation to the Section 106 Agreement completed on 31st August 2000 pursuant to planning permission reference SBD/8201/99 (“the Principal Agreement”) to bind the planning obligations in the Principal Agreement to the new permissions to be granted and subject to the conditions set out in Appendix A to this report

Appendices: **Appendix A: Draft Conditions**

SUPPORTING INFORMATION

Introduction

1. This report deals with five associated applications which are have been simultaneously submitted by Veolia ES Landfill Limited (“Veolia”) for an extension of the end date on the key planning permissions for the Wapseys Wood Landfill Site, near Gerrards Cross. The applications were validated on 12th December 2017. Their submission follows the refusal of Application Ref. CM/17/16 in December 2017 for the construction of waste recovery and anaerobic digestion facility, as part of which it had been proposed to amend the previously approved restoration scheme, by omitting the final phase of landfilling to enable the development. As this was not approved the operator, Veolia, now wishes to extend the end date of landfilling to complete the previously approved restoration scheme.
2. Application Ref.CM/0112/17 is for the variation of Condition Nos. 2 and 61 of Planning Permission Ref. 11/00223/CC dated 13th January 2012. The primary variation sought is to amend Condition No. 61 to extend the time limit for the end of operations at the site from 31st December 2017 to 31st December 2021. It also seeks amend Condition No. 2 on the basis that a number of previously approved plans for the restoration of the Site have now been implemented and therefore no longer need to be referred to in the new permission if granted. The amendment of the end date of operations is the primary amendment being sought by all of the current applications. The other variations being sought would follow on from this, in the event that Condition No. 61 is varied as requested.

3. Application Ref. CM/0113/17 to vary Condition No. 2 of Planning Permission Ref. 11/01900/CM dated 16/02/12 seeks permission to extend the time limit for the removal of existing site offices on the site from the 31st December 2017 to 31st December 2021, in line with the variation being sought under Application Ref. CM/0112/17, as set out above. If the end date of the planning permission for the landfill is extended, then the end date of the permission for site offices similarly needs to be extended.
4. Application Ref. CM/0114/17 seeks to vary Condition No. 1 of Planning Permission Ref. 11/01901/CM dated 16/02/12 extend the time limit for the removal of the existing recycling of construction and demolition waste on the site to 31st December 2021.
5. Application Ref. CM/115/17 seeks to vary Condition No.1 of Planning Permission Ref. 11/01902/CM dated 16/02/12 to extend the time limit for the removal of the existing office and weighbridge office on the site to 31st December 2021.
6. And finally, Application Ref. CM/0116/17 seeks to vary Condition No. 1 of Planning Permission Ref. 11/01903/CM dated 16/02/12 to extend the time limit for the removal of the sales office on the site to 31st December 2021.
7. Consultation, notification and advertisement of the applications was undertaken on 14th December 2017 with a number of consultation responses and a limited number of third party representations received from local residents.
8. The target for determination for of the applications was originally the 13th March 2017 but an extension of time has been agreed until the 31st July 2018.
9. In determining these planning application, the County Planning Authority has worked with the applicant in a positive and proactive manner based on seeking resolutions to issues arising in relation to dealing with the planning application by liaising with the applicant, agent and statutory consultees and discussing changes to the proposal where considered appropriate or necessary. This approach has been taken in accordance with the requirements of the National Planning Policy Framework (NPPF) and as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Site Description

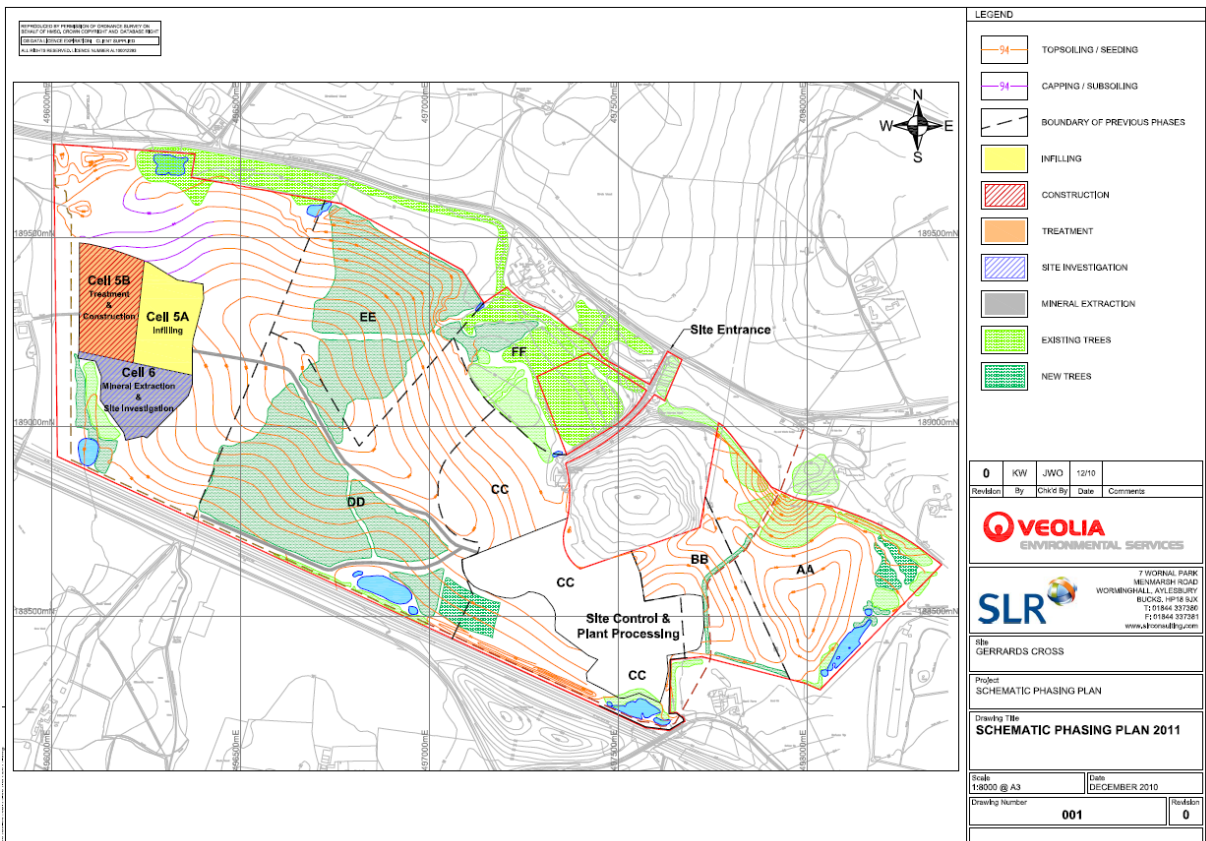
10. The Site comprises approximately 22 hectares of arable agricultural land 2km south east of Beaconsfield, 700m north of Hedgerley and 500m west of Hedgerley Green.
11. Wapseys Wood landfill site is located between Gerrards Cross to the east and Beaconsfield to the west and lies within both these parishes. It is bounded to the north by the A40, from which access to the site is gained, and to the south by the M40. The nearest residential properties are Moat Farm House and Barns which are located approximately 80m south east of the site. Properties at Jarretts Hill and Mander Lara Farm are located approximately 95m and 90m respectively to the north east of the site.
12. The Bell House Hotel lies approximately 30m to the north of the site and there is a caravan site located immediately adjacent to the site access onto the A40. Hyde Farm farmhouse is located approximately 70m to the west of the site and properties on Pyebush Lane are located approximately 500m beyond this.

13. Moat Farm House and Barns, and Hyde Farm are Grade II listed buildings. The Templars Site which is a Scheduled Ancient Monument is located between the site and Moat Farm Barns. Bulstrode Park which is a Grade II* Listed Registered Park and Garden also lies to the east of the site.
14. Under the main previous permission for the site (Planning Permission Ref. 11/00223/CC), both mineral extraction and landfilling had continued to take place at the western end of the site in Cells 5A, 5B and 6 (known as Hyde Farm). The filling of this area was completed at the end of 2017, with some capping work still remaining to be completed. In order to finally complete the approved landfill scheme, including the approved restoration contours, filling still needs to take place in the Site Control and Plant Processing area currently where the site offices, weighbridge, sales office and screening and crushing operation are located. This is located towards the eastern end of the site. Figure 1 below shows the layout of the site.

EIA

15. The applications have been subject to Screening under the Town and Country Planning (Environmental Impact Assessment Regulations) 2017, and have been determined, by a Screening Opinion issued on the 21st December 2017, not to require the submission of an Environmental Statement.

Figure 1: The Site



Site History

16. Mineral extraction and waste disposal at the site dates back to the 1940s and there have been a number of permissions in the intervening period. Planning permission SBD/1397/88 granted in 1990 required restoration of the site no later than September 2001 however, subsequent consents enabled final restoration to be delayed on parts of the site enabling the continued use of the access road, site facilities and processing plant. Planning Permission Ref. SBD/8201/94 granted in

1994 and Planning Permission Ref. SBD/8205/96 granted in 1996 required restoration of Hyde Farm by 2012. Planning Permission Ref. SBD/8201/99 was granted in 2000 for a revised restoration scheme enabling both Hyde Farm and Wapseys Wood to be restored as one landform. The permission required restoration to agriculture and woodland by 30th April 2012. It was accompanied by a legal agreement covering the routing of vehicles, a limitation of 1.1 million tonnes per annum of minerals and waste into and out of the site, a £1.1 million restoration bond, the creation of additional permissive paths and equestrian/cycleways on completion of the development, a 60 year long term woodland aftercare programme and the restoration of the adjoining Moat Farm former quarry.

17. In September 2010 Planning Application Ref. 10/01302/CC was submitted to vary Conditions Nos. 3 and 63 of Planning Permission Ref. SBD/8201/99. The proposed variation would have extended the lifetime of the landfill to 31 December 2020. The eight year and eight-month extension was proposed based on the applicants' projected infill rate of 400,000 tonnes per annum. The County Council's own projections at that time suggested that this would be the minimum amount of waste arising in the southern districts of Buckinghamshire alone and therefore the amount of waste available to fill the site from the surrounding area was likely to be greater than that projected by Veolia. It was therefore concluded that it was unlikely that the proposed eight year and eight-month extension constituted the minimum amount of time required to complete final restoration of the site. The application was therefore refused on the basis that applicant had not demonstrated that the proposed extension of time was necessary for the restoration of the site and that the workings and restoration could not be completed within a shorter timescale and because it would have resulted in a significant delay to the final restoration of the site and would have prolonged the amount of time before the site was completed.
18. A subsequent resubmission Application Ref. 11/000223/CC accordingly sought instead to vary Condition no. 63 of Planning Permission Ref. SBD/8201/99 to extend the operational lifetime of the site from 30th April 2012 by 5 years and 8 months to 31 December 2017, predicated on a higher rate of infill than the original 400,000 tonnes per annum. There were also accompanying applications for the other elements of the offices and plant that were simultaneously varied with that consent to keep the end dates of the various permission for the site in line with one another.
19. Application Ref. 11/00223/CC was approved on this basis in January 2012, although the supporting statement from the applicant stated that due to the uncertainty of future waste inputs, that if by 2014 it was clear that it will not be possible to infill the former processing area by 2016, because the volume of waste inputs did not increase sufficiently or are not available in the market place, then a revised restoration scheme would be submitted showing the processing area being restored at the lower level and therefore not being infilled with waste.
20. In the current applications, the applicant states that it subsequently became clear that the whole site would not be completed by the end of 2017, so a revised restoration scheme was submitted in 2016 as part of the Application Ref. CM/17/16 showing the Site Control and Plant Processing area being restored at the lower level.
21. This application was refused permission in December 2017 but is currently subject to appeal (Appeal Ref. APP/P0430/W/18/3204545).
22. The site has not been included as an allocated site or one of the Areas of Focus for new waste management facilities identified in the Buckinghamshire Minerals and Waste Local Plan 2016-2036 Proposed Submission Plan which was approved by the County Council's Cabinet in January 2018. The first consultation of the RMWLP was

undertaken in early 2015, which included a 'call for sites. The application site was not submitted by the applicant for consideration at that time. Public consultation of the Proposed Submission Plan was undertaken between 5th March and 3rd May 2018 and was submitted to the Secretary of State for Examination in Public on 1st June 2018.

23. The applicant has submitted a representation in response to the Proposed Submission Plan, arguing that Wapseys Wood should now be included in the Plan as a Main Area of Focus for the location of new waste management facilities.
24. The date for the Examination in Public of the Submission has yet to be confirmed, but it is anticipated that this will be in the second half of 2018.

Proposal – Overview

25. The Applicant has submitted a single Planning Statement which is concerned with all of the current applications. This states that the refusal of application CM/17/16 was unexpected and has given rise to some challenging consequences particularly with regard to the completion of landfilling and restoration of Wapseys Wood.
26. It states that the intention with most landfill restoration schemes is to provide a domed final profile so that any surface water drains naturally away from the landfill. The domed profile also ensures that if there is any differential settlement then the positive drainage characteristics are maintained.
27. The Statement indicates that the current applications are therefore seeking to complete the site as originally envisaged and thereby provide a landform that is in keeping with the surrounding landscape and which facilitates the longer-term management of the site.
28. It states that the remaining void is in the order of 1,000,000 cubic metres so it is anticipated that based on recent waste input levels a further period of three years is required in order to complete infilling operations with an additional period of 12 months to complete the restoration i.e. soiling and tree planting. Veolia have advised that fill may comprise either non-hazardous and/or inert waste, which would be regulated through the Environmental Permit for the site. Veolia have also confirmed that construction of the final cell(s) in the Site Control and Plant Processing area will require the removal of the remaining mineral (sand), but that given the relatively small amount of this and the absence of any mineral processing capacity at that stage, it is anticipated that this material would be retained and used for capping/covering works.
29. In response to the individual applications the Statement states the following:

Application Ref. CM/112/17

30. This seeks to vary the conditions previously attached to Planning Permission Ref. 11/00223/CC which was approved in January 2012 and which extended the timescale for completion of the landfill site as originally approved by the previous Planning Permission Ref. SBD/8201/99 dated 4th September 2000.
31. Condition No. 2 of Planning Permission Ref. 11/00223/CC is concerned with the working programme and phasing of operations and refers to a series of annual schematic phasing plans. These plans it states are no longer relevant as much of the site has been completed and restored, with the remaining land being the former

mineral processing area. As this remaining area is fairly discrete the need for phasing plans is not necessary therefore the application states that the requirements of Condition No. 2 should be deleted.

32. The Statement identifies that the final restoration contours are shown on Plan No. 11624Z.98/004 and the landscape restoration proposals are shown on Plan No. 11624Z.98/005A, which were both originally approved as part of Planning Permission Ref. SBD/8201/99.
33. Condition No. 61 states that the final restoration shall be completed and all litter fencing, plant, machinery and equipment, other than that required for ongoing management and maintenance shall be removed from the land no later than 31st December 2017.
34. Given the need to complete the landfill operations and to restore the site to a beneficial after use the application seeks to vary Condition No. 61 to state that:
35. *“Final restoration shall be completed and all plant and machinery other than that required for long term management and maintenance shall be removed from the land no later than 31st December 2021”.*

Application Ref. CM/113/17

36. This seeks to vary the conditions previously attached to Planning Permission Ref. 11/01900/CM. This permission relates to the portacabin type offices used in conjunction with the operation of the site.
37. Condition No. 2 Planning Permission Ref. 11/01900/CM states that the buildings shall be removed no later than 31st December 2017 and the site restored in accordance with the requirements of Planning Permission Ref. 11/00223/CC.
38. The application states that if the timescale for the operation of the landfill is extended (i.e. that Application Ref. CM/112/17 is approved) then use of the offices should also be extended and Condition No. 2 should be amended to state that:

“The buildings shall be removed no later than 31st December 2021 and the site restored in accordance with Plan Nos. 11624Z.98/004 and 11624Z.98/005A”.

Application Ref. CM/114/17

39. This seeks to vary the conditions previously attached to Planning Permission Ref. 11/01901/CM for “the continued operation of a construction waste recycling centre”. Condition 1 requires that the use should cease, and the site be restored by 31st December 2017.
40. The operation involves the importation of waste concrete and other building materials for storage and then crushing and screening through a mobile concrete crushing machine or screening plant into secondary aggregates, hardcore, crusher fines or soils. It is stated in the application that some of the material would be suitable for use on the site as part of the landfill operations. The operation is run by a third-party operator and not by Veolia.
41. The current application proposes that Condition No. 1 be varied to state that:

“The use of all buildings, machinery and plant the subject of this consent shall cease and the site be restored by 31st December 2021”

in line with the variation sought in relation to Condition No. 61 of Planning Permission Ref. 11/00223/CC, which is the subject of Application Ref. CM/112/17, as detailed above.

Application Ref. CM/115/17

42. This application seeks to vary the previous approved Planning Permission No. 11/01902/CM for the use of the office and weighbridge associated with the landfill operations and in particular, Condition No. 1 which requires cessation by 31 December 2017.
43. The application, in line with Application Ref. CM/112/17, seeks to vary Condition 1 so that it states that:

“All buildings shall be removed and the site shall be restored in accordance with the details shown on Plan Nos. 11624Z.98/004 and 11624Z.98/005A by 31st December 2021.”

Application Ref. CM/116/17

44. This application seeks vary the previous approved Planning Permission No. 11/01903/CM relating to the use of a landfill sales office until 31st December 2017. The previous permission required the removal of the sales office and restoration of the land in accordance with the requirements of Planning Permission No. 11/00223/CC.
45. This application proposes, in line with the other applications that Condition No. 1 be varied to state that:

“The sales office shall be removed, and the land shall be restored in accordance with the details shown on Plan Nos. 11624Z.98/004 and 11624Z.98/005A by 31st December 2021”.

PLANNING POLICY

46. Adopted relevant development plan policies in relation to mineral extraction at Slade Farm include the following:
47. From the Buckinghamshire Minerals and Waste Local Plan (MWLP) (2006):
- Policy 28 - Amenity;
 - Policy 29 - Buffer Zones;
 - Policy 31 - Restoration and Aftercare;
 - Policy 32 - Restoration of Old Sites;
 - Policy 36 - Planning Application issues;
 - Policy 37 - EIA;
 - Policy 38 - Planning Obligations; and
 - Policy 39 - Site Monitoring and Enforcement.
48. From the Buckinghamshire Minerals and Waste Core Strategy (MWCS) (2012):
- Vision for the Minerals and Waste Local Development Framework;

- Strategic Objective SO1 - Improving the Sustainability of Minerals Development;
- Strategic Objective SO2 - Improving the Sustainability of Waste Development;
- Strategic Objective SO6 - Spatial Distribution of Waste Development;
- Strategic Objective SO7 - Safeguarding Existing Waste Sites;
- Strategic Objective SO9 - Protection of the Green Belt and AONB;
- Strategic Objective SO10 - Protecting and Enhancing the Environment;
- Policy CS/LP1 - The Overarching Presumption in favour of Sustainable Development;
- Policy CS6 - Sites for Recycled and Secondary Aggregates;
- The Waste Planning Strategy;
- Policy CS9 - Additional Waste Management Capacity and New Self-Sufficiency;
- Policy CS14 - Safeguarding Existing and Potential Waste Sites;
- Policy CS15 - Landfill;
- Policy CS18 - Protection of Environmental Assets of National Importance;
- Policy CS19 - Protection of Environmental Assets of Local Importance;
- Policy CS20 - Green Belt;
- Policy CS22 - Design and Climate Change; and
- Policy CS23 - Enhancement of the Environment.

49. From the South Bucks District Local Plan (SBDLP) (1999):

- Policy GB1 - Green Belt;
- Policy EP4 - Landscaping;
- Policy TR5 - Accesses, Highway Works and Traffic Generation; and
- Policy TR10 - Heavy Goods Vehicles.

50. From the South Bucks Core Strategy (SBCD) (2011):

- Policy CS8 - Built and Historic Environment;
- Policy CS9 - Natural Environment; and
- Policy CS13 - Environmental and Resource Management.

51. In addition, the following policies are included in the Buckinghamshire Minerals and Waste Local Plan 2016-2036 Proposed Submission Plan (2018) (which was submitted to the Secretary of State for Examination on the 1st June 2018, are relevant, although as emerging policies at the pre-submission stage, these can only be given limited weight:

- Vision for the Minerals and Waste Local Plan;
- Strategic Objective SO1 - Contributing Towards Sustainable Communities and Economic Growth;
- Strategic Objective SO3 - Facilitating the Delivery of Sustainable Minerals Development;
- Strategic Objective SO4 - Facilitating the Delivery of Sustainable Waste Development;
- Strategic Objective SO5 - Buckinghamshire's Environment;
- Strategic Objective SO7 - Design and Amenity;
- Strategic Objective SO8 - Tackling Climate Change;

- Strategic Objective SO - High Quality Restoration and Aftercare;
- Policy 7 - Provision of Secondary and Recycled Aggregates;
- Policy 11 - Spatial Strategy for Waste Management;
- Policy 12 - Waste Management Capacity Needs
- Policy 13 - Disposal to Landfill;
- Policy 14 - Developing a Sustainable Waste Management Network
- Policy 15 - Development Principles for Waste Management Facilities;
- Policy 17 - Managing Impacts on Amenity and Natural Resources;
- Policy 18 - Sustainable Transport;
- Policy 19 - Natural Environment;
- Policy 20 - Historic Environment;
- Policy 21 - Landscape Character;
- Policy 22 - Green Belt;
- Policy 24 - Design and Climate Change;
- Policy 25 - Environmental Enhancement;
- Policy 26 - Delivering High Quality Restoration and Aftercare;
- Policy 29 - Implementation

52. Relevant national planning policy includes the National Planning Policy Framework (NPPF) (March 2012), National Planning Policy for Waste (2014) and the Planning Practice Guidance (PPG) on:

- Air Quality;
- Conserving and Enhancing the Historic Environment;
- Environmental Impact Assessment;
- Flood Risk and Coastal Change;
- Minerals;
- Natural Environment.
- Noise;
- Open space, sports and recreation facilities, public rights of way and local green space;
- Travel plans, transport assessments and statements in decision-taking;
- Waste; and
- Water supply, wastewater and water quality.

CONSULTATIONS

53. **Local Member:** The Local Member for Gerrards Cross is a member of the Development Control Committee and has not commented on the applications.
54. **South Bucks District Council (SBDC) Planning:** Has not responded to the consultation.
55. **Gerrards Cross Parish Council:** Gerrards Cross Parish Council and Beaconsfield Town Council have been consulted on the applications. Gerrards Cross Parish Council has responded with the following comments:
56. They state that although the landfill was on schedule for being completed by the end of 2016, leaving 1 year for the restoration by the end of 2017, the current applications now include the requirement for an additional one million cubic metres of landfill to complete the restoration over an additional 4 years.

57. The Parish Council observes that the restoration that should have been started at the beginning of 2017 but contends that this was delayed by the applicant pending approval of the emerging Minerals and Waste local Plan to allow it to seek approval for the development of the new waste facility detailed in Application Ref. CM/17/16.
58. They also say that at the Wapseys Wood Liaison Committee meeting on 14 January 2016, Veolia stated that the last remaining cells at Hyde Farm were on target to be filled by summer 2017. They state that it now their understanding that there is an additional one million cubic metres of waste capacity remaining to be filled, and that the proposed extensions of time should be refused.
59. **Beaconsfield Town Council:** Have not commented on the applications

Statutory Consultees (Summary Responses)

60. **BCC Ecology Advisor:** In relation to application Ref. CM/0112/17 has confirmed that Habitats Risk Assessment (HRA) is not required and that no additional protected species surveys are required as the restoration of the landfill is on-going. They have no major issues with the extension of the time to finish the restoration.
61. They do comment that in response to application Ref. CM/17/16 (that was refused consent in December 2017) they requested a review of the restoration plan and although the application was refused, the applicant offered to undertake such a to provide increased opportunities for improving the opportunities for wildlife. The Ecologist has accordingly requested that a condition be attached to the consent for the extension of time for landfill (Application Ref. CM/0112/17) in the event that planning permission is granted.
62. **BCC Highways Development Management:** Have commented that as the applications do not propose any increase in vehicular movements or to alter the current routing agreement, they have no objection to the proposed variations from a Highways perspective.
63. **BCC Public Rights of Way:** Has responded to the consultation (on application Ref. CM/0112/17) and offered “No Comment” from a Public Rights of Way viewpoint.
64. **BCC Flood Risk/Internal SUDs Officer:** Has responded (on application Ref. CM/0112/17) and advised that there is no objection to proposed extension to the end dates for the Planning Permission to the end of 2021.
65. **Environment Agency:** No responses have been received from the Environment Agency.
66. **Natural England:** Has responded with a “no comment” to any of the applications.
67. **South Bucks District Council Historic Buildings Officer:** No response to the consultation.
68. **South Bucks District Council Environmental Health Officer:** Has responded stating that there is no objection in relation to contaminated land.
69. **Cadent Gas Pipelines:** Have not responded to the consultations.

REPRESENTATIONS

70. There have been two, third party representation from local residents.

71. The first representation offers “very strong objection” to the applications by Veolia ES Landfill Limited for extensions of various consents previously granted in 2012.
72. The comments draw attention to the fact that the previous consents were themselves extensions of the previous permissions and that the site should have been completed by the end of 2017. Accordingly, the comments argue that the applications should be considered against that background and also in the light of what steps have been taken, if any, by Veolia to comply with the extensions already granted.
73. The comments argue that if the present applications are granted it will result in four more years of significant adverse effects on the local environment as well as the lives of those living in the vicinity of the landfill site. The objector states that they have had to put up with noise, smell and pollution for the twenty years they have lived in the vicinity and had anticipated that the landfill would have been completed and closed by now.
74. The Council are requested, if planning permission is granted to limit the extension of additional time to half that requested by Veolia, i.e. to two years rather than four, to make it clear to Veolia that there needs to be some urgency in completing the restoration works at the site.
75. The second representation more simply states that it does not support the extension of the end dates on any of the applications requested.

DISCUSSION

Introduction

76. As set out above, all five of the current applications relate to the extension of the end date of operations at Wapseys Wood landfill site, although Application Ref. CM/114/17 for the extension of the end date of the screening and crushing operation, relates to what is essentially an unrelated collocated operation, that is not directly linked to the landfill. The key issue in the determination of these applications is concerned with the principle of extending the end date for a longer period of time than originally envisaged when the last round of permissions was approved in January 2012.
77. There are no significant environmental issues raised by the application, other than the potential implications of the landfill not being completed as originally envisaged, in the event that a further extension of time was not to be approved. The applications have been subject to screening under the Environmental Impact Assessment Regulations 2017 and determined not to be EIA development, and none of the statutory consultees have objected or raised any significant issues to any of the applications, other than the review of the restoration plan, requested by the County Ecological Advisor, as detailed above.
78. The only other substantive issue that members should consider is that Wapseys Wood landfill site is located in the Metropolitan Green Belt, and as such whether the extension of the end date of operations is inconsistent with the purpose and openness of the Green Belt.
79. One other incidental point that members should note is that Application Ref. CM/0112/17 which is the main landfill planning permission requests the deletion of Condition No. 2 that was previously included in Planning Permission Ref.

11/00223/CC. For reasons I shall set out below I recommend that the condition be retained.

80. Members should additionally note that there have only been very limited objections to the extensions of time proposed, comprising (as detailed above) an objection from Gerrards Cross Parish Council and representations from two local residents.

Principle of the Development

81. In the terms of the principle of the development the applications can be divided into those relating to the landfill operation and the landfill related ancillary developments, i.e. the offices, weighbridge, and sales office, that is application Refs. CM/0112/17, CM/0013/17, CM/0115/17 and CM/0116/17 on the one hand, and the application for the waste crushing and screening operation, i.e. application Ref. CM/0114/17 on the other. The two need to be distinguished because the latter is not directly or operational linked to the landfill or its completion or restoration, so that issue in principle is different.
82. Taking the landfill, offices and weighbridge first, the extension to the end dates of landfill planning permissions, has become a relatively common issue for Local Planning Authorities in recent years, and when such applications come up, they present a dilemma for Local Planning Authorities in terms whether such extension are justified and how long if at all, they should be extended for. The concern may be that operators wish to keep sites open for longer than originally envisaged without reasoned justification. The question that inevitably arises is one of for how much longer and how many times a further extension of time is approved, before a line has to be drawn and no further extensions consented.
83. The issue is not unique to Buckinghamshire but has been widespread throughout the UK. That the issue has arisen so widely, is because of the change in emphasis of waste management law and policy which has sought to move the management of waste away from disposal to recycling and recovery, in line with the principle of the waste hierarchy. As a result, there has a decline in the amount of waste being sent to landfill for disposal, as the amount of waste that is recycled and recovered has increased. The knock-on effect of this has been that inputs to landfill have not been as high as originally envisaged, with the result that landfill voidspace has not been used up at the rate originally envisaged when much of the currently consented landfill voidspace was originally approved. Furthermore, with the continuing reduction of the amount of waste going to landfill, it is inevitable that length of time required to complete a site may be longer than envisaged given that it common practice to base the length of consents on the level of inputs in the preceding few years, which does not take into account any further reductions in inputs over the period of the renewed consent. The consent for Wapseys Wood was approved in January 2012 based annual inputs at that time of approximately 600,000 tonnes per annum but based on the voidspace details provided by the applicant it now appears that this figure since the last extension of time was approved in 2012 has fallen on average to approximately 400,000 - 450,000 tonnes per annum. In addition, the impacts of the global recession since 2008 are known to have had an impact on the level of waste arisings, which has additionally had an impact on the rates of fill at landfill sites.
84. To aid the Committee's understanding of the current position at Wapseys Wood, I have included a plan (Figure 1 above) of the site, from the previous Planning Permission (Ref. 11/00223/CC) which shows the situation as it was in 2012. At that time remaining void space was stated to be 3,450,000m², with filling remaining to be undertaken in Cells 5A, 5B and 6 (as marked on Figure 1) at the western, Hyde

Farm, end of the site, and also in the Site Control and Plant Processing Area (marked near the bottom the drawing).

85. Since 2012 Cells 5A, 5B and have been filled, with only some capping work remaining to be completed. The Site Control and Plant Processing area has not been filled at all, which is not surprising as this is where the site office and infrastructure is located, which would not be removed until all the other works on the site are completed. It was this area, which under Application Ref. CM/17/16 was to be restored to a lower level than the existing previously consented restoration profile, in order to facilitate the development of the waste recovery and anaerobic digestion facility. As this application was not approved, so the proposed alterations to the restoration scheme were similarly not approved and the previously consented restoration profile accordingly remains to be completed.
86. The current application indicates that there is approximately, 1,000,000m² of void space remaining in the site and that it is estimated that three years is required to complete this with one final year required for the completion of restoration including soiling and planting. This suggests a further decline in the rate of input to approximately 330,000m² per annum which I do not consider to be unrealistic or unacceptable. It is arguable that if the rate of fill were still to be 400,000 to 450,000m² per annum that the filling could be completed in two to two and half years, plus one year for final restoration, but there cannot be certainty that the rate of fill can be sustained at the previous rate. Accordingly, I do not consider three years to be excessive, allowing for some additional reduction in the amounts of waste available.
87. Members should note that the comments from Gerrards Cross Parish Council that the current applications include an additional 1,000,000m² are not correct. The scheme of landfilling, including the volume of landfill and restoration contours are all unchanged.
88. In terms of relevant development plan policy, the key operative policy is Policy CS15 on Landfill in the Buckinghamshire Minerals and Waste Core Strategy. This makes clear that no additional landfill capacity for non-hazardous landfill and inert waste will be provided within the plan period to 2026. This approach is carried through into the Buckinghamshire Minerals and Waste Local Plan 2016-2036 Proposed Submission Plan. This maintains the Strategic Objective (SO1) of continuing to move away from Buckinghamshire's current reliance on disposal to landfill and Policy 11: Spatial Strategy for Waste Management and Policy 13: Disposal to Landfill acknowledge that sufficient non-hazardous landfill capacity exists within the county and so that no new capacity is will be provided for.
89. The Plan identifies that in 2015 a total of 1.81Mt (1.97 Mt in 2016) of waste was managed and disposed of within the county, of which 0.63Mt originated from Buckinghamshire and 1.18Mt was imported with half disposed of to landfill (at the Calvert and Wapseys Wood). As such Wapseys Wood has remained one of two main landfill sites in the County (although the focus of Veolia's landfill operations is now switching to Springfield Farm).
90. Nevertheless, the Plan also identifies that non-hazardous landfill void space as of 1 January 2016 is estimated at 7.95Mt, and that this is sufficient to accommodate Buckinghamshire's disposal needs during the plan period to 2036, with a surplus of between 0.70Mt and 2.53Mt (dependent on residue output rates from treatment processes). These figures are based on the remaining void space being available at Wapseys Wood, which forms part of the previously consented void space reserve.

91. In this context the primary objective in terms of policy as Wapseys Wood comes to the end of its operational life is to ensure complete and high-quality restoration and aftercare at the site, in line with Policy 31 of the Buckinghamshire Minerals and Waste Local Plan (MWLP) (2006) and Strategic Objective 10 and Policy CS23 - of the Buckinghamshire Minerals and Waste Core Strategy.
92. Again, this commitment is carried through into the Buckinghamshire Minerals and Waste Local Plan 2016-2036 Proposed Submission Plan in Strategic SO9: High Quality Restoration and Aftercare and Policy 26 which aim to secure high quality restoration and aftercare. As such allowing a further extension of time to secure the final restoration of Wapseys Wood is entirely consistent with this Policy Objective. For the reasons set out above I consider that in terms of the principle of the development and in line with adopted and emerging development plan policy approval of Applications Ref. CM/112/17 is acceptable, and to the extent that Application Refs. CM/113/17, CM/115/17 and CM/116/17 are wholly ancillary to the main permission for the landfill, that they are too.
93. Turning the crushing and screening operation, the principle in relation to Application Ref. CM/0114/17 is somewhat different, because whilst the application states that some of the material produced by the operation would be suitable for use in the restoration of the landfill, discussions with the applicant have confirmed that there is currently no operational link between the crushing and screening operation. It is undertaken by a third-party operator, and no material produced by the operation is used in the restoration of the landfill, and that no material from the landfill is processed through the crushing and screening operation.
94. This raises the question of what if any justification there is for continuing to allow the operation to be sited at the landfill. In fact, the issue is relatively simple in that current development plan policy does allow for such co-location of inert waste processing facilities on landfill sites.
95. Policy CS6 of the Buckinghamshire Minerals and Waste Core Strategy makes express provision for local of recycled aggregate operations with a presumption in favour co-location on existing landfill sites, subject there being no other overriding environmental concerns, for a period not exceeding the permitted life of the site. As such, provided the life of the existing crushing and screening operation ends with the end of the landfill permission, there would be no reason in principle to not also approve application CM/0014/17, if the Committee is minded, to approve Application Ref. CM/0112/17. In practice the screening and crushing operation would have to vacate the site in advance of 31st December 2021, to enable the completion of landfill operations and the final restoration of the site. As such, in principle I consider this application to be acceptable.

Environmental Impacts

96. There have been no significant issues raised by consultees in terms of the environmental impact of the landfill operation continuing to the end of 2021. As detailed above the application has been subject to EIA Screening, and determined not to be EIA development.
97. The Screening Opinion, noted that the impacts of the development, although localised, could have a detrimental impact on the local amenity through vehicle movements, noise and odour. However, it also identified that what is proposed it is not new capacity, but rather an extension of time on the previously existing consents and that the recycling facility is also an already existing temporary facility seeking an

extension of time for a further 4 years. As a result, it concluded that its impacts are limited to those which already existed albeit over a longer period.

98. The Screening Opinion also notes that the amount of material required to complete the landfill would be less than during the main part of its operations which have been completed and that it is considered that remaining vehicle movements from the site would not be significant in terms of any additional impact. Therefore, as the applications are developments for extensions of time for already existing developments, it concludes that taking in account the benefit of the outcome of the restoration, any potentially significant adverse impacts that could arise would be as already experienced and controlled through both planning control and the waste permitting regime and would be temporary and minimal.
99. I would in addition draw the Members attention to the comments of the Gerrards Cross Parish Council and the to the comments from the two objectors, which express concern about the continuation of operations at the site, beyond the previously consented end date, and a concern that the site should have been completed by now. I consider these to be completely understandable concerns, but that in terms of the environmental impacts these are likely to be less than previously, as the remaining operations, other than the final capping in the area of Cells 5A, 5B and 6, at the Hyde Farm end of the site, will otherwise be wholly concentrated in the Site Control and Plant Processing area. This is effectively screened from the surrounding area, and the volumes of material being delivered to the site as part of the landfill operation, as I have detailed above are likely to be at a lower level than previously.
100. As I have detailed above I do not consider the requested period time to be excessive, and none of the statutory consultees have raised any substantive issues or objections. Members in addition need to be mindful that if permission for the continuation of the landfill were not to be approved, this would leave an only partially restored site, and may have implications for ability of the Applicant to comply with the requirements of the Environmental Permit for the landfill. It would be difficult to see how this would be environmentally preferable to allowing the completion of the landfill albeit by an extended end date of 2021.
101. The only comment from any consultees, is that from the County Ecology Advisor requesting an inclusion of a condition in relation to application Ref. CM/0112/17 requiring a review of the restoration plan and the potential for improving the opportunities for wildlife. The applicant has confirmed that they would be agreeable to this. Accordingly, the conditions set out in Appendix 1 in relation to Application Ref CM/0112/18 include a condition set out a requirement for a review of the restoration plan.
102. There are otherwise no other significant environmental issues, other than the impact on the Green Belt which I will address below. In considering the environmental impacts Committee's needs to be mindful of a number of statutory obligations in determining the applications. These include the obligations relating to the potential impacts on the environment and human health arising from the EU Waste Framework Directive (2008/98/EC), particularly Article 13 on the protection of human health and the environment and the former Landfill Directive (1999/31/EC) (Annexe 1, Paragraph 5) relating to nuisances and hazards (now incorporated into the Waste Framework Directive) and transposed into domestic legislation under the Waste (England and Wales) Regulations 2011.
103. In addition, bearing in mind the nearby heritage assets, the Committee must also be mindful of it's the obligation set out in sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This requires that when making a

decision on all listed building consent applications or any decision on a planning application for development that affects a listed building or its setting, a local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

104. It should also be mindful of the biodiversity duty under s.40 of the Natural Environment and Rural Communities Act 2006 which places a duty on all public authorities in England and Wales to have regard, in the exercise of their functions, to the purpose of conserving biodiversity.
105. For the reasons sets out above I do not consider that the any of the applications raise any significant issues in terms of development plan policy or national planning policy in relation to the environmental impacts of the development.

Green Belt

106. Turning to the Green Belt issue it should be noted that the landfill originally started life as a mineral extraction operation, which as set out in the NPPF, Paragraph 90, is excluded from the definition of Inappropriate Development in the Green Belt. Furthermore, the most recent previous renewals planning permission have been approved on the basis that landfilling operation and associated waste operations at Wapseys Wood are not permanent and would on cessation return the land to a mixture of agriculture and woodland in keeping with the surrounding landscape, consistent with the objectives Green Belt policy.
107. Current Green Belt policy is set out in Buckinghamshire Minerals and Waste Core Strategy, Policy CS20 and South Bucks District Local Plan, Policy GB1 which are concerned with ensuring that new waste development does not conflict with the purposes of the Green Belt. The development of Wapseys Wood landfill site and its ultimate restoration with landform and agricultural and woodland end use, has not been viewed in consistent with the objectives of Green Belt policy or its purpose, and there is no reason or justification, in my view to take a different view of the site in relation to the current applications. Indeed, to refuse would potentially be more damaging to the Green Belt, if this were to prevent the completion of the restoration and aftercare of the site.
108. Planning Policy on the Green Belt set out in the Paragraph 79 of NPPF places particular emphasis on maintain the openness of the Green Belt (Paragraph 79) and defines the purposes of the Green Belt as being:
 - to check the unrestricted sprawl of large built-up areas;
 - to prevent neighbouring towns merging into one another;
 - to assist in safeguarding the countryside from encroachment;
 - to preserve the setting and special character of historic towns; and
 - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
109. Paragraph 90 makes clear that mineral extraction and engineering operations (including landfill) are not considered to be inappropriate provided they preserve the openness of the Green Belt and do not conflict with its purposes. The continuation of the screening and crushing operation could potentially be considered to in conflict

with maintaining the openness of the Green Belt, but as it would only continue as a temporary operation for relatively short period of time, and given that the Site Control and Planting Processing is effectively screened from the surrounding area, I don't consider that it can be considered to be in conflict with the either purposes or the maintenance of the openness of the Green Belt, and hence does not justify treating as a departure from Buckinghamshire Minerals and Waste Core Strategy, Policy CS20 and South Bucks District Local Plan, Policy GB1, or as being in conflict with the NPPF.

Deletion of Condition No. 2 of Planning Permission Ref. 11/00223/CC.

110. As I have set out above, the applicant has requested the deletion of Condition No. 2 of Planning Permission 11/00223/CC. The condition is set out in Appendix A at the end of this report, as it was included in Planning Permission Ref. 11/00223/CC. It details the various phasing plans for the works that it was envisaged would be undertaken during the final phase of landfilling restoration works on the site, prior to 3ast December 2017. The applicant has requested that the condition be deleted, because the works detailed in these plans has been substantially completed, and therefore it is argued that the condition is not required. I do not agree with the reasoning for the request because the full extent of the works details in the drawings has not be fully completed, comprising the final capping and restoration in the area of Cells 5A, 5B and 6, as well the completion and filling in the Site Control and Plant Processing area, as I have detailed above.
111. Retention of the Condition does not fundamentally prejudice the applicants position in any way, and provides a safeguard for the County Council, in the event that for any reason there is failure to complete the works in Cells 5A, 5B and 6, and the Site Control and Plant Processing area and if enforcement action became necessary. For this reason, I recommend that the condition be retained.
112. On a related matter, Members should note that Condition No. 30 of Planning Permission Ref. 11/00223/CC has not to date been discharged. The condition requires the submission of a detailed scheme for the creation of permissive paths on the landfill site and should have been discharged by 30th June 2017. I would therefore recommend that the condition be included in the new permission with revised date for submission of the scheme of no later than 31st December 2018.
113. Finally, Members should also note that the original consent (Ref. SBD/8201/99) was granted subject to a s.106 agreement, which was subject to Deed of Variation concluded in conjunction with the last renewal of consent (Planning Permission Ref. 11/00223/CC) in 2011. This included provision for a lorry routing agreement requiring HGVs to only exit to the west along the A40 to the Pyebush Roundabout to the north of Junction 2 of the M40, and agreement to the dedication of a public footpath and public bridleway and a number of permissive footpaths over the site. The Deed of Variation would need to be renewed and updated to take account of the further extension of time, if the Committee is minded to approve the current applications.

EQUALITY AND DIVERSITY

114. The Equality Act 2010, Section 149 states:
 - A public authority must, in the exercise of its functions, have due regard to the need to-
 - Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;

- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

115. The proposal would not conflict with the requirements of the Equality Act 2010 or the Council's policy on equality.

CONCLUSION (including recommendation)

116. As I have set out above the main issues in the determination of this application relate to the principle of extending the end date for a longer period of time than originally envisaged, that no significant environmental issues raised by the application, other than the potential implications of the landfill not being completed as originally envisaged, in the event that a further extension of time were not to be approved and the impact on the openness and purposes of the Green Belt, and consistency with Green Belt policy.

117. As have set out the issues in this case are relatively straightforward, and whilst it understandable that the Parish Council and objectors are understandably concerned that site was not completed at the end 2017 as intended under the previous round of permission, the requested extension of the end date for the various permissions, is not excessive or unreasonable, and I consider that there is no basis for not granting the further extension of time requested on all five applications. For the reasons I have set out above I nevertheless recommend that Condition No. 2 of Planning Permission Ref. 11/00223/CC be retained.

118. I consider that the information submitted is appropriate and sufficient to demonstrate that the proposal is in accordance with the development plan and with national planning policy. Accordingly, it can be considered to be sustainable development and consequently also to be in accordance with the Buckinghamshire Minerals and Waste Core Strategy Policy CS/LP1 and the National Planning Policy Framework Paragraph 14. I therefore recommended that all five applications are approved subject to a Deed of Variation to the Section 106 Agreement completed on Pursuant to planning permission reference ("the Principal Agreement") to bind the planning obligations in the Principal Agreement to the new permissions to be granted and the conditions set out in Appendix A below

BACKGROUND PAPERS

Application Ref. CM/0112/17 including the supporting documents;
 Application Ref. CM/0113/17 including the supporting documents;
 Application Ref. CM/0114/17 including the supporting documents;
 Application Ref. CM/0115/17 including the supporting documents;
 Application Ref. CM/0116/17 including the supporting documents;
 Buckinghamshire Minerals and Waste Local Plan (MWLP) (2006);
 Buckinghamshire Minerals and Waste Core Strategy (MWCS) (2012);
 Buckinghamshire Minerals and Waste Local Plan 2016-2036 Proposed Submission Plan (2018);
 South Bucks District Local Plan (SBDLP) (1999);
 South Bucks Core Strategy (SBCD) (2011);
 National Planning Policy Framework (NPPF) (March 2012);
 National Planning Policy for Waste (2014);
 Planning Practice Guidance (PPG) on:

- Air Quality;
- Conserving and Enhancing the Historic Environment;
- Environmental Impact Assessment;
- Flood Risk and Coastal Change;
- Minerals:
- Natural Environment.
- Noise;
- Open space, sports and recreation facilities, public rights of way and local green space;
- Travel plans, transport assessments and statements in decision-taking;
- Waste; and
- Water supply, wastewater and water quality.

Consultation responses dated from 14th December 2017 to 12th January 2018;
Representations dated between 14th December 2017 and 25th January 2018.

APPENDIX A

Draft Conditions

CM/0112/17

General

1. Unless agreed otherwise in writing by the County Planning Authority, the development hereby permitted shall not be carried out otherwise than in complete accordance with the details submitted with the Planning Application SBD/8201/99 and letters of amendment dated 7 April 1999, 2 August 1999, and 8 November 1999 and the following drawings permitted pursuant to Planning Permission Ref. SBD/8201/99

- Figure 1.1 - Site Location Plan
- 11624Z.98/001 - Site Location Plan
- 11624Z.98/002 - Site Layout Plan
- 11624Z.98/004 - Proposed Contours for Restoration Profile
- 11624Z.98/005A - Landscape Restoration Proposals
- 11624Z.98/006 - Surface Water Control Scheme
- 11624Z.98/007A - Schematic Gas Control Layout
- 11624Z.98/009 - Landscape Cross Sections
- 11624Z.98/010 - Landscape Cross Sections
- 12060Z/004 - Gas Extraction Systems Details
- 314/AF/0158 Rev:A - Minerals processing and stockpiling Areas
- 314/AF/0221 Rev:A - Noise Monitoring Locations
- 314/AF/0224 Rev:A - Gas Field Layout
- 314/AF/0206 - Gas Well Details

and the details contained in Planning Permission Ref. 11/00223/CC and Planning Application Ref. CM/0112/17 but subject to the retention of Condition No. 2 below.

Reason: To define the development which has been permitted and so to control the operations (Buckinghamshire Minerals and Waste Local Plan Policies 28 and 36)

Working Programme and Phasing

2. Phasing of working and restoration on site shall be carried out in accordance with the sequence of working as detailed in the supporting statement of planning application 11/00223/CC dated February 2011 as hereby approved, and the following plans:

- Schematic Phasing Plan 2011 (Drawing Number 001)
- Schematic Phasing Plan 2012 (Drawing Number 002)
- Schematic Phasing Plan 2013 (Drawing Number 003)
- Schematic Phasing Plan 2014 (Drawing Number 004)
- Schematic Phasing Plan 2015 (Drawing Number 005)
- Schematic Phasing Plan 2016 (Drawing Number 006)
- Schematic Phasing Plan 2017 (Drawing Number 007)

Reason: Because the final capping restoration works in Cells 5A, 5B and 6 have yet to be completed and to ensure that the site is worked and restored in an orderly manner (Buckinghamshire Minerals and Waste Local Plan Policies 31 and 36).

3. The site shall not be extracted, tipped or restored other than in accordance with the approved working scheme submitted and approved pursuant to Condition No. 3 of Planning Permission No. SBD/8201/99 entitled Working/Restoration Scheme dated May 2004, as amended by the sequence of working as detailed in the supporting statement of Planning Application Ref. 11/00223/CC dated February 2011.

Reason: To ensure that the site is worked and restored in an orderly manner, that necessary screening and landscaping measures are provided, that a period of interim restoration is provided to cater for the likelihood of works being carried out to the gas and leachate control and collection infrastructure and that if required agricultural drainage and sub-surface drainage is provided to ensure the adequate drainage of the land (Buckinghamshire Minerals and Waste Local Plan Policies 31 and 36).

4. The maximum pre-settlement contours to be tipped to shall be as contained in the Working/Restoration Scheme dated May 2004 submitted pursuant to Condition No. 5 of Planning Permission Ref. SBD/8201/99 as approved by the County Planning Authority on 9th June 2004. The site shall not be tipped to a height in excess of these approved pre-settlement contours.

Reason: To provide control over the maximum pre-settlement contours such as to ensure that the final settled restored contours are achieved (Buckinghamshire Minerals and Waste Local Plan Policies 31 and 36).

5. Woodland and hedgerow planting shall be carried out in accordance with the details contained in the approved Working/Restoration Scheme submitted pursuant to Condition No. 6 of Planning Permission Ref. SBD/8201/99 as approved by the County Planning Authority on 9th June 2004.

Reason: To ensure that a satisfactory programme of planting and aftercare for the areas to be restored to woodland is provided and implemented (Buckinghamshire Minerals and Waste Local Plan Policies 31 and 36).

6. The approved woodland planting scheme detailed in the Working/Restoration Scheme dated May 2004 submitted pursuant to Condition No. 6 of Planning Permission Ref. SBD/8201/99 as approved by the County Planning Authority on 9th June 2004 shall be implemented in the first planting season following the placement of restoration materials (subsoil or subsoil substitute material) and, if required, interim restoration, on each phase.

Reason: To ensure that a satisfactory programme of planting and aftercare for the areas to be restored to woodland is provided and implemented. (Buckinghamshire Minerals and Waste Local Plan Policies 31 and 36).

7. Records of the tonnage of mineral leaving the site, the tonnage of waste being imported to the site and the number of daily vehicle movements, shall be kept in accordance with the methodology detailed in the Working/Restoration Scheme dated May 2004 submitted pursuant to Condition No. 8 of Planning Permission Ref. SBD/8201/99 as approved by the County Planning Authority on 9th June 2004. These records shall be made available to the County Planning Authority no later than one week after any request to view them has been made.

Reason: In the interests of highway safety and to protect the amenity of local residents. (Buckinghamshire Minerals and Waste Local Plan Policies 28 and 30).

8. No extraction shall take place within 20 metres of existing woodland other than Green Broom Wood.

Reason: To ensure that the operations are screened and that the part of Green Broom Wood retained for screening purposes is protected (Buckinghamshire Minerals and Waste Local Plan Policy 28).

9. There shall be no tipping of any kind in "the Dell".

Reason: In the interests of the amenity of the Bellhouse Hotel (Minerals and Waste Local Plan Policy 28).

10. No additional illumination shall be erected or otherwise provided on the site.

Reason: To ensure that there is no problem of light spill beyond the boundaries of the site. (Buckinghamshire Minerals and Waste Local Plan Policy 28).

11. No later than between 1st and 31st January in each calendar year during the period of the operations hereby authorised, a plan of not less than 1:2500 scale shall be submitted to the County Planning Authority showing the progress of soil stripping and soil storage, extent and depth of excavation, extent and levels of infill, progress with soil replacement and areas that have been restored at a date within 14 days prior to the submission of the plan. A scheme shall also be submitted with the yearly plan detailing how much waste was imported to the site in the preceding year and how much is anticipated to be imported in the following year to be approved in writing by the County Planning Authority. The scheme shall identify any shortfall which could delay restoration of the site and propose means by which any identified shortfall will be addressed. The scheme shall be implemented as approved.

Reason: To facilitate the County Planning Authority in monitoring the progress of the development and identify at an early stage any problem with meeting the date required by Condition No. 61 for the completion of restoration. (Buckinghamshire Minerals and Waste Local Plan Policy 31).

12. No mineral processing plant or stockpiles of processed mineral or mineral for processing shall be stored other than in the areas shown on approved drawing no. 314/AF/0158 Rev: A permitted pursuant to Planning Permission Ref. SBD/8201/99 and Condition No. 2 of this Planning Permission.

Reason: To ensure that mineral processing and stockpiling is not carried out other than in the designated area and in the interest of local amenity. (Buckinghamshire Minerals and Waste Local Plan Policies 28 and 36).

13. The storage of imported clay shall only be carried out in accordance with details to first be submitted to and approved in writing by the County Planning Authority.

Reason: To ensure that clay storage does not conflict with the approved programme of working and restoration and in the interests of local amenity. (Buckinghamshire Minerals and Waste Local Plan Policies 28 and 36).

Restriction of Permitted Development Rights

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order (GPDO) 2015 or any subsequent revisions, modifications, revocation or re-enactment, no buildings, plant or machinery required

for the winning and working of minerals under this consent shall be erected on the site.

Reason: There is an exceptional need here to secure control over additional plant and machinery, in the interests of local amenity and bearing in mind the degree of discretion allowed by the GDPO. (Buckinghamshire Minerals and Waste Local Plan Policy 28).

Hours of Operation

15. No vehicle shall enter or leave the site and no operations authorised by this consent shall be carried out other than between the following hours:

- 7:00 am to 6:00 pm Mondays to Sundays (excluding Public Holidays)

Reason: In the interests of local amenity. (Buckinghamshire Minerals and Waste Local Plan Policy 28).

16. All plant and machinery used at the site shall operate only during the hours permitted pursuant to the requirements of Condition No. 15, except in the case of emergency and be properly silenced and maintained in accordance with the manufacturer's specification.

Reason: In the interests of local amenity. (Buckinghamshire Minerals and Waste Local Plan Policy 28).

Nature Conservation

17. Badger exclusion fencing shall be maintained along the edge of the extraction/waste disposal area and a buffer of at least 30 metres shall be maintained to all badger setts as set out in the approved Ecological Impact Statement dated December 1998 permitted pursuant to Planning Permission Ref. SBD/8201/99.

Reason: To protect the habitats of badgers which are in any instance Protected Species pursuant to the provisions of the Wildlife and Countryside Act 1981. (Buckinghamshire Minerals and Waste Local Plan Policies 25 and 36).

Note: This condition does not remove or diminish the obligations of the operator, landowner and contractors to comply with the provisions of the Badger Act 1992.

Access and Vehicles

18. Sole access to the site shall be via the existing access on to the A40.

Reason: In the interests of highway safety and the amenities of the local area. (Buckinghamshire Minerals and Waste Local Plan Policies 28 and 30).

19. No heavy goods vehicles involved in the transport, handling or deposit of waste or mineral shall exit the site to the public highway without using the wheel cleaning facilities approved pursuant to Condition No. 21 of Planning Permission Ref. SBD/8201/99.

Reason: In the interests of highway safety and the amenities of the local area. (Buckinghamshire Minerals and Waste Local Plan Policies 28 and 30).

20. The site access road between the wheel cleaning facilities and the public highway shall at all times be maintained clean and free of potholes and swept with a mechanical sweeper to the satisfaction of the County Planning Authority.

Reason: In the interests of highway safety and the amenities of the local area. (Buckinghamshire Minerals and Waste Local Plan Policies 28 and 30).

21. No loaded heavy goods vehicle shall exit the site without being securely sheeted.

Reason: In the interests of highway safety and the amenities of the local area. (Buckinghamshire Minerals and Waste Local Plan Policies 28 and 30).

Pollution Control

22. Any oil storage tanks shall either be sited 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 & drain pipes or shall be prevented from causing pollution in accordance with other details to be submitted to and approved in writing by the County Planning Authority.

Reason: To ensure that groundwater and surface water bodies are not polluted. (Buckinghamshire Minerals and Waste Local Plan Policies 33 and 36).

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

Reason: To prevent pollution of the water environment (Buckinghamshire Minerals and Waste Local Plan Policies 33 and 36).

24. Noise from the operations shall not exceed 55 dB LAeq, 1h (free field) as measured at the facades of the nearest residential properties at points identified on Drawing No. 314/AF/0221 Rev: A submitted pursuant to Condition 26 of Planning Permission Ref. SBD/8201/99 as approved by the County Planning Authority on 9th June 2004 and permitted pursuant to Condition No. 2 of this planning permission.

Reason: To protect the occupants of nearby residential premises from loss of amenity from noise disturbance (Buckinghamshire Minerals and Waste Local Plan Policy 28).

25. Noise from soil stripping operations, the construction or re-location and re-grading of soil bunds, soil spreading, grading and replacement shall not exceed 70 dB LAeq, 1h (free field) as measured at the facades of the nearest residential properties at points identified on Drawing No. 314/AF/0221 Rev: A submitted pursuant to Condition No. 27 of Planning Permission Ref. SBD/8201/99 as approved by the County Planning Authority on 9th June 2004 and permitted pursuant to Condition No. 2 of this planning permission.

Reason: To protect occupants of nearby residential premises from loss of amenity from noise disturbance (Buckinghamshire Minerals and Waste Local Plan Policy 28).

26. Any pumps used on the site shall be so positioned and acoustically screened that the noise level does not exceed the parameters set out in Condition No. 24.

Reason: To protect occupants of nearby residential premises from loss of amenity from noise disturbance (Buckinghamshire Minerals and Waste Local Plan Policy 28).

27. The development shall not be carried out other than in complete accordance with the dust monitoring and mitigation scheme detailed in the Working/Restoration Scheme dated May 2004 submitted pursuant to Condition No. 29 of Planning Permission Ref. SBD/8201/99 as approved by the County Planning Authority on 9th June 2004. The approved scheme shall be implemented throughout the period of the permitted operations.

Reason: To protect occupants of nearby residential premises from loss of amenity from dust (Buckinghamshire Minerals and Waste Local Plan Policy 28).

Surface Water Drainage

28. The development shall not be carried out other than in complete accordance with the drainage scheme as detailed in the Working/Restoration Scheme dated May 2004 submitted pursuant to Condition No. 30 of Planning Permission Ref. SBD/8201/99 as approved by the County Planning Authority on 9th June 2004.

Reason: To ensure that there is no increased risk of flooding to surrounding land and the consequent loss of amenity to local residents. (Buckinghamshire Minerals and Waste Local Plan Policies 28 and 33).

29. The surface water drainage scheme submitted and approved pursuant to Condition No. 30 of Planning Permission Ref. SBD/8201/99 shall be implemented no later than one month after the completion of replacement of topsoil in each phase.

Reason: To ensure that there is no increased risk of flooding to surrounding land and the consequent loss of amenity to local residents (Buckinghamshire Minerals and Waste Local Plan Policies 28 and 33).

Protection of Public Rights of Way and Creation of Permissive Paths

30. No later than 30th December 2018, a detailed scheme for the creation of permissive paths shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include the following details:

- (i) A plan at a scale of 1:2500 to show the detailed route of the permissive paths set out in principle on Plan 2 of the Deed of Variation dated 9th December 2011;
- (ii) A programme for the setting out of the permissive paths;
- (iii) Details of the signposting of the permissive paths; and
- (iv) Provision as necessary of stiles, gates, fencing and planting to facilitate safe passage along the permissive paths.

Reason: In the interests and safety of users of public rights of way and permissive paths (Buckinghamshire Minerals and Waste Local Plan Policy 28).

31. Where public footpaths or permissive paths are crossed by site roads, warning signs shall be erected to advise both pedestrians and on-site vehicle drivers. Speed ramps on the site roads shall be provided either side of the points at which footpaths are crossed. The surface of the crossing points shall be maintained using lime stabilised or other suitable materials.

Reason: In the interests and safety of users of public rights of way and permissive paths (Buckinghamshire Minerals and Waste Local Plan Policy 28).

Soil Stripping and Storage

32. Soil stripping, handling, storage and replacement and the machinery to be used and internal haul routes shall be as detailed in the Working/Restoration Scheme dated May 2004 submitted pursuant to Condition No. 34 of Planning Permission Ref. SBD/8201/99 as approved by the County Planning Authority on 9th June 2004. The approved scheme shall be implemented throughout the period of the permitted operations.

Reason: To ensure by the careful handling and storage of soil resources the satisfactory restoration of the site to agriculture and woodland uses (Buckinghamshire Minerals and Waste Local Plan Policies 31 and 36).

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

Reason: To ensure by the careful handling and storage of soil resources the satisfactory restoration of the site to agriculture and woodland uses (Buckinghamshire Minerals and Waste Local Plan Policies 31 and 36).

34. Topsoil and subsoil from the Hyde Farm area shall not be stored other than in the locations shown on Drawing No. 314/AF/0074 Rev: A permitted pursuant to Planning Permission Ref. SBD/8201/99.

Reason: To ensure by the careful handling and storage of soil resources the satisfactory restoration of the site to agriculture and woodland uses (Buckinghamshire Minerals and Waste Local Plan Policies 31 and 36).

35. Both when being moved to storage locations and when being moved to final surface position, topsoil and subsoil arising from the Hyde Farm area shall be transported and not bladed.

Reason: To ensure by the careful handling and storage of soil resources the satisfactory restoration of the site to agriculture and woodland uses (Buckinghamshire Minerals and Waste Local Plan Policies 31 and 36).

36. Plant and vehicle movements shall not occur other than on the internal haul routes detailed in the Working/Restoration Scheme dated May 2004 submitted pursuant to Condition No. 34 of Planning Permission Ref. SBD/8201/99 as approved by the County Planning Authority on 9th June 2004, or on the overburden/infill surface, and shall not cross areas of topsoil and subsoil except for the express purpose of soil stripping or replacement operations.

Reason: To ensure by the careful handling and storage of soil resources the satisfactory restoration of the site to agriculture and woodland uses (Buckinghamshire Minerals and Waste Local Plan Policies 31 and 36).

37. No stripping or movement of soil shall occur other than between 1st May to 30th September (inclusive). During this period, soil shall not be moved other than when the soil is in a dry and friable condition. The criteria for determining when soil is dry and friable shall be through a field assessment as detailed in the Working/Restoration Scheme dated May 2004 submitted pursuant to Condition No. 3 of Planning Permission Ref. SBD/8201/99 as approved by the County Planning Authority on 9th June 2004.

Reason: To ensure by the careful handling and storage of soil resources the satisfactory restoration of the site to agriculture and woodland uses (Buckinghamshire Minerals and Waste Local Plan Policies 31 and 36).

38. At least three working days' notice shall be given to the County Planning Authority of the planned commencement of soil movement operations including soil stripping, regrading or spreading of topsoil or subsoils (or subsoil substitute material). Soil movement operations shall not be carried out if the County Planning Authority advises the operator that soil conditions are not suitable.

Reason: To ensure by the careful handling and storage of soil resources the satisfactory restoration of the site to agriculture and woodland uses. (Buckinghamshire Minerals and Waste Local Plan Policies 31 and 36).

39. All topsoil shall be stored separately from subsoil and overburden or underburden (soil substitute material). All subsoil shall be stored separately from any overburden or underburden. Topsoil shall be stripped from areas where mounds of subsoil and over or underburden (soil substitute material) and subsoil are to be stored. Subsoil shall be stripped from areas where mounds of overburden or underburden (soil substitute material) are to be stored.

Reason: To ensure by the careful handling and storage of soil resources the satisfactory restoration of the site to agriculture and woodland uses. (Buckinghamshire Minerals and Waste Local Plan Policies 31 and 36).

40. All stored topsoil, subsoil overburden or underburden (soil substitute material) mounds shall be constructed with the minimum of compaction necessary to ensure stability. The storage mounds shall be shaped to avoid the collection of water in surface undulations.

Reason: To ensure by the careful handling and storage of soil resources the satisfactory restoration of the site to agriculture and woodland uses (Buckinghamshire Minerals and Waste Local Plan Policies 31 and 36).

41. No storage mounds shall be traversed by heavy vehicles or machinery except where essential for purposes of mound construction or maintenance.

Reason: To ensure by the careful handling and storage of soil resources the satisfactory restoration of the site to agriculture and woodland uses (Buckinghamshire Minerals and Waste Local Plan Policies 31 and 36).

42. Topsoil storage mounds shall not exceed three metres in height. Subsoil mounds shall not exceed five metres in height. Subsoil substitute mounds shall not exceed five metres in height.

Reason: To ensure by the careful handling and storage of soil resources the satisfactory restoration of the site to agriculture and woodland uses (Buckinghamshire Minerals and Waste Local Plan Policies 31 and 36).

43. Subsoil substitute material to be stored for restoration purposes shall not be other than set out in the letter from Aggregate Industries dated 8th June 1999 and the accompanying documentation.

Reason: To ensure by the careful handling and storage of soil resources the satisfactory restoration of the site to agriculture and woodland uses (Buckinghamshire Minerals and Waste Local Plan Policies 31 and 36).

44. The topsoil, subsoil and subsoil substitute material storage mounds once constructed shall not be subsequently disturbed until required for restoration purposes.

Reason: To ensure by the careful handling and storage of soil resources the satisfactory restoration of the site to agriculture and woodland uses (Buckinghamshire Minerals and Waste Local Plan Policies 31 and 36).

45. All storage mounds that remain in situ for more than six months, or over the winter period, shall be grass-seeded. Weed control and other necessary maintenance measures shall be carried out to the satisfaction of the County Planning Authority. The seed mixture and application rates shall be as detailed in the Working/Restoration Scheme dated May 2004 submitted pursuant to Condition No. 47 of Planning Permission Ref. SBD/8201/99 as approved by the County Planning Authority on 9th June 2004.

Reason: To ensure by the careful handling and storage of soil resources the satisfactory restoration of the site to agriculture and woodland uses (Buckinghamshire Minerals and Waste Local Plan Policies 31 and 36).

Restoration

46. Gas extraction and leachate well heads shall be installed in accordance with the details contained in the Working/Restoration Scheme and approved drawing nos. 314/AF0224 Rev: A (Gas Field Layout) and 314/AF/0206 (Gas Well Details) submitted pursuant to Condition No. 48 of Planning Permission Ref. SBD/8201/99 as approved by the County Planning Authority on 9th June 2004 and permitted pursuant to Condition No. 2 of this planning permission, such as to leave the restored subsoil and topsoil layers free of any obstructions to agricultural operations including the installation of agricultural drainage.

Reason: To ensure that the gas and leachate collection and control infrastructure does not prejudice the efficient cultivation of the land to be restored to agriculture (Buckinghamshire Minerals and Waste Local Plan Policy 31).

47. Within the areas to be restored to agriculture, a system of vehicular and foot access for the monitoring and maintenance of gas extraction and leachate well heads shall be as detailed in the Working/Restoration Scheme dated May 2004 and approved Drawing No. 314/AF0224 Rev: A (Gas Field Layout) submitted pursuant to Condition No. 49 of Planning Permission Ref. SBD/8201/99 as approved by the County Planning Authority on 9th June 2004 and permitted pursuant to Condition No. 2 of this planning permission. This access shall also be used for the monitoring and maintenance of gas migration control wells.

Reason: To ensure that the gas and leachate collection and control infrastructure does not prejudice the efficient cultivation of the land to be restored to agriculture (Buckinghamshire Minerals and Waste Local Plan Policy 31).

48. Any new subsurface gas and leachate collection and control pipework shall be installed at a depth of at least one metre below the final surface level above the crown of the pipework.

Reason: To ensure that the gas and leachate collection and control infrastructure does not prejudice the efficient cultivation of the land to be restored to agriculture (Buckinghamshire Minerals and Waste Local Plan Policy 31).

49. Condensate removal within the phases to be restored to agriculture shall be via an automatic system from the subsurface knock out pots into the body of the waste as shown on Drawing No. 12060Z/004 permitted pursuant to Planning Permission No. SBD/8201/99.

Reason: To ensure that the gas and leachate collection and control infrastructure does not prejudice the efficient cultivation of the land to be restored to agriculture (Buckinghamshire Minerals and Waste Local Plan Policy 31).

50. The base of the excavated area shall be levelled when the extraction of that phase has been completed prior to the commencement of landfilling.

Reason: To ensure the timely and satisfactory restoration of the site (Buckinghamshire Minerals and Waste Local Plan Policy 31)

51. The final restored post-settlement contours drawing shall be as shown on Drawing No. 11624Z.98/005A permitted pursuant to Planning Permission No. SBD/8201/99.

Reason: To ensure the satisfactory restoration of the site (Buckinghamshire Minerals and Waste Local Plan Policy 31).

52. Each phase to be restored to agriculture shall be capped and covered with a minimum depth of one metre of suitable cover material which shall include a minimum depth of 700 mm of subsoil or other approved substitute material and then 300 mm of topsoil.

Reason: To ensure the satisfactory restoration of the site (Buckinghamshire Minerals and Waste Local Plan Policy 31).

53. Each phase to be restored solely to woodland shall be capped and covered with a minimum depth of 2.0 metres of loosely tipped subsoil or other subsoil substitute material.

Reason: To ensure the satisfactory restoration of the site (Buckinghamshire Minerals and Waste Local Plan Policy 31).

54. 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 (Buckinghamshire Minerals and Waste Local Plan Policy 31).

55. The following operations shall be carried out over the filled areas to be restored to agriculture prior to the placement of topsoil:

- 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 dry conditions to break up any compaction, using equipment and to depths and centres to be approved in writing by the County Planning Authority prior to the commencement of ripping;

- The top 1000 mm shall be free of large solid objects (of a size greater than 150mm 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 (Buckinghamshire Minerals and Waste Local Plan Policy 31).

56. Restored topsoil and subsoil and subsoil substitute material shall be maintained free of any obstructions to agricultural operations.

Reason: To ensure the satisfactory restoration of the site (Buckinghamshire Minerals and Waste Local Plan Policy 31).

57. Following initial placement of restoration materials (subsoil or subsoil substitute material) on any phase, the interim restoration scheme detailed in the Working/Restoration Scheme dated May 2004 submitted pursuant to the requirements of Condition No. 3 of Planning Permission No. SBD/8201/99 as approved by the County Planning Authority on the 9th June 2004 shall be implemented in full accordance with the approved scheme.

Reason: To ensure the satisfactory restoration of the site (Buckinghamshire Minerals and Waste Local Plan Policy 31).

Aftercare

58. 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. Each year within four weeks of the annual site meeting required by Condition No. 59 (ix), 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 12 months.

Reason: To ensure the satisfactory restoration of the site (Buckinghamshire Minerals and Waste Local Plan Policy 31).

59. The first annual aftercare scheme, and subsequent annual revised schemes, for areas to be restored to agricultural use, shall provide for:

- (i) The removal of any large stones from the surface;
- (ii) The making up of any low spots with topsoil;
- (iii) The provision of a drainage scheme if required to be constructed following the annual aftercare meeting. Further details of the type, depth and spacing of drains, ditches and outfalls shall be approved in writing by the County Planning Authority. In subsequent years of the aftercare period measures to maintain and repair the drainage system shall be taken;
- (iv) An analysis of the soil acidity and nutrient deficiency;
- (v) 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;

- (vi) The provision of hedges, trees and fences approved by 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;
- (vii) The maintenance and/or provision of such means of access to, and within, the site as approved by the County Planning Authority to be necessary for the efficient farming of the land;
- (viii) The provision of such field water supplies as approved by the County Planning Authority to be necessary for the efficient farming of the land;
- (ix) An annual site meeting which will be attended by representatives of the developer, central Government's agriculture agency, the Forestry Commission and the County Planning Authority.

Reason: To ensure the satisfactory restoration of the site (Buckinghamshire Minerals and Waste Local Plan Policy 31).

60. Aftercare for the areas to be restored to woodland shall be carried out in accordance with the details contained in the Working/Restoration Scheme dated May 2004 submitted pursuant to Condition No. 6 of Planning Permission Ref. SBD/8201/99 as approved by the County Planning Authority on 9th June 2004.

Reason: To ensure the satisfactory restoration of the site (Buckinghamshire Minerals and Waste Local Plan Policy 31).

61. That no later than 30th June 2019, a reviewed restoration plan detailing revised proposals for increasing biodiversity to be implemented on the site shall be submitted for approval in writing by the County Planning Authority.

Reason: To ensure that update biodiversity enhancement opportunities including in the restoration plan for the site and to comply with the Buckinghamshire Minerals and Waste Core Strategy Policy CS23.

Time Limit

62. Final restoration shall be completed and all litter fencing, plant, machinery and equipment, other than that required for ongoing management and maintenance, shall be removed from the land no later than 31st December 2021.

Reason: To control the period of operations within the timescale which has been judged by the County Council to be acceptable (Buckinghamshire Minerals and Waste Local Plan Policy 36).

Informatives

Reason for the Grant of Planning Permission

The proposed development is in compliance with Buckinghamshire Minerals and Waste Core Strategy Policies CS20, the Buckinghamshire Minerals and Waste Local Plan Policy 28 and South Bucks District Local Plan, Policy GB1. Although the proposed extension of time would prolong the negative impacts of the site on the local amenity, contrary to Policy 28 of the Buckinghamshire Minerals and Waste Local Plan, it is necessary in order to ensure the satisfactory completion and restoration of the site, in accordance with the requirements of the Buckinghamshire Minerals and Waste Core Strategy Policy CS23.

General

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 2015.

Submission of Annual Progress Scheme

The scheme submitted annually pursuant to Condition No. 11 of this planning permission shall be passed to the Wapsey's Wood Liaison Committee by the County Planning Authority.

Woodland Planting Scheme

Parts of the Woodland Planting Scheme have been agreed and are enforceable pursuant to the terms of the principal legal agreement dated 31st August 2000.

CM/0113/17

General

1. The development shall not be carried out otherwise than in complete accordance with the details submitted with the previous Planning Permissions Refs. SBD/8219/03 and 11/01900/CM and approved drawings 94/3566A (Wapseys Wood/Hyde Farm) and 314/AF/0209 (Site Offices Additional accommodation).

Reason: To define the development which has been permitted and so to control the operations (Buckinghamshire Minerals and Waste Local Plan Policies 28, 31 and 36).

2. The buildings shall be removed no later than 31st December 2021 and the site restored in accordance with the requirements of Planning Permission Ref. CM/0112/17.

Reason: To control the period of operations within the timescale which has been judged by the County Council to be acceptable for the associated landfilling and mineral extraction operations and to ensure that the site is restored in accordance with the provision of Planning Permission Ref. CM/0112/17 (Buckinghamshire Minerals and Waste Local Plan Policies 28, 31 and 36).

Informatives

Reason for the Grant of Planning Permission

The proposed development is in compliance with Buckinghamshire Minerals and Waste Core Strategy Policies CS20, the Buckinghamshire Minerals and Waste Local Plan Policy 28 and South Bucks District Local Plan, Policy GB1.

General

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 2015.

CM/0114/17

1. The use of all buildings, machinery, stockpiles and plant the subject of this consent shall cease and the site be restored by 31st December 2021.

Reason: To control the period of operations within the timescale which has been judged by the County Council to be acceptable for the associated landfilling and mineral extraction operations, and to ensure that the site is restored in accordance with the provision of Planning Permission Ref. CM/0112/17 (Buckinghamshire Minerals and Waste Local Plan Policies 28, 31 and 36).

2. The recycling centre shall not be operated other than in the are shown on Drawing No. 94/2928 approved pursuant to the previous Planning Permission Ref. SBD/8209/97.

Reason: In the interests of local amenity (Buckinghamshire Minerals and Waste Local Plan Policy 28).

3. The development shall not be carried out other than in accordance with the approved surface water drainage scheme submitted pursuant to Condition No. 4 of Planning Permission Ref. SBD/8209/97.

Reason: To prevent pollution of the water environment (Buckinghamshire Minerals and Waste Local Plan Policy 33).

4. The development shall not be carried out other than in accordance with the landscaping scheme submitted and approved pursuant to Condition No. 5 of Planning Permission Ref. SBD/8209/97.

Reason: In the interests of local amenity (Buckinghamshire Minerals and Waste Local Plan Policy 28).

5. Hours of operations shall not be other than 7:00 am to 6:00 pm Mondays to Saturdays with no operations to be carried out on Sundays or Public Holidays.

Reason: In the interests of local amenity (Buckinghamshire Minerals and Waste Local Plan Policy 28).

6. The stockpiles shall not exceed a maximum height of 6 metres.

Reason: In the interests of local amenity (Buckinghamshire Minerals and Waste Local Plan Policy 28).

7. Noise from the development shall not exceed 41dB LAeq, 1h (free field) as measured at the facade of the Bell House Hotel or 44 dB LAeq, 1h (free field) as measured at the facade of Bulstrode Lodge or 45 dB LAeq, 1h (free field) as measured at the properties at Moat Farm.

Reason: In the interests of local amenity (Buckinghamshire Minerals and Waste Local Plan Policy 28).

8. No solid matter shall be deposited so that it passes or is likely to pass in to any watercourse.

Reason: To control pollution of the water environment ((Buckinghamshire Minerals and Waste Local Plan Policy 33).

9. No more than 180 skips of any type shall be stored at any one time in the Bin Park shown on approved drawing No. 94/2918 which shall be the only area used for skip storage within consented area SBD/1397/88. Should the number of skips exceed this number then the recycling centre shall cease operation until such time as the number of stored skips is reduce to 180 or less.

Reason: In the interests of local amenity (Buckinghamshire Minerals and Waste Plan Policy 28)

Informatives

Reason for the Grant of Planning Permission

The proposed development is in compliance with Buckinghamshire Minerals and Waste Core Strategy Policies CS6 and CS20, the Buckinghamshire Minerals and Waste Local Plan Policy 28 and South Bucks District Local Plan, Policy GB1.

General

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 2015.

CM/0115/17

1. All buildings shall be removed, and the site restored in accordance with the requirements of Planning Permission Ref. CM/00112/17 no later than 31st December 2021.

Reason:

To ensure that the site is restored in accordance with the time scale permitted pursuant to Planning Permission ref. CM/0112/17 (Buckinghamshire Minerals and Waste Local Plan Policies 31 and 36).

Informatives

Reason for the Grant of Planning Permission

The proposed development is in compliance with Buckinghamshire Minerals and Waste Core Strategy Policies CS20, the Buckinghamshire Minerals and Waste Local Plan Policy 28 and South Bucks District Local Plan, Policy GB1.

General

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 2015.

CM/0116/17

2. The Sales Office shall be removed, and the land shall be restored in accordance with the requirements of Planning Permission Ref. CM/00112/17 no later than 31st December 2021.

Reason:

To control the life of the development within the timescale which has been judged by the County Council to be acceptable for the associated landfilling and mineral extraction operations (Buckinghamshire Minerals and Waste Local Plan Policies 31 and 36).

Informatives

Reason for the Grant of Planning Permission

The proposed development is in compliance with Buckinghamshire Minerals and Waste Core Strategy Policies CS20, the Buckinghamshire Minerals and Waste Local Plan Policy 28 and South Bucks District Local Plan, Policy GB1.

General

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 2015.