

Public Document Pack



STRATEGIC PLANNING COMMITTEE

MINUTES OF INFORMAL MEETING HELD ON MONDAY 6 SEPTEMBER 2021

Present: Cllrs Robin Cook (Chairman), Shane Bartlett, Dave Bolwell, Alex Brenton, Kelvin Clayton, Jean Dunseith, Mike Dyer, Sherry Jespersen, Mary Penfold, Belinda Ridout and David Tooke

Apologies: Cllr John Worth

Also present: Cllr David Walsh (Cabinet Member)

Officers present (for all or part of the meeting):

Philip Crowther (Legal Business Partner - Regulatory), Mike Garrity (Head of Planning), Emma MacDonald (Minerals and Waste Planning Manager), Elaine Tibble (Senior Democratic Services Officer), Trevor Badley (Lead Project Officer (Minerals & Waste)), Toneisha Williams (Monitoring and Enforcement Officer) and Robert Jefferies (Senior Planning Officer, Minerals and Waste)

19. **Election of Vice Chair for the meeting**

Proposed by Cllr Cook, seconded by Cllr Penfold.

Decision: that Cllr Jespersen be appointed Vice Chair for the duration of the meeting.

20. **Declarations of Interest**

No declarations of disclosable pecuniary interests were made at the meeting.

21. **Public Participation**

Representations by the public to the Committee on individual planning applications are attached as an appendix to these minutes.

22. **There were no urgent items.**

23. **Application No: WD/D/19/000451 - Chard Junction quarry**

The Senior Planning Officer, Minerals and Waste presented the report for consideration of planning application WD/D/19/000451 for the winning and working of sand and gravel from a new extraction area at Chard Junction Quarry. The proposal also included the provision of a haul road and the retention of the existing mineral

processing facilities. The report recommended approval of the application subject to conditions and the completion of a S106 agreement.

With the aid of a visual presentation the location plan detailing the proximity of the site to the surrounding areas, together with the site plan for the proposed development showing the county boundary was presented to the committee. A small part of the site being in the Somerset area but the majority within the Dorset boundary. The site was within an Area of Natural Beauty (ANOB) area of Dorset but not Somerset. The Senior Planning Officer, Minerals and Waste detailed a number of constraints in the area and took the committee members through the various planned phases and indicative restoration scheme.

Members were shown a number of photographs of the site area from varying angles and points including the location of the proposed haul road, it's relationship to boundaries and proximity to residential properties, including the existing processing area and the existing silt lagoons.

The Senior Planning Officer, Minerals and Waste picked up on a number of points highlighting the mitigation and compensation elements of the scheme in order to reduce the impacts to an acceptable level. In relation to archaeological conditions proposed within the report he suggested that conditions 27 and 28 be replaced by one single condition to read:

'No works shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant to, and approved by the Planning Authority. This scheme shall cover archaeological fieldwork together with post-excavation work and publication of the results.'

Although the report had not been updated to reflect the latest NPPF guidance, apart from paragraph numbering, the advice within the framework and it's main thrust was considered to be the same, dust emissions had been taken into consideration, appropriately mitigated and could be assured by planning considerations.

The committee were advised that the revised recommendation following the further update sheet issued on 3/9/21 was to be amended to include the revised archaeological recommendation.

The Monitoring and Enforcement Officer (M&W) read the written representations and Cllr Simon Christopher, Ward Councillor for Marshwood Vale also made representation.

The written representations are attached as an appendix to these minutes and Cllr Christopher's address can be found at 50:40 on the recording.

The Senior Planning Officer, Minerals and Waste responded to the points raised in the representations relating to the issue of consultation.

The Committee members were invited to ask questions of the Senior Planning Officer, Minerals and Waste.

Member questions focused around:
Conditions and proposals for restoring the site and potential landscaping,
The Health and Safety track record of the applicant,
After care management,
The balance of need against the impact on the AONB and how the application meets exceptional circumstances,
The size of the proposed bunds.

The committee debated the application.
There were concerns relating to the impact on the residents and hedgerows for the next 7-10 years, the option to reduce the hours of operation was raised, balancing the lack of other local sites producing the same aggregate together with the impact on the local economy.

On balance the committee felt that they were not convinced that the exceptional circumstances (in accordance with paragraphs 176 and 177 of the NPPF) outweighed the impact to the AONB. The need for the aggregate was not strong and not within the Dorset Council mineral plan.

It was proposed by Cllr David Tooke and seconded by Cllr David Bolwell that the application be refused on the grounds that exceptional circumstances had not been proven.

The committee adjourned from 12.12 – 12.30 in order for the Officers to put together some suitable wording for refusal of the application.

On returning the suggested reasons for refusal were read to the committee members, who agreed to delegate the final wording of the decision to the Head of Planning.

The suggested reasons for refusal were:

“The development is within the AONB where exceptional circumstances are required for development. Bearing in mind the landbank, the public interest in minimising HGV movements from other sources does not outweigh the harm identified to the AONB, contrary to paragraphs 176 and 177 of the NPPF”.

On being put to the vote the committee were minded to refuse the application.

The Head of Planning confirmed he had heard the whole of the debate and the application would be determined in line with the committee’s minded to decision.

Lunch Break 12:40 - 13:15.

24. Application Nos 3/18/3485/DCC and 3/18/3484/DCC - Beacon Hill Landfill Site

The Minerals and Waste Planning Manager introduced the two applications for Beacon Hill Landfill Site. Using a visual presentation, the committee

members were shown pictures of the site location, positioning of the 2 portacabins and advised that there would be no additional structures added to the site.

The application sought to vary 4 conditions, 12 cells had already been filled and capped with restoration soils placed. Having been mothballed in 2017, due to the shortage of waste for landfill, cell 13 was the last remaining. The application sought to extend the previous permission until 2029, in the hope that at full capacity the cell would be full in two years but with less waste coming into the site that would take longer for the remaining cell to be complete. The application also carried a 5 year after care plan.

The Minerals and Waste Planning Manager advised there was no option but to fill the final cell as it was central to the completed restoration project.

The key planning issues were highlighted together with the impact on amenity and key issues, the impacts on amenity were likely to be short lived as the cell would be filled and be restored within 2 – 4 years. Other considerations were the biodiversity and restoration plans, the visual amenity and landscape character and water resources. Conditions from the original planning permission would be carried forward along with new/amended conditions.

In concluding the presentation, members were advised that with the remaining land fill site having capacity and presenting no undue impact on the landscape or green belt, there was no material considerations which would warrant refusal of this application.

Representations received were read to the committee members, these are attached as an appendix to the minutes and Cllr Mike Barron made a statement, this can be found at 4:00:48 on the recording.

It was emphasised that this was an existing site and safeguarded in the Bournemouth, Christchurch Poole and Dorset Waste Plan, it still had a purpose and the waste would be treated to a certain extent before going to landfill.

Member Questions focused on the timescales for the completion and restoration of the site, options for alternative landfill waste to be accepted, what engineering capping involved and if there had been issues in the past with the site.

The Minerals and Waste Planning Manager advised that cell 13 stood mothballed and adjoined the restored cells. There was a requirement to pump water out of cell 13 to avoid potential problems with damage to adjoining cells. There was permanent staff on site all the time to keep an eye on and pump out as necessary. The Environmental Agency was also monitoring the site.

There had not been many complaints regarding the site since 2010 and if members did not grant planning permission then the Council would have to consider enforcing the current restoration scheme from 1995, however there were benefits from the new scheme and water management schemes.

Members considered that with this being an existing site with a liaison committee in place, the new restoration plan was better than previously granted and provision for landfill was needed.

It was proposed by Cllr Sherry Jespersen and seconded by Cllr Alex Brenton that the committee support the recommendations for both applications as laid out in the officer's report.

On being put to the vote the committee were minded to support the recommendations to grant the applications.

The Head of Planning confirmed he had heard the whole of the debate and the application would be determined in line with the committee's minded to decision.

25. Exempt Business

There was no exempt business.

26. Supplement - Update Sheet

Appendix - Representations
Appendix - Decision List

Duration of meeting: 10.00 am - 2.34 pm

Chairman

.....

This page is intentionally left blank

REPRESENTATIONS FOR STRATEGIC PLANNING COMMITTEE

MONDAY 6 SEPTEMBER 2021

Application No. WD/D/19/000451 – Chard Junction Quarry.

In objection

Rep from Albert Lampey

I am grateful for the opportunity of addressing the members directly. I live at [REDACTED] [REDACTED] which is across the valley from the proposed site

Firstly this site was not included in the draft minerals plan. The inspector was satisfied that the planned supply of aggregates was adequate to meet demand without this site being included.

Secondly this major new development in an AONB must also meet the “exceptional circumstances “ test. Dorset’s AONB team and natural England are emphatic that this test has not been met. That should be the end of the matter.

Everyone I have spoken to on this side of the valley thought this application was not being pursued.

I would like to expand on the inadequacies of the communication and consultation process but my word limit does not permit save to say that my email to Robert Jefferies of the 6th of February 2020 is not on your website and it included some important points.

In my representations of the 27th of March 2019 and the 6th of February 2020 I made the point that in the time that was allowed at that time it was not possible for me to obtain professional help in making my representations. Now at considerable expense and during the summer holiday period when many have been taking a well-deserved break we have obtained professional help which raises considerable concerns about this application. From a layman’s point of view it seems that this application is not well researched.

It is too late if the fields are dug up and then the problems are discovered.

This is a very beautiful valley and is quite rightly designated as an AONB. If this application is granted it will make a mockery of AONB status.

The previous planning officer visited us and was very surprised to see how open the new site was from this perspective.

I notice that aggregate industries are now suggesting that this application should be approved as a part of facilitating a national economic recovery. I appreciate that after this pandemic economic recovery is very important but I ask the members not to be swayed by this argument. To destroy this AONB for ever and for some decorative stone that the applicant says will only last for four and a half years is very shortsighted.

A personal note - when we bought this farm in 1999 we were also considering two other farms. We decided on this one because of its location and in particular was looking at an AONB which “would never be developed”.

I plead with you to refuse this application.

Albert Lampey

Rep from Jean Churchill

We are a dairy farm just across the railway from the applicant.

Very surprised not to of been made aware this was likely to happen! We are in an area of out standing natural beauty, go to great lengths not to disturb wild life.

The badgers in particular should not be disrupted, this will upset the balance. We are now in a 6 monthly testing area (high risk), we certainly do not want additional badgers moving in.

Grade 1 farm land is in short supply, they don't make any more!

Our local village is over stretched with traffic already, particuly at dyke hill.

Please can you give this carefull consideration.

AA & JM Churchill & Son

Rep from Mr Silvano

Dear Members, of the Strategic Committee

The Planning Officer has recommended that you grant permission. I write as a local resident who, together with many others, would be profoundly affected by the proposal and urge you **to REJECT the application.**

You will recall that this item was originally scheduled to be considered at the meeting on 12th July, but, it was deferred when it became apparent that Tatworth and Forton Parish Council had not had an opportunity to comment due to a notification problem with the original communication.

In the very limited time that was granted, following the postponement of your previous meeting, public awareness has been raised and there has been a swell of local opposition to the application resulting in strong objections from **Tatworth and Forton Parish Council, The Campaign to Protect Rural England, Jenny Kenton and Martin Wale SSDC Councillors representing the ward of Blackdown and Tatworth as well as over 830 signatures from the public objecting within a few weeks to date.**

In reviewing the officer's report for the meeting on the 6th September, we note that the recommendations, and the reasons for them, are unchanged since July, despite significant objections and other representations against the application having been received by your relevant department in the meantime.

Stop The Quarry in Dorset AONB Action Group of which I am a member, has obtained specialist professional advice from an expert on quarry design, who has

conducted a detailed technical review and scrutiny of the application and identified some fundamental problems with the proposals that are consistent with many of the concerns of local people. Even in the very short time she has had to do her work, her report confirms that opposition to this scheme is not rooted in “NIMBYISM”. Specialist lawyers have been instructed to examine the legal and public interest implications and the way that this application has been handled, especially in relation to public consultation.

The representations from these professional and legal advisers have been submitted to you and demonstrate, beyond doubt, that the ‘exceptional circumstances’ tests supporting the planning application in the AONB are not met for any of the reasons set out in the Officer’s report to Committee.

I and the local residents are determined to make our voices heard. Should the application be approved on 6th September 2021, we will seriously consider available options to challenge the decision and the process followed by the decision makers in coming to such a decision.

The quarrying operation objective is to extract aggregate for DECORATIVE PURPOSES! HOW CAN THIS JUSTIFY THE DESTRUCTION OF AN AONB??

I am pleading with you to REJECT the application as the guardians of Dorset’s countryside and heritage.

M Silvano

Rep from Edwina Boulton

Application for NEW QUARRY

With regard to the above, it seems extraordinary that, because of the County boundary, no residents of Chilson or Chilson Common, on the side of the river right opposite this proposed new quarry – and directly in its line of sight – were consulted about it. Therefore they had no opportunity to take part in the consultation process because they simply did not know about it.

On this basis, I am writing directly to you as a Committee Member as I believe you are taking part in the Meeting scheduled for 12th July.

The proposed new quarry area is huge – very much bigger than the present Chard Junction quarry and on the open face of the valley alongside the river. It will form a hugely visual scar upon the face of this beautiful valley – visible for miles around.

Also the proposed new road cuts directly across green fields to accommodate heavy traffic, causing damage to the wildlife environment.

This proposed quarry condemns the residents of Westford Cottages, Westford Park Cottages and others nearby to a life of dust, noise and the incessant roar of quarry lorries arriving and departing, from which they cannot escape.

It is injurious to the health of these people.

Is this not too high a price to pay?

This application should not be passed but should be looked at again, taking the above points into consideration, with a much wider consultation of the public in this area.

Rep from Mr & Mrs J Williams

Dear Sirs

I write to register my OBJECTION to the above proposal. I have lived here for many years, having chosen this location for the quality of life that this secluded countryside location could offer me and my family, principally being:

Good Air Quality

No noise pollution

Low levels of traffic

Outstanding countryside views

AONB – so NO major developments, my landscape would largely remain unaltered

Security

No through road – so few passing cars adding to security/peacefulness/pollution

I have invested my life savings into buying and renovating my property that prior to my purchase was left in a poor state of repair. Through my ownership, I have renovated the property and therefore contributed to the area and it was my intention to enjoy my retirement in this tranquil setting now that my working life has concluded.

My garden looks directly on to the proposed second phase of the quarry as I am located on the North boundary. As I will be able to see the excavation, I believe it will be less than 100m away from my boundary, it will have a material detrimental effect on my life. I have read the noise pollution report and would disagree that under a certain decibel it can have NOEL (No observed effect level) on me. I don't know where the 45 decibel level that the applicant has said they would keep to sits on the scale, but, I do know that the sound of HGV's, excavators and dumper trucks (beeping) are not going to mimic bird song and gentle breezes so it WILL have a material effect on my families life.

My next concern is over the air pollution, there will be a substantial increase in vehicles within the immediate vicinity, they will be operating in close quarters so there will be vehicle emissions along with the dust and pollution caused by the extraction itself.

Wildlife, one of the pleasures that I have is being able to look across the fields to see the deer, birds and geese that inhabit the area. I know that the application is entitled 'Temporary' but in this case, 'temporary' is expected to be 7 years, and how much longer before the native wildlife returns?

Finally, this will have a dramatic effect on the value of my property in the short to medium term, should the extension stick to its temporary status. Whilst I would still not support the proposal for the reasons stated, consideration should be given to homeowners and the financial effect it will have and I should be compensated accordingly as other homeowners, I am lead to believe, have already been given/promised financial incentives.

Yours Sincerely

Rep from Amanda Dunston

I am writing to object on the following points.

1.I live within 50 yds of this proposed new quarry. This will not only blight my property so that I could never move if I wanted to .

I will not be able to carry out my future plans for my property if this quarry appears . It would decrease the value so much that I wouldnt be able to afford to move either .

2.I am extremely worried as the noise and diesel fumes and constant beeping .digging ,dust pollution and the detrimental effect this will have on my health and well being,let alone my sleeping and overall peace and tranquility that i have enjoyed for 20 years .

I grow a lot of the veg for both myself and parents naturally .I also spend most of my time outdoors .I not be able to do this happily if this goes ahead ,as the noise and dust pollution will cause anxiety levels to rocket .

3.No.1 and No.2 are the only homeowners that this will effect being so close to this quarry (50 yds) as the farm and the cottages along the lane are both rented from the owners of the quarry..so as you can see this will have a vast financial impact on both no1 and no 2 . (my parents live at no1).I have had 2 meetings with the quarry about such matters .but was basically told tough luck!!..no compensation would be granted for either myself or my parents ,yet the proposed quarry can ruin the enjoyment of your home !!!and life.

4.The wildlife that surrounds us here will be compromised. One of the reasons i moved here was for the wildlife ,the other was for the peace and tranquility,and clean air .

Both of which will be lost and never regained.

5.This is a new quarry not an extention.It will not provide local jobs.It also is not the only location to quarry such materials. There are others within the area.I have spoken to employees in 2018 and they come from afar.none are local.

6.I have not even had a letter or email informing me of this meeting .and the deadline for emails to yourself .I actually heard through a 3rd party!!

My parents actually recieved a letter on the 6th july .leaving very little time to deal with matters.

7. In the meantime I am monitoring noise levels with a calibrated decibel meter.

Kind regards

Planning application WD/D19/000451

Representation from SSDC Councillors as agreed by the Chairman

Submission of objection from Jenny Kenton and Martin Wale SSDC Councillors representing the ward of Blackdown and Tatworth.

As ward members for the area (from opposing Political parties) we strongly object to the proposal. When SSDC were consulted we were not asked or in fact told about this application in May 2020. We have since visited the site and enjoyed the unspoilt Countryside of the AONB and spectacular views. To rip up miles of hedgerows and destroy habitats of species is against all policies which relate to the creation of ANOB's in 1949 which was to preserve more than just the view. ANOB's are the UK's richest grid squares for plants and mammals and those in Dorset's ANOB is particularly diverse because of its warmer climate.

Removing minerals and stones from a site not only takes out the mined items but also affects the composition of the soil. This soil cannot just be put back, it will take years to return to a useful produce producing field or return to the same land as was there before the extraction took place. This is ignoring the "sinkage" that will occur on the banked land so the area will definitely not be reinstated as it was, plus it is also ignoring the added extraction issues of noise, dust, vibrations and erosion.

The new site is a long way away from the current extraction area and in fact a new road will have to be built to carry the stones to the processing site. This is not an extension to the existing site but a new quarry! The only thing that will stay the same is the processing plant, it is far more visible than other local sites in the area and replacing farmland with a water filled pit and sloping hills is not returning the ground to what is there now.

This small rural settlement and its outlying hamlets, such as Chilson and Chilson Common will be changed forever from what is currently a farming community to a noisy stone extraction site and if the application is approved it will be against the consultation with natural England. Dorset's own AONB team and CPRE please listen to the residents that this application will affect and not the big corporation that wishes to ruin our little piece of Dorset near Somerset.

Cllr Simon Christopher to address the committee

SUPPORT

WESTFORD PARK FARM – 450 WORD COMMITTEE STATEMENT

Rep from Chris Herbert

Planning Manager - South



AGGREGATE INDUSTRIES UK LIMITED

Thank you Chair and thank you Members for providing Aggregate Industries UK Ltd with the opportunity to address you today.

The Westford Park Farm extension to Chard Junction Quarry will enable Dorset to continue to meet demand for aggregates within the West Dorset/East Somerset and Devon sub region in the most sustainable manner because it is closest to the markets it serves. All other quarries in Dorset would have to travel additional mileage to supply these markets, generating more HGV road mileage and more emissions.

With our track record at Chard Junction Quarry, we believe we have demonstrated our ability to work sites within an Area of Outstanding Natural Beauty (AONB) with minimal impacts on the environment whilst also restoring them to a high standard.

We would therefore ask that you support your officer's recommendation to approve our application as without it there will be a shortfall in minerals supply from Dorset at a critical time in the recovery of our economy, jeopardising the retention of jobs and investment in West Dorset.

Without this extension the existing quarry will close in 2021 with the potential loss of 8 directly employed jobs and upto a further 20 indirect jobs in the supply chain. In addition there will be the wider knock on effects on the local economy with the reduction in demand for local goods and services, such as hauliers and the loss of local business rates. We believe this would have a significant impact on the West Dorset economy and would lead to a short term shortfall in supply because the new sites identified in the Dorset Minerals Plan have not yet come forward and will not do so before 2025 at the earliest. Extending the life of Chard Junction Quarry will bridge this gap and enable supply to be maintained at a critical time for our economy.

We accept that there is a balance to be struck with respect to working in an AONB and as such we have put forward a comprehensive mitigation package as part of the planning application to cover the period of working including:

- extending and maintaining the award winning nature reserve at the site which is supported by the work of local volunteers;
- a contribution for a new footbridge to re-connect the local rights of way network in the area which was requested by Thorncombe Parish Council who have not objected to the planning application; and
- a financial contribution to fund enhancement works within the wider AONB.

Together these will provide significant benefits to the local community and environment and provide further reason to support this application.

WESTFORD PARK FARM – COMMITTEE STATEMENT

My name is Martin Selfe, I am the quarry operations manager at Chard Junction Quarry and I would

like to tell members about the high environmental standards to which we work at Chard Junction Quarry.

Firstly I would like to emphasise our track record at Chard Junction as we have worked this deposit for many years and are currently coming to the end of our most recent extension at Carters Close. We know the deposit and therefore we know how to design our working schemes and we know that we can deliver them. Third party objections from people who have never even visited the site have to be balanced against our years of experience and track record of working at this location.

Our restoration work has won several industry standard awards, including, most recently the 2019 Mineral Products Association Biodiversity Awards. We value the work we do with the local community to manage and enhance the local nature reserve that has been created on part of the former sand and gravel workings and we continue to work with local residents Dave Helliar and Alan Knight to deliver this.

We are a local, well established quarry which has been supplying this part of Dorset and Somerset for many years, providing a valuable source of rural jobs and providing work for local haulage companies, and others within the supply chain.

Approval of our extension will ensure that this can continue to be the case.

Chard Junction Quarry has operated within the AONB for many years with no adverse impacts. We have demonstrated our track record to work and restore sites, and the proposed extension would simply be a continuation of our existing working practices. We have already shown, repeatedly, that we can and do deliver on the ground.

I would therefore ask that you support your officer's recommendation to approve our application, as without it there will be a shortfall in minerals supply from Dorset at a critical time in the recovery of our economy, jeopardising the retention of jobs and investment in West Dorset.

XX

Reps for Beacon Hill landfill site

Objection from Roger Deacon-Smith & Patricia Ponchaud

i wish to object to the planning application **3/18/3485/DCC**

landfill is bad for the environment both locally and globally and there is no reason to add more when already poisons are underground in Corfe Mullen with methane leaking into the atmosphere (contributing to climate change), and, as the site decays, leachate spilling out and contaminating local water leaving a legacy for future generations and the county of Dorset to resolve

It will also subject the long-suffering people of corfe mullen again to:

increased traffic - already a nightmare in Old Wareham Road and with heavy lorries feeding the tip for up to 10 years this can only get worse . The additional CO fumes are known to be dangerous to life - especially to people with problems such as asthma

litter - the rubbish blown away from the site and the lorries was so bad that teams of litter pickers were out to remove it - this was ineffective and the litter should not be free to spoil (in all senses of the word) the area

noise - noise pollution is now recognised as seriously affecting health

dust - when the weather is such, the dust gets everywhere. Impossible to leave anything outside

flies - the swarms of flies meant that you couldn't leave windows open in the summer (cannot control with insecticides as proposed as this then wipes out pollenators which are already seriously endangered)

smell (cannot mask with perfumes - this just makes it worse)

contamination of gardens with obnoxious waste (including clinical waste - which *does* find its way into non-clinical waste sacks - whether it should or not) by scavenging birds

Suez has a very poor history of managing the site (including failing to meet the terms of the original contract and leaving till the eleventh hour to appeal)

There are also plans to further develop Corfe Mullen with extensive building planned to the NE of the Site. With prevailing winds being South Westerly this means the problems outlined will affect even more local folks

Solution

I would ask those responsible for the future of the County of Dorset to carefully consider the effects that adding to the landfill site will have on future generations. We already have local issues with landfill at Lodmor.

The only viable solution is to fill the remaining cell (at Suez expense) with inert material to stop any further contamination to the locality, especially as it is adjacent to a SSSI. The argument that this is expensive is futile for a company with a t/o in excess of 17 billion and which has also increased the dividend paid to its shareholders this very year when most are struggling with the effects of Covid-sars-2.

Support

The Beacon Hill Quarry Liaison Committee

Support for the application to extend the licence to landfill until January 2029. We understand it is important to complete filling of the remaining Cell 13 to stabilise and support the long term strength and structure of the site.

It was very disappointing that this work was not completed within the initial time frame, by January 1st 2019 and it is critical that this work is completed as soon as possible and absolutely no extension past January 2029 is to be considered. The residents of the immediate area have had to put up with the nuisance of the site too long already. The nuisance includes foul odours, Air pollution, streaming eyes, noise, vermin, seagulls, heavy lorries, mud and litter on the surrounding roads, water flooding off the site and general loss of value to their homes.

The site is to be restored to a state as close to the original heathland as is possible, where the plants, animals, birds and invertebrates of the heathland can thrive again, and eventually returned to public open space.

I must also point out that this is a majority view, not a unanimous opinion.

Cllr Susan Jefferies

Chairman Beacon Hill Quarry Liaison Committee

August 26th 2021

RE: Corfe Mullen Town Council written statement in response to planning applications 3/18/3484/DCC and 3/18/3485/DCC, Beacon Hill Landfill Site, Wareham Road, Corfe Mullen, Dorset, BH21 3RZ

Corfe Mullen Town Council understands the applications submitted for the Beacon Hill Quarry site are to complete the works by way of constructing a final cell, filling that cell and once complete, restoring the site to heathland in accordance with the planning requirements. The Town Council is disappointed that preparation was not commenced by the company in a timely way prior to the expiration of the previous planning permission for operations, whilst understanding the application to extend operations could not be submitted until the previous application had lapsed. This would seem to have resulted in delaying the whole process, enabled the habitat and wildlife time to re-establish closer to the proposed site of proposed activity and lead most residents to believe that the site is permanently closed.

The Town Council further understands the necessity for cell 13 to be completed and a balance must be maintained as to the impact of not completing the final stage over the impact of the works being completed. It is understood that the work to construct cell 13 cannot take place over the winter months which will delay the start of construction by 6 months, with a further build time of 6 months for the cell. Some 12 months before tipping and filling commences. The estimated time for filling the cell has been identified as approximately 2 years, were the site to be operated at c capacity fill, annually. This sees the whole project being completed in a 5 year timescale. The Town Council considers this time, although disturbing to wildlife, the habitat and the community, as far less damaging than any potential future damage of the site not being completed.

The Town Council, having considered all the options surrounding the site, and noting the application is a continuation of lapsed planning which should see the site finalised by January 2029, has resolved to support the application. However, work should commence without any further delay and the site be completed and closed as soon as possible.

SUEZ statement in support of 3/18/3485/DCC

(Annemarie Wilshaw, Senior Planning Manager, SUEZ Recycling & Recovery UK)

SUEZ has applied for permission to operate the Beacon Hill site until 2029 to allow restoration of the former quarry by landfilling to be completed.

Although the application seeks permission to operate until 2029, the remaining space is relatively small and the timescale sought allows flexibility needed for continued mothballing, preparatory engineering works to line the last part of the landfill and a period of infilling when market conditions allow. At the time the application was made in 2018, SUEZ sought a ten-year time period, but this has now in effect reduced to seven years.

No changes are proposed to the overall capacity, permitted tonnages or methods of working at the site.

There is no sustainable alternative other than to fill the final landfill cell as it is crucial to the final contours and in its unfilled state prevents surface water from draining away, creating an unacceptable deep water body adjacent to the engineered landfill.

Whilst landfill is the least desirable solution in the waste hierarchy, its continued role is acknowledged in both national and local policy for residual waste which cannot be recycled or treated. Dorset's Waste Plan was adopted less than two years ago and safeguards the remaining space at Beacon Hill landfill, recognising the environmental benefits of protecting existing local disposal capacity.

SUEZ recognise that landfills can have amenity impacts on those living closest and would ensure that the site continues to operate within the conditions of its existing planning permission and environmental permit, which together are designed to ensure impacts are appropriately mitigated. A local community liaison group was formed at the start of landfill operations and SUEZ continue to facilitate regular meetings and site visits such that any issues arising can be quickly and effectively resolved.

The location of the landfill site has necessitated careful consideration of possible effects on the adjacent designated heathland. SUEZ have worked closely with Dorset Council and Natural England officers to develop appropriate mitigation to ensure that the landfill does not have adverse effects on the integrity of the designated heathlands. The agreed mitigation measures include financial compensation for the delayed restoration of the final landfill cell, calculated in accordance with Dorset's own Biodiversity Compensation Framework.

The landfill application included minor improvements to restoration and surface water management and the proposals, together with agreed mitigation measures, are now considered likely to lead to a net positive impact on the adjacent heathland and an improvement over the previously consented restoration scheme.

The application represents the most sustainable solution for the landfill site and SUEZ therefore respectfully request that the committee resolve to approve.

This page is intentionally left blank

Strategic Planning Committee 06 September 2021 Decision List

Application No: WD/D/19/000451

Application Site: Chard Junction Quarry

Proposal: the winning and working of sand and gravel from a new extraction area at Chard Junction Quarry. The proposal also includes the provision of a haul road and the retention of the existing mineral processing facilities.

Decision: Refuse for the following reasons

Reasons for Refusal

The development is within the Dorset AONB where exceptional circumstances are required for major development. Bearing in mind the landbank for sand and gravel and the distance to alternative sources of aggregate, the public interest in minimising HGV movements from other sources and the characteristics of the gravel deposit at Chard Junction do not outweigh the harm identified to the Dorset AONB. The proposal would therefore be contrary to policy DM4 of the Bournemouth, Dorset and Poole Minerals Strategy (2014) and paragraphs 176 and 177 of the NPPF.

Application No: 3/18/3485/DCC & 3/18/3484/DCC

Application Site: Beacon Hill Landfill Site, Wareham Road, Corfe Mullen, Dorset, BH21 3RZ

Proposal 3/18/3485/DCC - Variation of conditions 1, 6, 20 and 22 of ROMP decision notice 3/11/0115 to amend the date when landfill operations and site restoration are to be complete, together with revised scheme for site restoration

Proposal 3/18/3484/DCC - Variation of condition 1 of planning permission 3/2008/0710/CPO to allow for the retention of 3 portacabins for the provision of office and welfare facilities for use in connection with completion of landfill and site restoration

Decision: Grant planning permission for application reference number **3/18/3485/DCC** subject to the completion of a legal agreement in accordance with the draft Heads of Terms (as detailed in the report) under section 106 of the Town and Country Planning Act 1990 (as amended) in a form to be agreed by the Legal Services Manager and the conditions set out below.

SCHEDULE OF CONDITIONS

1 Time limit

The development to which this permission relates shall be begun not later than the expiration of three years from the date of this permission.

Reason

This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2 Duration of the development permitted

Infilling of Cell 13, subject to this permission, shall cease on or before 1 January 2029. Final restoration operations in accordance with the approved restoration (Condition 20), shall be completed by 31 December 2029. Following completion of the approved restoration scheme, the site shall be the subject of aftercare for a period of at least five years and after the five years until the site achieves a favourable ecological condition in accordance with the Ecological Restoration Plan (October 2018) and addendum to the Ecological Restoration Plan (February 2020).

Reason

To provide for the completion and restoration of the site within an agreed timescale in the interest of the amenity and the environment having regard to policy 13 (Amenity and quality of life) and Policy 23 (Restoration) of the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

3 Notification

The operator shall notify the Waste Planning Authority in writing within one month of the date of commencement of works to enter Cell 13.

Reason:

To enable the Waste Planning Authority to control the development and monitor the site to ensure compliance with the planning permission.

4 Approved Plans and Details

Unless otherwise specified by these conditions, or otherwise agreed in writing by the Waste Planning Authority, the development shall be carried out in accordance with the Planning Statement dated November 2018. This includes:

DWG BH2/1 – Site Location Plan, October 2018

DWG BH2/2 – Site Plan, October 2018

DWG BH2/3 – Topographical Survey, October 2018

DWG BH3/1 – Proposed Modified Pre-Settlement Levels, October 2018

DWG BH3/2 – Proposed Modified Post-Settlement Levels, October 2018

DWG BH3/3 – Landscape Restoration Masterplan, September 2018

Planning Statement dated November 2018

Ecology Restoration Plan, October 2018 (Code 7 Consulting)

Ecology Condition Monitoring Plan, Code 7 Consulting October 2018 (Code 7 Consulting)

Surface Water Management Plan, September 2018 (Egniol)

Addendum to the Ecological Restoration Plan (October 2018), 17 February 2020 (Code 7 Consulting)

Assessment of Sedimentation in Upton Heath Adjacent to Beacon Hill Landfill July 2020 (SLR)

Reason:

To enable the Waste Planning Authority to control the development and to monitor the site to ensure compliance with the planning permission in accordance with the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

5 Levels and Limits of Working

An annual survey of levels shall be carried out and submitted to the Waste Planning Authority. Surveys shall be undertaken at intervals of not greater than every 12 months. Unless otherwise agreed in writing by the Waste Planning Authority, final pre-settlement landform and surface restoration elevations shall not exceed the finished restoration contours shown on submitted Plan Drawing Ref BH 3/1 'Proposed Modified Pre-Settlement Levels', October 2018.

Reason:

To ensure the proper restoration of the site which is within the South East Dorset Green Belt having particular regard to Policies 23 (Restoration, aftercare and after use) and Policy 13 (Amenity and quality of life) of the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

6 Working Programme and Phasing

Unless otherwise approved in writing by the Waste Planning Authority, infilling and restoration at the site shall be undertaken in accordance with the approved working and restoration plans (Drawings BH 3/1 to BH 3/3) and description provided in Chapter 3 of the SLR Planning Statement dated November 2018. Operations on the application site shall be carried out in accordance with the approved plans, working scheme and details and no part of the operations specified therein shall be amended or omitted without the prior written consent of the Waste Planning Authority. Within any 12 month period the volume of waste deposited at the site should not exceed 200,000 tonnes per annum without the previous approval in writing of the Mineral Planning Authority

Reason:

To ensure the site is restored within the timescales envisaged in the application in accordance with Policy 23 (Restoration, aftercare and after use) and to limit the volume of traffic in the interests of amenity, having regards to policy Policy 13 (Amenity and quality of life) of the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

7 Noise

- (a) All plant and machinery shall operate only in the permitted hours, specified in Condition 8 below, except in emergency, and shall be silenced at all times in accordance with the manufacturer's recommendations.
- (b) Except for the temporary operations specified in paragraph c, the Equivalent Continuous Noise Level, LAeq1hr free field, at the representative noise sensitive premises adjoining the quarry shall not exceed the criterion levels at the agreed representative properties as detailed in Table 13.1 of the submitted Environmental Statement (May 2012). Any measurements taken to verify compliance shall have regard to the effects of extraneous noise and shall be corrected for such effects.
- (c) For the temporary operations of soil stripping, bund formation and restoration, the LAeq level at any noise sensitive properties shall not exceed 70dB(A), expressed in the same manner as b) above. Temporary operations which exceed the normal day to day criterion as per (b) above shall be limited to a total of 8 weeks in any 12 month period to any noise sensitive property.
- (d) Noise levels shall be monitored at 3 monthly intervals at up to 5 locations to be agreed in writing with the Waste Planning Authority. The results shall include the L90 and LAeq1hr noise levels, the prevailing weather conditions and comments on the sources of noise which are controlling the noise climate. The survey periods shall be for two 15 minute samples at each location during working periods and the results shall be kept for the duration of the extraction and restoration phases of the site and made available to the Waste Planning Authority on request. If locations vary from the agreed criterion locations, the same acoustic modelling procedure shall be used to calculate the levels at the agreed locations.

- (e) Monitoring locations and frequency sampling may be varied by agreement in writing with the Waste Planning Authority and it is envisaged that less frequent sampling will be necessary if the results show consistent noise levels which are below or equal to the permitted maximum. The duration of the sample measurements shall be 15 minutes unless the result is within 2 LAeq of the relevant criterion agreed for the location, in which event a full 1 hour sample shall be taken.

In the event of any exceedance of noise limited being identified by either the operator or the Waste Planning Authority, the use of any offending plant or machinery shall be suspended and not re-commence until the precise cause of the problem has been established and addressed with appropriate mitigation measures first submitted to and approved by the Waste Planning Authority in writing.

Reason:

In the interests of the amenity of local residents having regard to Policy 13 (amenity and quality of life) of the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

8 Hours of working

Except in emergencies to maintain safe working (which shall be notified to the Waste Planning Authority as soon as practicable):

- (a) No operations, (including the transport of materials to or from the site), other than water/leachate pumping shall be carried out at the site except between 0700 and 1730 hours, Mondays to Fridays, and 0700 hours to 1300 hours on Saturdays. No operation other than essential pumping shall take place on Sundays or Bank or Public Holidays.
- (b) No operations for the formation and subsequent removal of material from environmental baffle/screening banks or bunds shall be carried out except between 0800 hours to 1700 hours, Mondays to Fridays, and 0800 to 1300 hours on Saturdays.

Reason:

To protect the amenities of local residents having regard to Policy 13 (Amenity and Quality of Life) of the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

9 Dust Suppression Measures

The operator shall provide, implement, and maintain dust suppression measures in accordance with a scheme that has been submitted to and approved by the Waste Planning Authority in writing. Such measures shall include the water spraying of access and haul roads to suppress dust in periods of prolonged dry weather and the sheeting of open vehicles carrying material to and from the site. Other measures discussed in Section 7.6.1 of the submitted Environmental Statement (May 2012) shall also be implemented. During adverse weather conditions, operations close to affected properties shall cease, in order to minimise the possibility of dust nuisance. The approved scheme shall be implemented for the duration of the development.

Reason:

To protect the amenities of local residents having regard to Policy 13 (Amenity and Quality of Life) of the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

10 Litter Generation

The operator shall provide, implement and maintain measures for the duration of the development which have first been submitted to and approved in writing by the Waste Planning Authority to control the generation of litter from the site. Such measures shall include:

- (a) Instructions to ensure incoming waste remains sheeted for as long as possible prior to emplacement;
- (b) Provision of an emergency tipping area to allow discharge of light waste within a secure litter enclosure during adverse weather;
- (c) Adequate compaction during waste emplacement;
- (d) Adequate covering of wastes following emplacement;
- (e) Minimising the extent of the active tipping area;
- (f) Adequate plant on active phases for placement compaction and covering of waste;
- (g) Ensuring the adequate supply of daily and intermediate cover material;
- (h) Instructions to ensure the full discharge of a vehicle discharging waste at the site, to prevent any waste retained in the vehicle after tipping being subsequently released; and
- (i) The closure of the site to specific or all waste types during adverse weather conditions.

Reason:

To protect the amenities of local residents having regard to Policy 13 (Amenity and Quality of Life) of the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

11 Litter Control

The operator shall provide, implement and maintain measures for the duration of the development which have been first submitted to and approved in writing by the Waste Planning Authority to prevent litter escaping the site. Such measures shall include:

- (a) regular inspections and collection of litter around the site boundary and beyond; specifically, ditches, haul roads, water courses; and
- (b) Deployment of additional temporary personnel to collect litter, as deemed necessary from inspections and monitoring.

Reason:

To protect the amenities of local residents having regard to Policy 13 (Amenity and Quality of Life) of the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

12 Access

All access to and egress from the site, including all HGV vehicles, shall be via the existing approved access onto Wareham Road.

Appropriate signs and markings shall be maintained, the details of which shall have been approved in writing by the Waste Planning Authority.

Reason:

In the interests of highway safety having regards to Policy 12 (Transport and access) of the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

13 Lorry Routing

The operator shall, through appropriate signs and briefings, make all HGV drivers accessing the site aware of the prohibition of right turns out of the site (and left turns into it) by virtue of the 7.5 tonnes weight restriction on Wareham Road, immediately to the northeast of the site access. A sign at the quarry/landfill site exit advising drivers of vehicle routes as agreed in writing with the Waste Planning Authority shall be retained for the duration of the operational life of the site.

Reason:

In the interests of highway safety having regard Policy 12 (Transport and access) and Policy 13 (Amenity and quality of life) of the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

14 Access Surface

The surfacing of the site access shall be maintained in a good state of repair and kept clean and free of mud and other debris at all times and until such time as it is no longer required for these operations. The operator shall provide, implement and maintain dirt and mud management measures as agreed in writing by the Waste Planning Authority. Such measures shall include the measures detailed in the submitted Dirt and Mud Management and Monitoring report (Document Reference Number BH/12) dated November 2007.

Reason:

In the interests of highway safety having regard Policy 12 (Transport and access) and Policy 13 (Amenity and quality of life) of the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

15 Wheel Cleaning

All reasonable steps shall be taken to ensure that all HGVs leaving the site are in such condition as not to emit dust or deposit mud, slurry or other debris on the highway. In particular (but without prejudice to the foregoing), efficient means shall be installed, maintained and employed for cleaning the wheels of all lorries leaving the site.

Reason:

In the interests of highway safety having regard Policy 12 (Transport and access) and Policy 13 (Amenity and quality of life) of the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

16 Sheeting of Vehicles

All heavy goods vehicles loaded with materials shall not arrive or leave the site unless the load has been securely sheeted to ensure that no material is spilled upon the public highway.

Reason:

In the interests of highway safety, safeguarding the local environment and amenity of local residents having regard to Policy 12 (Transport and access) and Policy 13 (Amenity and quality of life) of the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

17 Storage of Materials

All oil and/or fuel tanks shall either be double skinned tanks or be surrounded by bund walls of sufficient height and construction as to contain 110 percent of the total contents of the tanks and associated pipework in the event of a spillage. The floor and walls of the bunded area shall be impervious to both water and oil. All filling points, draw pipes, vents and sight gauges shall be located within the bunded area. The pipes shall vent downwards into the bund.

Reason:

To safeguard adjacent areas of heathland and in the interests of visual amenity having regard to Policy 13 (Amenity and quality of life), Policy 16 (Natural Resources) and Policy 18 (Biodiversity and geological interest) of the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

18 Restriction on Dewatering

No pumped discharge of water from the site shall occur without the prior written consent of the Waste Planning Authority.

Reason:

To protect the adjoining land having regard to Policy 16 (Natural Resources) and Policy 18 (Biodiversity and geological interest) of the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

19 Japanese Knotweed Management Plan

Within 3 months of the date of this permission the existing Japanese Knotweed Management plan for the site dated 12 February 2015 shall be updated as necessary and submitted to the Waste Planning Authority for its approval in writing. The approved Japanese Knotweed Management Plan must be complied with in full to ensure Japanese knotweed is eradicated and controlled throughout the development.

Reason:

To prevent the spread of Japanese knotweed and to protect the ecological value of the surrounding area with regard to Policy 18 (Biodiversity and geological interest) of the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

20 Site Restoration

Within 3 months from the date of issue of this permission, or commencement of engineering of cell 13, whichever is sooner, the site operator shall submit to the Waste Planning Authority for approval in writing an updated Ecology Restoration Plan and Ecology Condition Monitoring Plan which incorporate the approved Addendum dated 17 February 2020 into the existing approved Ecology Restoration Plan and Ecology Condition Monitoring Plan.

The site shall be restored in accordance with the details contained in Chapter 3 of the Planning Statement dated November 2018, including drawing BH 3/3 together with the updated and approved Ecology Restoration Plan and Ecology Condition Monitoring Plan, referred to above. With the exception of Cell 13, restoration work shall be completed by 31 December 2022. The restoration of cell 13 shall be completed within 12 months of the capping of the landfill cell or by 31 December 2029 at the latest.

Reason:

To ensure the site is restored within the timescales envisaged in the application having regard to Policy 23 (Restoration, aftercare and afteruse) of the Bournemouth, Christchurch, Poole and Dorset Waste Plan

21 Site Restoration Monitoring

To ensure the quantity and standard of habitats are achieved in accordance with the approved Ecological Restoration Plan and Condition Monitoring Plan (Condition 20), the site operator shall arrange for monitoring visits to take place with relevant officers of Dorset Council. These visits shall take place annually unless the Waste Planning Authority identifies a need for more regular visits. The visits shall take place throughout the duration of the restoration, continuing until the Waste Planning Authority confirms in writing that the habitats are considered to be fully developed and functioning in accordance with the Restoration Plan.

Reason:

To ensure the site is restored within the timescales envisaged in the application having regard to Policy 23 (Restoration, aftercare and afteruse) of the Bournemouth, Christchurch, Poole and Dorset Waste Plan

22 Landscaping Implementation

All planting forming part of the restoration scheme approved pursuant to Condition 20 shall be carried out in the planting season coinciding with or immediately following completion of each phase of restoration whichever is the sooner. Within five years of planting, any trees, shrubs or other plants which die, become diseased, are removed or damaged, shall be

replaced in the first available planting season with others of a similar size and species in accordance with the details of the approved scheme (unless the Waste Planning Authority gives written consent to any variations).

Reason:

In the interests of the amenity of local residents and of people using public paths within the areas adjacent to the site having particular regard to Policies 23 (Restoration, aftercare and after use) and Policy 13 (amenity and quality of life) of the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

23 Removal of Roads and Buildings

On completion of the importation of waste material, all access roads, buildings, plant and any other site facilities not essential for restoration/aftercare or for continuing landfill gas/leachate monitoring and control shall be removed or demolished and any hardstandings or foundations where these would interfere with the restoration of the site shall be removed from the site. Any hardcore or material likely to interfere with the restoration of the land shall be removed from the land prior to the final cultivation and seeding of the site.

Reason:

To ensure the proper reclamation of the site which is within the South East Dorset Green Belt and having regard to Policy 23 (Restoration, aftercare and afteruse).

24 Surface Water Management

Operation, restoration and aftercare of the site shall be carried out in accordance with the following documents:

- The Flood Risk Assessment (set out in Chapter 7 of the Planning Statement dated November 2018 (SLR Ref: 403-00079-00531)
- Surface Water Management Plan (Egniol Environmental Limited dated September 2018) and accompanying schematic drawings.
- Assessment of Sedimentation in Upton Heath Adjacent to Beacon Hill Landfill dated July 2020 (SLR), additional mitigation measures set out in section 6.2
- Drawing: Surface Water Attenuation & Infiltration Pond – Location Plan – Beacon Hill Landfill Site – Suez – October 2018 – Ref No: BCH-SWP-LOC-1018
- Report: Technical Note – Surface Water Management – Lagoon 1 Infiltration Summary – Beacon Hill Landfill Site – Egniol – Not dated – Ref No: EEL.7061.R05.001
- Email: RE: PLN18-172/173/174 - Beacon Hill Landfill site – From Annemarie Wilshaw (Suez) to Chris Osborne (DC FRM) – 21/01/2019
- Report: Geotechnical Investigation for Soakaway Lagoon – Beacon Hill Landfill Site – Egniol – Rev 4.006/06/2019) – EEL.7446.R06.004
- Drawing: Surface Water Attenuation & Infiltration Pond - Restoration Plan – Beacon Hill Landfill Site – SUEZ Ltd. – October 2018 – BCH-SWP-RP-1018

Unless otherwise agreed in writing with the Waste Planning Authority, the Surface Water Management Scheme infrastructure shall be constructed within 15 months of the date of this permission. The surface water infrastructure related to Cell 13, shall be in place with 3 months of capping and restoration of Cell 13. The operator shall notify the Waste Planning Authority in writing on completion of the construction of works, for both the main site and Cell 13. Until such time as the Waste Planning Authority is satisfied that the full surface water management scheme is in place on site, the applicant will submit for the approval in writing by the Waste Planning Authority details of surface water management measures to

accompany each ongoing phase of restoration and the development shall be carried out in accordance with the approved measures and scheme.

Reason:

In the interests of proper management of Surface Water from the site and mitigation of flood risk having regard to Policy 16 (Natural Resources) and Policy 17 (Flood Risk)

25 Surface Water Management Monitoring and Maintenance

Regular monitoring and maintenance of the surface water management system pursuant to Condition 24 should be undertaken in accordance with section 4 and 5 of the Surface Water Management Plan, September 2018. In the event that the surface water management measures prove insufficient to prevent uncontrolled surface water run-off, the site operator must submit an updated Surface Water Management Plan within 3 months of the failure of the existing measures for the approval in writing of the Waste Planning Authority. The development must then comply with the approved revised Surface Water Management Plan.

Reason:

In the interests of proper management of Surface Water from the site and mitigation of flood risk having regard to Policy 16 (Natural Resources) and Policy 17 (Flood Risk)

INFORMATIVES

Environmental Permitting

The waste operations at Beacon Hill are currently permitted under the Environmental Permitting Regulations, by the Environment Agency. The existing Permit is not time limited, but if planning permission is granted any significant changes to the existing practices will need to be reviewed and will potentially require a Variation to the existing Permit. Once the last waste deposit is made on site, there will continue to be the requirement to carry out restoration of the site and on-going maintenance of any environmental control equipment.

Legal Agreement

This consent is subject to a legal agreement under Section 106 of the Town and Country Planning Act, 1990 (as amended).

Decision: That planning permission be granted for application reference **3/18/3484/DCC** subject to the following condition.

1 Time Limit

The development subject to this permission shall cease by 01/01/2029 or until the buildings are no longer required for use in connection with the adjoining landfill site, whichever is the sooner. By the expiration of this period the buildings and hardstanding shall have been removed and the site restored to a condition which shall first have been submitted to and approved in writing by the WPA.

Reason:

The facility is required for staff involved with the operation of the adjoining landfill site.

2 Approved Plans and Details

Unless otherwise specified by these conditions, or otherwise agreed in writing by the Waste Planning Authority, the development shall be carried out in accordance with the Planning Statement dated November 2018. This includes:

- Drawing Bch-PCA-1007-01 Application boundary

Reason:

To enable the Waste Planning Authority to control the development and to monitor the site to ensure compliance with the planning permission in accordance with the Bournemouth, Christchurch, Poole and Dorset Waste Plan.

This page is intentionally left blank