

Regulatory Committee

Dorset County Council



Date of Meeting	27 October 2016
Officer	Mathew Piles, Service Director, Economy
Subject of Report	To consider planning application No. 6/2016/0306 under Schedule 1 Paragraph 1 of the Town and Country Planning Act 1990, in Purbeck District Council to Modify Condition 2 of Planning Permission 6/2002/0139 (Sand Extraction). Extension of Duration of Permission until 30 May 2021 at Hines Pit, Puddletown Road, East Stoke, Wareham, Dorset for Hanson Quarry Products Europe Ltd.
Executive Summary	The proposal is to extend the life of the planning consent so that extraction operations can continue for a further 5 years (until 30 May 2021) and restoration would be delayed until 30 September 2021. Approximately 400,000 tonnes of the original 650,000 still remains to be extracted.
Impact Assessment:	Equalities Impact Assessment: The report concerns the determination of an application for planning permission and not any changes to any new or existing policy with equality implications.
	Use of Evidence: The recommendation has been made after consideration of the application and supporting documents [(including an Environmental Statement)], the development plan, government policy and guidance, representations and all other material planning considerations as detailed in the main body of the report.
	Budget/Risk Assessment: No budget/risk assessment implications.

Recommendation	Grant planning permission subject to the conditions set out in paragraph 8.2 of the Report.
Reason for Recommendation	The reasons for granting planning permission are summarised in paragraphs 6.17 and 6.18
Appendices	1. Site Location Plan 2. Method of Working Plan 3. Restoration Plan
Background Papers	Planning Application Files – 6/2016/0306 and 6/2002/0139
Report Originator and Contact	Name: Mr Andy Helmore Tel: (01305) 228647 Email: a.m.helmore@dorsetcc.gov.uk

1. Background

- 1.1 The application, by Hanson Quarry Products, seeks to extend the period of extraction and restoration at Hines pit by a further 5 Years (extraction to cease by 31 May 2021 and restoration to be completed by 30 September 2021). The application is supported by an Environmental Statement received on 31st May 2016.
- 1.2 Hanson originally worked the site in conjunction with the adjacent Masters Pit complex. The sand extracted from the site was transported by off highway dumpers to a processing plant in Masters North Sand Pit. In 2008 Hanson aggregates lease on the Masters Pit site expired and Holme Sand and Ballast took over the running of the Masters site. The two companies came to a working arrangement that allowed the processing of the sand, extracted from Hines pit to continue through the fixed plant situated in the Masters North Pit. In 2012 Holme Sand and Ballast installed a new plant at the base of the quarry in Masters North so that they could extract the sand beneath the site of the old fixed plant. The mineral processing arrangement between the companies then came to an end.
- 1.3 Partly due to a downturn in the demand for aggregate and partly due to the investment needed to establish a new plant to process the material extracted from Hines, Hanson suspended extraction operations at Hines Pit and “mothballed” their Dorset operations in 2012.
- 1.4 Condition 2 of the Hines Pit consent required the mineral extraction operations to cease at the end of May this year. Hanson now intend to restart their Dorset operation and to build a new processing plant in Hyde Pit which is located some 2.5 Km to the west along Puddletown Road. Initially they intend to establish a small dry screening operation in Hines Pit and export a limited product range to their customers direct from the Hines pit site. The intention is to transport all the as dug material from Hines pit to the new processing plant in Hyde Pit. This cannot be done until the construction of a new access (Permission 6/2009/0380) has been completed, and a new

processing plant is installed at Hyde Pit. The processing plant will be the subject of a separate planning application to include the processing of imported material. If the application at Hyde pit for using the plant for this purpose is unsuccessful the company are likely to continue the Hines operation with the dry screen plant, possibly with an increased capacity so that the restoration timetable is unaffected.

2. Site Description

- 2.1 The site is located on the Puddletown road, approximately 3 Km west of Wareham and 3.5 Km East of Wool. There is an area of heathland (Stokeford Heath) 10m to the north, on the opposite side of the road; this heathland is designated SSSI, SAC, SPA, and Ramsar. Adjacent and to the east is the old "Rogers Concrete" site now partly used as a waste transfer station. To the South lies the now restored Hines Landfill Site, and to the west the eastern extremity of Masters South Sand Pit, which contains remaining consented sand reserves. As well as within the designated areas Protected Reptiles, including Sand Lizards and Smooth Snakes, exist within many of the active mineral sites. An intrinsic part of the mineral operations require the management of these habitats and species within the unworked and the restored areas. A Licence from Natural England exists for the operations at Hines pit which allows for the rescue, capture and exclusion of reptiles from within the working areas of the pit, and their relocation within areas created and managed for the purpose - receptor sites.
- 2.2 The Puddletown road area has a long History of Mineral extraction and waste operations. The mineral operations span a length of about 6Km from Gallows Hill in the north-west to Worgret Heath in the south-east. The road runs along the crest of a ridge that separates the Piddle Valley on the north side of the ridge and the Frome Valley on the southern side. As well as the Hanson operation (Hines and Hyde) and the Holme Sand and Ballast operation (Masters North and South Pits); Suez (previously Sita) have their operations at Binnegar Quarry (250m east of the Hines site), including the newly consented Binnegar extension on the south side of the road which is operated by Raymond Brown (a tenant of Suez).

3. The Proposal

- 3.1 The original proposal was to extract 650,000 tonnes of sand from Hines Pit. It is estimated that there is still 400,000 tonnes remaining and this is proposed to be extracted over the next 5 years. Initially it is proposed to dry screen the sand and have a limited production range to export direct to the customers. Subject to securing a new planning permission for a new processing plant at Hyde Pit, it is the developers intention to export the "as dug" material to the new plant which would be located about 2.5 Km to the west along Puddletown Road. The application for this plant has now been received and potentially the plant could be installed early next year. It is estimated that once the new plant is fully operational sand would be transferred at a rate of about 10,000 tonnes per month. Operational hours are not proposed to change from when Hines was previously worked i.e. 7am to 6pm Mon – Fri and 7am to 1pm Saturdays with no working on Sundays or Public Holidays.
- 3.2 The restoration proposals for the site remain unchanged. The proposed landform consists of a southward facing slope suitable for heathland species

and reptiles to colonise. The sloping landform will include undulations, sand scrapes and hibernacula (course quarry waste or log piles within which the reptiles can hibernate). The other faces are steep “natural faces” suitable for Sand Martins. In the base of the quarry damp scrapes/depressions will be formed to provide a diverse mosaic of habitats including ephemeral ponds. The variety of habitats created will ensure the site's importance for invertebrates is maintained.

3.3 The restoration landform is to be created using: backfilling from the mineral waste that will be left in the pit by selective extraction operations and as well as processed mineral waste from the dry screen plant situated in Hines Pit. An additional potential source is processed mineral waste generated from the processing of the Hines material at Hyde Pit. If waste is imported from the process operations at Hyde pit it would be done on a backhaul basis, in lorries that take the as dug material to be processed at Hyde Pit. The transfer of material to Hyde will be the subject of a different application, so the backhaul will also be dependent upon the success of the Hyde application. The use of mineral waste to achieve the restoration levels is an intrinsic element of the proposals of the application for Hines Pit which is the subject of this report, so no additional consent would be required to bring back this waste from Hyde Pit (as it is waste that originated from Hines Pit).

3.4 Extraction operations are proposed along a section of the west face, adjacent to the Masters South pit, which would allow for the two sites to be linked at the base of the pits. This would maximise the sand reserves and provide a better restoration landform. The linkage of the restored sites would also provide opportunities for the new habitats to join up and to make it easier for reptile species to disperse and interbreed. Larger areas of reptile habitat will provide better opportunities for genetic diversity thus creating more viable reptile populations in the long term. At present these species often exist within isolated remnant heathland locations with limited opportunities for populations to mix.

4. Consultations and Representations

4.1 The application was advertised in the local press and by site notice. Consultation letters were sent to 5 properties, no representations were received.

Purbeck District Council

The Council raises no objection, subject to the following:

- all necessary consultations having been undertaken and updated where necessary
- Conditions brought forward from the previous permission and any additional conditions as necessary.

East Stoke Parish Council

The Parish Council have no comments.

DCC Highway Liaison Engineer

The County Highway Authority has NO OBJECTION, subject to the same conditions previously recommended for planning application 6/2002/0139.

4.5 **Environment Agency**
We have no objection to the variation of the condition to allow an additional 5 years of working on the site

4.6 **DCC Sustainable Urban Drainage Systems Officer**
The site as shown falls entirely within Flood Zone 1 (low risk, fluvial) as indicated by the EA's indicative flood mapping, and is at a low risk of surface water (SW) flooding according to indicative SW flood mapping. Any development, however, has the potential to exacerbate prevailing flood risk downstream of the site, if runoff is not appropriately considered and managed as evidenced by a substantiated SW strategy.

The information supplied by the applicant in relation to SW management has clarified the situation and along with the previously supplied documents, provide the necessary detail to substantiate the proposed SW strategy. We therefore have no objection to the application and withdraw our previous holding objection.

4.7 **Natural England**
Has no issue with the principle of a time extension.

4.8 **DCC Ecologist**
Annual monitoring reports outlining survey results and the management of stand-off areas, Hines Corridor and Meadows have provided valuable information on the condition of the site. Reptile surveys will be required to inform the EPS licence. The site is important for invertebrate populations, particularly Heath Beefly and a solitary bee *Anthophora retusa* with survey data updated in 2014. Some key recommendations were made in this survey to ensure habitats, including the newly restored area, were not lost or over shaded and a source of a wind-blown sand was maintained. The quarry processes create open, early successional conditions critical to some species and so there is significant opportunities for delivering biodiversity gain through the restoration plan. Recommendations from the D.Gibbs report (2014) should be adopted in full with a 5 year plan to cover the period of working and then a follow-on plan to cover the 5 year aftercare period. This should be reviewed annually to provide feedback, adapt management as appropriate and deliver a long-term management strategy for the site as part of an important suite of sites along the Puddletown Road. The site is also locally important for nesting sand martins and an assessment of the working faces will be required and a mitigation plan prepared, before work can commence with 'like for like' slopes available annually rather than relying on less optimal established faces. Opportunities for expanding the range of suitable sites for other key species of concern on the Puddletown Rd should also be considered such as Marsh Clubmoss *Lycopodiella inundata*, nationally scarce and recommended by Dorset Environmental Records Centre as a species which could be encouraged at this site. The first phase of restoration should be fully assessed with the results of botanical and other species surveys informing future restoration methodology and management. Therefore, in summary, we have no objection provided the above points and recommendations are taken into account.

4.9 **DCC Senior Landscape Officer**
Confirms that he has no significant landscape and visual impact concerns or issues. This is primarily due to the overall slight landscape and visual significance of impacts of the proposals during the works phases and post

restoration, as identified in the Landscape & Visual Impact Assessment prepared by SLR Ltd dated May 2016.

The restoration plan, Drawing HP2/3 Rev A, is generally satisfactory if implemented as per this latest revised plan and assuming the ecological details are agreed with the Natural Environment Team.

4.10 **Heritage England**

Do not wish to comment beyond saying that the application should be determined in accordance to national and local policy guidance.

4.11 **DCC Senior Archaeologist**

No archaeological concerns when the original application was submitted because of the extent of previous quarrying, and therefore no archaeological concern has been raised in relation to this proposed modification.

5. Planning Policy Framework

5.1 Applications for planning permissions must be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan includes the Bournemouth, Dorset and Poole Minerals Strategy adopted in May 2014, the saved policies of the Dorset Minerals & Waste Local Plan originally adopted in April 1999, and the policies of The Purbeck Local Plan Part 1 (PLP1) adopted on 13 November 2012. The term '*material considerations*' is wide ranging, but includes national, emerging and supplementary planning policy documents. Material to all applications is the *National Planning Policy Framework* issued in March 2012 (the NPPF) which sets out the Government's planning policies for England and how these are expected. The most relevant policies and provisions are listed below.

5.2 **The Development Plan**

Bournemouth, Dorset and Poole Minerals Strategy, May 2014 (the Minerals Strategy)

- Policy SS1 – Presumption in Favour of Sustainable Development.
- Policy AS1 – Provision of Sand and Gravel
- Policy RS1 – Restoration, Aftercare and Afteruse of Minerals Development.
- Policy DM1 – Key Criteria for Sustainable Minerals Development.
- Policy DM2 – Managing Impacts on Amenity.
- Policy DM3 – Managing the Impact on Surface Water and Ground Water Resources.
- Policy DM4 – Protection and Enhancement of Landscape Character and the Countryside.
- Policy DM5 – Biodiversity and geological interest.
- Policy DM7 – The Historic Environment
- Policy DM8 – Transport and Minerals Development.

Dorset Minerals & Waste Local Plan, April 1999 (the DM&WLP)

- Saved Policy 6: Relating to Applications Outside the Preferred Areas.
- Saved Policy 16: Applications for the Winning & Working of Gravel Outside Preferred Areas.

Purbeck Local Plan Part 1: Planning Purbeck's Future, November 2012 (the Purbeck

Local Plan)

- Policy SD: Presumption in Favour of Sustainable Development.
- Policy LD: General Location of Development.
- Policy CO: Countryside.
- Policy BIO: Biodiversity & Geodiversity.
- Policy DH: Dorset Heaths International Designations.
- Policy FR: Flood Risk.
- Policy GP: Groundwater Protection.
- Policy LHH: Landscape, Historic Environment and Heritage.
- Policy E: Employment.

5.3 Other Material Considerations

National Planning Policy Framework, March 2012 (the NPPF)

- Achieving sustainable development – paragraphs 6-10 and 14.
- Decision-taking - paragraph 186, 187

6. Planning Assessment

6.1 Having regard to the provisions of the development plan, the information submitted in support of the application and the representations received, the main issues in the determination of the application relate to:

- (i) the acceptability in principle of the proposed development;
- (ii) economic considerations;
- (iii) impact on scenic beauty, landscape character and visual amenity;
- (iv) impact on amenity;
- (v) impact on ecological resources and biodiversity;
- (vi) restoration and aftercare proposals;
- (vii) impact on heritage assets / archaeological and historic environment;
- (viii) traffic impact and highway safety; and
- (ix) drainage, flood risk, water resources and quality.

6.2 Acceptability and Principle of the Proposal

Paragraph 14 of the NPPF establishes a presumption in favour of sustainable development which is endorsed by Policy SS1 of the Minerals Strategy. Paragraph 197 of the NPPF provides that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

6.3 Paragraph 8 of the NPPF provides that to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. Paragraph 14 of the NPPF states that development proposals that accord with the development plan should be approved without delay.

- 6.4 Mineral resources generally, and sand specifically in this instance, are an important resource that can only be exploited where they are found. Policy AS 1 of the Minerals Strategy states that an adequate supply of locally extracted sand and gravel will be provided by maintaining a landbank equivalent to at least 7 years' worth of supply. The site also falls within the sand and gravel resource block identified on the Policies Map. In this instance the reserve was partially worked before the site was "mothballed" as explained in paragraph 1.3. The application seeks approval for the extraction operations to continue so that the mineral resource can now be fully worked and the site restored in accordance with the original restoration plan. The acceptability and principle of the development has previously been considered and was established when the application was originally determined. Whilst there have been policy changes with the establishment of the NPPF and Dorset adopting a new minerals strategy since the grant of the original consent, the thrust of these policies is still in favour of fully exploiting existing reserves provided they can be worked without undue environmental damage or other unacceptable adverse impact.
- 6.5 Hanson Quarry Products have made an application for a processing plant at Hyde pit that could process the "as dug" mineral extracted from Hines Pit. It is considered that, notwithstanding the functional link between the two applications, each is capable of being determined on its own merits without prejudice to the determination of the other. In the case of this application, should the plant application at Hyde Pit fail for any reason, extraction and processing could continue at Hines pit as a standalone operation. The impacts of transferring material between Hines and Hyde will be considered as part of the Hyde application.
- 6.6 Accordingly, subject to detailed consideration of the environmental and social impact of the development, I consider that the proposal provides for a sustainable form of development that accords with the adopted Minerals Strategy and is therefore acceptable in principle.

Economic Impact

- 6.7 Paragraph 19 of the NPPF confirms that the Government is committed to ensuring that the planning system does all it can to support sustainable economic growth and that planning should operate to encourage and not act as an impediment to sustainable growth. Significant weight should therefore be placed on the need to support economic growth through the planning system. This is also supported by policy SS1 (Presumption in Favour of Sustainable Development) of the Minerals Strategy.
- 6.8 A steady supply of construction aggregates is essential to meet the needs of every development project, from the building of a single dwelling, to major industrial, commercial, and infrastructure projects. The grades of sand produced from Hines pit is a constituent of construction materials such as concrete, mortar and asphalt. Policy DM1 (Key Criteria of Sustainable Minerals Development) also states that minerals development should support the delivery of social, economic and environmental benefits. I consider that the proposal contributes positively towards the economy in accordance with national and local policy.

6.9 Landscape and visual amenity

The site is located on relatively high ground and is not overlooked from any higher ground. The only site boundary, adjacent to which has public access, is Puddletown Road, to the north. There are no views into the extraction area from this road due to trees, thick vegetation and a 20m stand-off between the road and extraction operations. Impacts on the landscape are concluded to be minimal in accordance with Policy DM4 (Protection and enhancement of Landscape Character and the Countryside) of the Minerals Strategy.

6.10 Residential amenity

The nearest residential dwellings are “North Binnegar Farm” and “Riverbank Cottage” which lie 345m and 355m to the north east of the site. The next nearest properties are over 600m to the south. The proposal therefore has minimal (if any) impact on residential amenity and, in my view, is in accordance with Policy DM2 (Managing Impacts on Amenity) of the Minerals Strategy.

6.11 Ecology and Biodiversity

The main issue at the site is Ecology. There is designated heathland of national and international importance in close proximity to the site (immediately to the north on the opposite side of Puddletown Road) which has SSSI, SAC, SPA, & Ramsar status. In addition to this, protected Reptiles, including the rare Sand Lizard and Smooth Snake, are known to exist around the site. However, a licence has been provided by Natural England to rescue reptiles from the working area of the site and to erect special reptile fences around the site to prevent their re-entry into the site. Natural England and DCC’s Natural Environment team are satisfied that with the package of protection for the reptiles, management of surrounding habitat, and enhancement that is proposed in the restoration scheme (see section 6.12 below) the site can proceed with existing mitigation measures. The measures include a management plan for the site whilst it is operational. This plan not only includes measures that look after the reptiles, but also a number of invertebrate species that are nationally scarce. This is in accordance with Policy DM5 (Biodiversity and Geological Interest) of the Minerals Strategy.

Restoration and Aftercare

6.12 Amongst other matters, when determining planning applications relating to mineral development, paragraph 144 of the NPPF provides that local planning authorities should provide for restoration and aftercare at the earliest opportunity to be carried out to high environmental standards. Minerals Strategy Policy RS1 (restoration, aftercare and afteruse of minerals development) endorses and elaborates on this principle.

6.13 The existing restoration plan is very detailed and has much to commend it. The restoration proposes a number of habitats, including:

- a southward facing heathland slope with additional enhancements for Reptiles (sand scrapes and hibernacula)
- faces suitable for Sand Martins, at present there is an important Sand Martin colony in the site and the restoration proposals make provision for enhancements to their habitat
- A wet heath / wetland / ephemeral pond mosaic that will have potential for the establishment a biodiverse habitat in the floor of the quarry.

The DCC ecologist has made a number of recommendations for further improvements to the future management of the site including:

- The management of habit of the nationally scarce Marsh Clubmoss (*Lycopodiella inundata*) should it become established within the wetland and ephemeral pond areas.
- The management of other areas for rare invertebrate species.

No changes to the conditions are needed as the existing habitat management plan requires annual agreement of the following year's management steps. I am satisfied that this is in accordance with: Policy DM4 (Protection and enhancement of Landscape Character and the Countryside), DM5 (Biodiversity and Geological Interest, and policy RS1 (Restoration, Aftercare and Afteruse of Minerals Sites; of the Minerals Strategy).

The applicant has been very pro-active with the ecological management of the site and their past performance is to be commended.

6.14 Heritage Assets

200m to the east and 250m west of the site are remnants of the "Battery Bank" scheduled ancient monument. Whilst it is thought that this feature may have run through Hines pit as well, no remains exist today. If they did exist they would have been dug up in the 50's and 60's when this area was first worked for gravel. Heritage England, and DCC's Senior Archaeologist have raised no objections and I am satisfied that the proposal will not have an adverse impact upon heritage assets and therefore accords with Policy DM7 (Historic Environment) of the Minerals Strategy.

6.15 Highway issues

The site is now to be worked with a different access from that originally used. However, the change in access arrangement was envisaged as a possibility when the consent was originally granted and flexibility incorporated into the access condition. Consequently the proposed arrangements are deemed acceptable in relation to transport impacts and I am satisfied that they accord with Policy DM8 (transport and minerals development) of the Minerals Strategy.

6.16 Hydrological issues

The Flood Risk Management Team initially had some concerns regarding the potential for the development to increase flood risk downstream of the site. Further information was therefore sought from the applicant to assess whether this would be the case. After reviewing the further information neither the Environment Agency nor the Flood Risk Management Team objected the application. The conclusion is that the development does not pose any additional flood risk. This is in accordance with Policy DM3 (Managing the Impacts of Surface and Ground Water Resources) of the Minerals Strategy.

6.17 Conclusion

6.18 The proposed development is considered to be in general accordance with the development plan for the reasons set out in this report. Furthermore, there are no material considerations indicating that the application should be determined other than in accordance with the development plan. The proposal will also make an important contribution to the identified mineral needs and enable the Mineral Planning Authority to maintain its landbank in

accordance with the adopted Minerals Strategy. Accordingly, planning permission can and should be granted.

- 6.19 The NPPF provides that the purpose of the planning system is to contribute to the achievement of sustainable development and that to achieve this, economic, social and environmental gains should be sought jointly and simultaneously (paragraphs 6 and 8). Planning authorities are advised to approach decision taking in a positive way to foster the delivery of sustainable development (paragraph 186), looking for solutions rather than problems and to approve applications for sustainable development where possible (paragraph 187). Development proposals that accord with the development plan should be approved without delay (paragraph 14).

7. Human Rights Implications

- 7.1 The provisions of the Human Rights Act and principles contained in the Convention of Human Rights have been taken into account in reaching the recommendation contained in this report. The articles/protocols of particular relevance are:

- (i) Article 8 - Right to respect for private and family life; and
- (ii) The First Protocol, Article 1 - Protection of Property.

- 7.2 Having considered the impact of the development, as set out in the assessment above as well as the rights of the applicant and the general interest, the opinion is that any effect on human rights does not outweigh the granting of the permission in accordance with adopted and prescribed planning principles.

8. Recommendation

- 8.1 Grant planning permission subject to the conditions set out in paragraph 8.2 below.

8.2 SCHEDULE OF CONDITIONS

Time Limits Commencement

- 1 The development to which this permission relates shall be begun not later than the expiration of 3 years beginning with the date of this permission. Written notification of the date of commencement shall be sent to the Mineral Planning Authority (MPA) within seven days of such implementation of the permission and also again to notify the MPA of the date of commencement of extraction of mineral at the site.

Reason

To comply with Section 91 of the Town and Country Planning Act 1990.

Duration

- 2 Extraction of minerals shall cease by 30 May 2021 and low level restoration, in accordance with condition 17, to nature conservation afteruse shall be completed by 30 September 2021.

Reason

To minimise the duration or disturbance from the development hereby permitted, to ensure timely restoration to nature conservation and to accord with policies RS1, DM1 & DM2 of the Bournemouth, Dorset and Poole Minerals Strategy dated 6 May 2014 (BD&PMS 2014).

Completion of Development - Approved Plans

- 3 The development hereby permitted shall be carried out in strict accordance with the details contained in the Environmental Statement dated October 2008 as amended Including the Addendum dated May 2016 and drawings HP2/3 rev A dated March 2009 and drawing W38/m/110 dated May 16 unless prior written approval is obtained from the Mineral Planning Authority to any variation, or unless otherwise required by these conditions.

Reason

To enable the Mineral Planning Authority to deal promptly with any development not in accordance with the proposals, approved plans and to accord with policies RS1, DM1 & DM2 of the BD&PMS 2014.

Site Access

- 4 Access to the site from the public highway shall be in accordance with the details approved by letter dated 25 July 2012 from Sam Fox-Adams of DCC to Sara Askew of URS and as described in Chapter 10 of the Addendum to the Environmental Statement dated May 16. "Sight lines" at the junction between Binnegar Lane and Puddletown Rd shall be maintained and vegetation cut back, in accordance with the e-mail and attached "sketch plan" from John Bown dated 15/08/2012 at 11:13, to ensure that junction visibility is provided and maintained throughout the life of the development.

Reason

To ensure the access onto the highway network has due regard to highway safety and the local environment and to comply with policies DM1, DM2 & DM8 of the BD&PMS 2014.

Sheeting of lorries

- 5 No unsheeted loaded vehicles shall enter the highway network.

Reason

In the interests of highway safety and safeguarding the local environment and to accord with policies DM1, DM2 & DM8 of the BD&PMS 2014.

Vehicle Cleaning

- 6 No HGV shall enter the public highway from the site unless it is sufficiently clean to ensure that no deleterious material shall be deposited on the public highway. In the event that the highway is contaminated by deposits from the site, immediate steps shall be taken to clean the public highway so that highway safety can be maintained.

Reason

In the interests of highway safety and to prevent mud and dust getting on the highway and to accord with policies DM1, DM2 & DM8 of the BD&PMS 2014.

Noise

7 Noise emitted as a result of any normal activity or operation at the site and associated with the development hereby permitted shall not exceed 46dB L(A)_{eq1hr} when measured at or recalculated as at a height of 1.2m above ground level and 3.6m from the facade of any existing residential property during any 1 hour period. Noise emitted as a result of temporary operations such as soil stripping or restoration works, for periods of up to 8 weeks in any calendar year, must not exceed 55dB L(A)_{eq1hr} when measured or recalculated as above.

Reason

To minimise the adverse impact of noise generated by the operations on the local community and visitors to the area and to accord with policies DM1, & DM2 of the BD&PMS 2014.

Noise

8 All vehicles, plant and machinery operated within the site shall be maintained in accordance with the manufacturer's specification at all times, and shall be fitted with and use effective silencers.

Reason

To minimise the adverse impact of noise generated by the operations on the local community and visitors to the area and to comply with policies DM1, & DM2 of the BD&PMS 2014.

Noise

9 To ensure that reversing vehicles do not emit warning noise that would have an adverse impact on residential or rural amenity, white sound reversing alarms as per the specification submitted by letter dated 22 June 2010 shall be operational on all mobile plant. Unless otherwise agreed in writing by the Mineral Planning Authority these alarms shall be used throughout the life of the site.

Reason

To minimise the adverse impact of noise generated by the operations on the local community and visitors to the area and to comply with policies DM1, & DM2 of the BD&PMS 2014.

Provision for Rescue of Protected Species

10 Prior to the commencement of any on site works (including the removal of any vegetation or disturbance of topsoil), if necessary, arrangements shall be made for the capture and relocation of animals protected by the Wildlife and Countryside Act 1981 and elements of the supporting habitat. No works shall take place on the site except in accordance with schedule 8 of the Wildlife and Countryside Act 1981 (as amended) and for European protected species a licence issued under Regulation 44 of The Habitat Regulations 1994.

Reason

To ensure protected species are moved to alternative habitats to comply with policies DM1, DM2 & DM5 of the BD&PMS 2014.

Protection of habitats

- 11 Prior to the commencement of any works or operations on the site post and wire fencing shall be provided to protect the stand-off areas, as identified on plan W38m/110 dated May 16 around the periphery of the development, that provides habitat mitigation. The fencing shall be retained and maintained throughout the period the land is being worked for minerals. Upon completion of restoration the fencing shall be removed from the site, unless otherwise required for safety reasons at the top of quarry faces.

Reason

To ensure that existing habitat of nature conservation is protected from the effects of the development to comply with policies DM1, DM2 & DM5 of the BD&PMS 2014.

Protection of Birds

- 12 No removal of trees, hedgerows or grassy vegetation shall take place between 1 March and 31 August inclusive in any year unless a survey undertaken by a competent ecologist, immediately prior to any such works, has found no evidence of active bird breeding. No sand faces containing active Sand Martins shall be disturbed between 1 March and 31 August inclusive.

Reason

To ensure breeding birds are not disturbed by the removal of habitat, to comply with policies DM1, DM2 & DM5 of the BD&PMS 2014.

Phasing

- 13 Unless otherwise agreed in writing by the Mineral Planning Authority Phased extraction shall be undertaken in accordance with the "Method of Working" Plan W38m/110 dated May 16 and paragraphs 2.6 – 2.16 in the Environmental Statement dated October 2008. This approved scheme and programme shall be carried out in its entirety.

Reason

To enable the Mineral Planning Authority to adequately control the development and to minimise its impact on the amenities of the local area to comply with policies DM1, & DM2 of the BD&PMS 2014.

Site Maintenance

- 14 All disturbed areas of the site and all topsoil, soil making material and overburden mounds shall be kept free from pernicious weeds.

Reason

To prevent a build-up of harmful weed seeds in soils that are being or will be used for nature conservation restoration to comply with policies DM1, DM2 & DM5 of the BD&PMS 2014.

General Handling of Soils

- 15 Topsoil and subsoil shall only be stripped when they are sufficiently dry and friable so as to avoid excessive damage to the soil structure. Soil layers must be stripped, and stored separately. Unless otherwise approved in writing by the Mineral planning Authority, Soil movements shall only occur between the months of May until September (inclusive).

Reason

To prevent loss of soils, damage to the soil structure, or mixing of topsoil with subsoil, or subsoil with overburden or mixing of dissimilar soil types to comply with to comply with policies DM1, DM2 & DM5 of the BD&PMS 2014.

Soil Storage

- 16 All topsoil and subsoil shall be permanently retained on site and used in restoration. Unless otherwise approved in writing by the MPA, topsoil heaps shall not exceed 3 metres in height and subsoil heaps 5m in height.

Reason

To prevent loss of soil and damage to the soil structure to comply with to comply with policies DM1, DM2 & DM5 of the BD&PMS 2014.

Reclamation

- 17 All plant, structures, buildings, debris, and mounds shall be removed from the site on completion of quarrying. Unless otherwise agreed in writing by the Mineral Planning Authority restoration shall be undertaken in accordance with restoration plan HP2/3 rev A dated March 2009 and in accordance with sections 2.25 – 2.48 of the environmental Statement dated October 2008.

Reason

To ensure that the site is reclaimed in a condition capable of nature conservation afteruse at an early date and in the interests of the amenity of the area to comply with to comply with policies DM1, DM2 & DM5 of the BD&PMS 2014.

Reclamation – Early Cessation

- 18 In the event of a cessation of winning and working of minerals prior to the completion of the approved working schemes as specified in conditions 3 and 13, and which in the opinion of the Mineral Planning Authority constitutes a permanent cessation within the terms of paragraph 3 of Schedule 9 of the Town and Country Planning Act 1990, a revised scheme, to include details of reclamation and aftercare, shall be submitted in writing for approval by the Mineral Planning Authority, within 6 months of the cessation of winning and working. The approved revised scheme shall be fully implemented within 12 months of the written approval unless otherwise agreed in writing by the Mineral Planning Authority.

Reason

In the interests of the amenity of the local area to comply with to comply with policies DM1, DM2, DM4, & DM5 of the BD&PMS 2014.

Aftercare

19 Unless otherwise agreed in writing with the Mineral Planning Authority, aftercare operations shall be carried out in accordance with the aftercare scheme detailed in paragraphs 2.49 – 2.55 of the environmental Statement dated October 2008. The developer shall arrange for an annual review of works undertaken and planned for the coming year and for an annual meeting between the developer, the Mineral Planning Authority and operator to agree the findings of the review.

Reason

To ensure the productive afteruse of the land and in accordance with the guidance provided by MPG7 to comply with to comply with policies DM1, DM2 & DM5 of the BD&PMS 2014.

Depth of Working

20 No extraction shall take place below 14 metres above Ordnance datum.

Reason

To control the extent of the development and to ensure the restoration levels are achievable that allows a habitat to be created that would be above groundwater levels to comply with to comply with policies DM1, & DM2 of the BD&PMS 2014.

Hours of Working

21 Except in emergencies to maintain safe quarry working (which shall be notified to the Mineral Planning Authority as soon as practicable) or unless the Mineral Planning Authority has approved otherwise in writing:-

(a) No operations, other than environmental monitoring shall be carried out at the site except between the following times:-

07:00 hours and 18:00 hours Monday to Friday; and
07:00 hours and 13:00 hours Saturdays;

(b) No operations other than environmental monitoring shall take place at the site on Sundays or public holidays.

Reason

To protect the amenities of local residents and visitors to the area to comply with to comply with policies DM1, & DM2 of the BD&PMS 2014

Dust

22 Measures shall be implemented at all times to suppress dust and to minimise the generation of dust by operations at the site. Such measures should include the damping of haul roads during periods of dry weather to prevent excessive dust being raised.

Reason

To safeguard the amenity of adjoining landowners, nature conservation and the amenity of the area to comply with policies DM1, & DM2 of the BD&PMS 2014.

Water Protection and Pollution

- 23 Any chemical, oil or fuel storage containers on the site shall be sited on an impervious surface with bund walls; the bunded areas shall be capable of containing 110% of the containers' total volume and shall enclose within their curtilage all fill and draw pipes, vents, gauges and sight glasses. There must be no drain through the bund floor or walls.

Reason

To minimise the risk of pollution of watercourses and aquifers and to accord with policies DM1, DM2 & DM3 of the BD&PMS 2014.

Management plan

- 24 The Management Plan submitted with the letter dated 12 June 2009 (approved by letter dated 15 October 2009), and any approved changes to it, shall be implemented in full for the life of the permission, including the aftercare period. The developer shall arrange for an annual review of works undertaken and planned for the coming year and for an annual meeting between the developer, the Mineral Planning Authority and operator to agree the findings of the review.

Reason

To mitigate ecological impacts of the permitted development and minimise it's visual impact on views from Puddletown Road in accordance with policies DM1, DM2 & DM5 of the BD&PMS 2014.

8.3 INFORMATIVES

Statement of Positive Involvement

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Dorset County Council, as local planning authority, takes a positive and proactive approach to development proposals focused on solutions. The Council worked with the applicant/agent in a positive and proactive manner by:
- (i) providing a pre-application advice service;
 - (ii) updating the applicant's agent of issues as they arose in the processing of the application;
 - (iii) discussing possible solutions to material concerns raised; and
 - (iv) providing the applicant with the opportunity to address issues of concern with a view to facilitating a recommendation to grant permission.

Further Information

2. Further details including application documents and the Planning Officers report can be viewed by entering the application reference given above in to the relevant search field at the following url:
www.dorsetforyou.com/ePlanning/searchPageLoad.do.