

## **Planning Committee**

Thursday, 3 October 2019

**10.00 am**

Oak Room, County Buildings, Stafford

**NB.** Members are requested to ensure that their Laptops/Tablets are fully charged before the meeting.

John Tradewell  
Director of Corporate Services  
25 September 2019

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## **A G E N D A**

**Please see attached notes**

1. **Apologies**
2. **Declarations of Interest in Accordance with Standing Order No. 16**
3. **Minutes of the meeting held on 6 June 2019** (Pages 3 - 6)
4. **Applications for Permission**  
  
Reports of the Director for Economy, Infrastructure and Skills
  - a) Seisdon Sand Quarry, Ebstree Road, Seisdon SS.19/02/627 M (Pages 7 - 22)  
  
JPE Holdings Ltd's application to vary conditions 3, 8 and 11 of planning permission SS.18/08/627 M relating to an extension of time for working operations to 30 November 2019 so as to allow: 1) the continued export of stockpiled sand and gravel; and 2) the import of restoration materials subject to the prior approval of the Mineral Planning Authority.
  - b) Shire Oak Quarry, Chester Road, Shire Oak L.19/05/809 MW (Pages 23 - 40)  
  
JPE Aggregates Ltd's application not to comply with (to vary) conditions 18 and 29 of planning permission L.16/05/809 MW to facilitate a topsoil blending and export operation through the importation of BSI PAS 100 compost.
5. **Decisions taken under Delegated Powers** (Pages 41 - 52)
6. **Exclusion of the public**

The Chairman to move:-

“That the public be excluded from the meeting for the following items of business which involve the likely disclosure of exempt information as defined in the paragraphs of Part 1 of Schedule 12A (as amended) of the Local Government Act 1972 indicated below”.

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**Part Two**

(All reports in this section are exempt)

Nil

<b>Membership</b>	
David Brookes	Trevor Johnson
Ron Clarke	Kyle Robinson
Alan Dudson	Paul Snape
Keith James	Mike Worthington
David Smith (Vice-Chairman)	Bob Spencer
Ben Adams	Ian Lawson
John Cooper	Jeremy Oates
Julia Jessel (Chairman)	

**Note for Members of the Press and Public**

**Filming of Meetings**

The Open (public) section of this meeting may be filmed for live or later broadcasting or other use, and, if you are at the meeting, you may be filmed, and are deemed to have agreed to being filmed and to the use of the recording for broadcast and/or other purposes.

**Recording by Press and Public**

Recording (including by the use of social media) by the Press and Public is permitted from the public seating area provided it does not, in the opinion of the chairman, disrupt the meeting.

## Planning Committee Agenda Notes

### Note 1

The County Council has in place a scheme to allow Public Speaking at meetings, whereby representations may be made direct to the Planning Committee on these items.

The County Council's rules governing this facility are contained in the Protocol on Making Representations Direct to the Planning Committee which can be found on the Staffordshire Web [www.staffordshire.gov.uk](http://www.staffordshire.gov.uk) (click on "Environment" click on the shortcut to the "Planning" click on "Planning Committee" and then click on "Planning Committee – Public Speaking Protocol"). Alternatively, a copy of the Protocol may be obtained by contacting Member and Democratic Services on 01785 276901 or emailing [desu@staffordshire.gov.uk](mailto:desu@staffordshire.gov.uk)

Parties wishing to make oral representations must submit their request to Member and Democratic Services either by emailing [desu@staffordshire.gov.uk](mailto:desu@staffordshire.gov.uk), or by telephoning 01785 276901 **before 5.00 pm on the Monday preceding the date of the Planning Committee meeting (or the Friday preceding if the Monday is a Bank Holiday).**

### Note 2

#### **Staffordshire County Council Policy on Requests for the Deferral of the Determination of Planning Applications**

1. The County Council will on receipt of a written request for the deferral of the determination of a planning application prior to its consideration by the Planning Committee accede to that request only where the following criteria are met:-
  - (a) the request is received in writing no later than 12.00 noon on the day before the Committee meeting; and
  - (b) the basis for the deferral request and all supporting information is set out in full (requests for extensions of time to enable the applicant to submit further information in support of the deferral will not be accepted); and
  - (c) the deferral request will not lead to the determination of the application being delayed beyond the next suitable Planning Committee

The only exception will be where the request proposes a significant amendment to the applications. An outline of the nature of the intended amendment and an explanation of the reasons for making it must be submitted with the deferral request. The full details of the amendment must be submitted within 28 days of the request being accepted by the Committee, failing which the Committee reserve the right to determine the application on the basis of the original submission as it stood before the applicant's request was made.

2. Under no circumstances will the County Council accept a second request for deferral of an application.
3. The County Council will not object to applicants formally withdrawing applications before they are determined whether they are applications being considered for the first time or following an accepted deferral request.

### **Note 3**

#### **Policy for Committee Site Visits**

1. Committee Site Visits should only take place where:-
  - (a) The visual verbal and written material is insufficient to convey a clear impression of the impacts and affects on the site and its surroundings.
  - (b) Specific impacts/effects such as landscape, visual amenity, highways and proximity to properties need to be inspected because of the site's location, topography and/or relationship with other sites/facilities which cannot be addressed in text form.
  - (c) The proposals raise new or novel issues on site which need to be inspected.
2. Site visits should not be undertaken simply at the request of the applicant, objectors or other interested parties whether expressed in writing or during public speaking.
3. No site should be revisited within a period of two years since the last visit unless there are exceptional circumstances or changes since the last site visit.
4. The arrangement and conduct of all visits should be in accordance with the Committee's Site Visit Protocol, a copy of which can be found on the Staffordshire Web which was referred to earlier.

**Minutes of the Planning Committee Meeting held on 6 June 2019**

Present: Julia Jessel (Chairman)

**Attendance**

Ron Clarke	Trevor Johnson
Alan Dudson	Kyle Robinson
David Smith (Vice-Chairman)	Paul Snape
Ben Adams	Mike Worthington
John Cooper	Ian Lawson

**Apologies:** David Brookes, Keith James, Alastair Little and Bob Spencer

**PART ONE**

**40. Apologies**

The Chairman welcomed new members onto the Committee and expressed thanks to Mr Smith for his work Chairing the Planning Committee since May 2017.

The Chairman informed the Committee that former County Councillor and Chairman of the Planning Committee, Tim Corbett had recently passed away. The Chairman invited members to stand in silence in Mr Corbett's memory.

**41. Declarations of Interest in Accordance with Standing Order No. 16**

There were no Declarations of Interest on this occasion.

**42. Minutes of the meeting held on 7 March 2019**

**RESOLVED** – That the minutes of the meeting held on 7 March 2019 be confirmed and signed by the Chairman.

**43. Appointment of Members to the Countryside and Rights of Way Panel**

**RESOLVED** – That:

(a) Julia Jessel, Paul Snape, David Brookes, Mike Worthington and Alan Dudson be appointed to the Countryside and Rights of Ways Panel for 2019/20.

(b) Keith James, David Smith, Ian Lawson, Kyle Robinson and Ron Clarke be appointed to the Countryside and Rights of Ways Panel as Substitutes for 2019/20.

(c) Mrs J. Jessel be appointed as Chairman of the Panel for 2019/20.

#### **44. Review of the County Council's Statement of Community Involvement**

The Committee were presented with a report on behalf of the Director for Economy, Infrastructure and Skills to inform them of the proposed revisions to the County Council's current Statement of Community Involvement, and the intention to consult the public on the revised document.

**RESOLVED** - That the Planning Committee welcomed the Revised Statement of Community Involvement: to keep it up-to-date; to ensure effective community involvement at all stages of the planning process; and, to provide an opportunity for comments to be made prior to adoption.

#### **45. Planning, Policy and Development Control - Annual Performance Report 2018/19**

The Committee received a report on behalf of the Director for Economy, Infrastructure and Skills on the planning development control and planning policy making performance over the period 1 April 2018 to 31 March 2019.

The Committee were presented with detailed performance against various categories of application and the respective targets. The Committee noted the performance with policy-making; the development control performance against various categories of application and the respective national and local targets; the income from applications and per-application advice; and the adjustments made to the Planning, Policy and Development team.

The Committee praised the performance detailed in the report, highlighting the recent staffing reductions. The Committee sought assurances that there was enough staff to maintain performance.

**RESOLVED** – That the report be noted.

#### **46. Decisions taken under Delegated Powers**

The Committee considered the 'County Matters' and consultations with Staffordshire County Council dealt with by the Director for Economy, Infrastructure and Skills under delegated powers.

**RESOLVED** – That the report be noted.

#### **47. Exclusion of the public**

**RESOLVED** – That the public be excluded from the meeting for the following items of business which involve the likely disclosure of exempt information as defined in the paragraphs of Part 1 of Schedule 12A (as amended) of the Local Government Act 1972 indicated below.

**48. Planning Regulation - Performance and Delegated Decisions Report**

The Committee were informed of the work and performance of the Planning Regulation Team including details of notices served since 1<sup>st</sup> April 2018.

**RESOLVED** – That the report be noted.

**Chairman**



<b>Local Member</b>	
Mrs. V. Wilson	Kinver

**Planning Committee      3 October 2019**

**Minerals County Matter**

**Application No (District):**      [SS.19/02/627 M.](#) (South Staffordshire)

**Applicant:**      JPE Holdings Limited

**Description**      Application to vary (not comply with) conditions 3, 8 and 11 of planning permission SS.18/08/627 M relating to an extension of time for working operations to 30 November 2019 to allow: 1) the continued export of stockpiled sand and gravel; and, 2) the import of restoration materials subject to the prior approval of the Mineral Planning Authority

**Location:**      Seisdon Quarry, Ebstree Road, Seisdon

**Date Received:**      31 July 2019

**Background/ Introduction**

1. Seisdon Quarry has operated since the late 1940s (originally as three separate quarries) and was acquired by the applicant in 2014.
2. In July 2016, planning permission was granted for the continued winning and working of the remaining sand and gravel mineral reserve and import of restoration materials, enabling the restoration of Seisdon Quarry (ref: [SS.15/13/627 M](#)). This permission required that working operations, including the export of mineral and the import of restoration materials, should cease no later than 31 December 2018, with final restoration being achieved by 31 December 2019.
3. In April 2019, planning permission was granted for an extension of time for working operations and the import of restoration materials to 31 July 2019; and to amend the approved Restoration Concept Plan (ref: [SS.18/08/627 M](#)). This extension of time was intended to allow the remaining permitted reserve of sand and gravel to be extracted and exported (up to 100,000 tonnes) as well as additional inert wastes (up to 35,000 tonnes) to be brought into the quarry for restoration purposes.
4. Mineral extraction and the import of waste for use in the restoration of the quarry has now ceased but there remain stockpiles of sand and gravel which the applicant seeks to export for sale. Consequently, the current application was submitted and the applicant continues to export mineral from the stockpiles.

## Summary of Proposals

5. The application is accompanied by:
  - Letter from Crestwood Environmental Ltd. dated 31 July 2019
  - Location Plan (Dwg no CE-SD0609-DW01 - FINAL)
  - Updated Illustrative Mineral Working and Remediation Plan - June/July 2019 (Dwg no CE-SD0609-DW31 - FINAL)
6. It is proposed by the applicant that the following conditions attached to the current permission SS.18/08/627 M, be varied so that they state the following (changes highlighted in **bold**):
  - Condition 3 – The 'working operations' and the 'import of restoration materials' shall cease no later than **30 November 2019**, hereafter referred to as 'the cessation date' and final restoration shall be completed no later than 31 December 2019 'the final restoration date' and thereafter subject to 5 years aftercare in accordance with the approved Restoration and Aftercare Scheme (Condition 29). Final restoration shall include placement of soils to the approved landform (ref. "Revised restoration concept and land use plan" (Dwg No CE-SD0609-DW09 C)) and the removal of all buildings, structures, plant, machinery, equipment, security fencing, internal roads, roadways and hardstanding areas unless they are required in accordance with the approved Restoration and Aftercare Scheme (Conditions 28 to 30).
  - Condition 8 - No more than 100,000 tonnes of sand and gravel shall be exported from the Site between 1 January 2019 to **30 November 2019**.
  - Condition 11 – The 'restoration material' to be imported between 1 January 2019 to 31 July 2019 shall not exceed 35,000 tonnes of inert and uncontaminated imported materials comprising, soils, subsoils, clays and construction demolition wastes. There shall be no deposition of biodegradable, liquid, odorous or putrescible material including paper, cardboard, timber, plasterboard or related products nor any potentially polluting materials. **Should, following processing of imported material or upon placement of restoration material any deficit in material types which impinges upon achieving restoration as approved (Condition 28 and 29) be identified, in subsequent progress/ aftercare reports (Conditions 31 and 29), remedial measures (which may include use of additional suitable restoration materials) shall be submitted for approval to the Mineral Planning Authority. The scheme shall be implemented as approved thereafter.**
7. While mineral extraction has now ceased, there remain stockpiles of extracted and processed mineral which the applicant intends to export for sale. At the time of submitting the application, it was estimated that the amount of mineral in stock was 25,000 tonnes which, based on exporting the mineral at a reduced rate of 6,000 tonnes per month, would mean that exports of stockpiled mineral would be completed by the end of November 2019.
8. When permission was granted to extend the period of working operations earlier this

year, the amount of mineral to be exported was restricted by planning condition to 100,000 tonnes. No change is proposed to this amount, but more time is required to export the mineral.

9. The import of inert wastes and soils for restoration purposes has now ceased but the applicant proposes that the permission allows scope for further imports should future progress or aftercare reports identify a shortfall in restoration material. The applicant's proposed condition would require that the detail of any additional import of restoration material is to be agreed with the Mineral Planning Authority beforehand.

### **The Applicant's Case**

10. The applicant considers that the proposed development is providing for the recovery of permitted mineral reserves and continuity of supply while complying with the required restoration timescale. Existing environmental controls will be retained, there are no additional operations over and above the consented situation and associated projected vehicle movements, would be materially lower than previously consented, sustainable to the locality and local highways network.

### **Relevant Planning History**

11. The relevant planning history is as follows:
  - a) [SS.15/13/627 M](#) dated 28 July 2016 – planning permission to consolidate the previous planning permissions for Seisdon Quarry, allowing for the continued winning and working of the remaining sand and gravel mineral reserve and import of restoration materials, enabling the restoration of Seisdon Quarry by 31 December 2018. Note: Condition 3 of this permission requires that final restoration should be achieved by 31 December 2019. The planning permission is also subject a Section 106 legal agreement dated 28 July 2016 including obligations relating to vehicle routes, extended aftercare for the quarry when restored and contributions for highway maintenance.
  - b) [SS.15/13/627 M D1](#) dated 5 June 2017 - approved details in compliance with conditions 17 (Wheel Wash), 19 (Noise Monitoring), 20 (Dust Monitoring), 26 (Invasive Species Method Statement), 27, 28, 29 (Ecology Method Statement) and 32 (Restoration and Aftercare Scheme) related to planning permission SS.15/13/627 M.
  - c) [SS.15/13/627 M D2](#) dated 31 March 2017 - approved details in compliance with condition 33 of planning permission SS.15/13/627 M relating to a 6-monthly progress report (first review).
  - d) [SS.15/13/627 M D3](#) dated 28 September 2017 - approved details in compliance with condition 33 of planning permission SS.15/13/627 M relating to a 6-monthly progress report (second review).
  - e) [SS.15/13/627 M D4](#) dated 6 April 2018 - approved details in compliance with condition 33 of planning permission SS.15/13/627 M relating to a 6-monthly progress report (third review).

- f) [SS.15/13/627 M D5](#) dated 10 October 2018 - approved details in compliance with condition 33 of planning permission SS.15/13/627 M relating to a 6-month progress report (fourth review).
- g) [SS.15/13/627 M NMA1](#) dated 10 October 2018 - approved non-material amendment relating to condition 11 of planning permission SS.15/13/627 M.
- h) [SS.18/08/627 M](#) dated 8 April 2019 – planning permission to vary conditions 3, 12 and 31 of planning permission SS.15/13/627 M relating to an extension of time for working operations and the import of restoration materials to 31 July 2019; and to amend the approved Restoration Concept Plan.
- i) [SS.15/13/627 M D6](#) dated 9 August 2019 - approved details in compliance with condition 33 of planning permission SS.15/13/627 M relating to a 6-month progress report (fifth review).
- j) [SS.18/08/627 M D1](#) dated 3 July 2019 – approved details in compliance with condition 30 of planning permission SS.18/08/627 M relating to submission of revised shoreline plan.
- k) [SS.18/08/627 M D2](#) received 30 July 2019 - submission of details in compliance with condition 31 of planning permission SS.18/08/627 M relating to a progress report (for the period January to June 2019) (not yet determined)

## **Environmental Impact Assessment (EIA)**

- 15. As the proposed development falls within the applicable thresholds and criteria for screening for EIA development (ref. Schedules 1 and 2 to the [Town and Country Planning \(Environmental Impact Assessment\) Regulations 2017](#)), the County Council has issued a “Screening Opinion” which concluded that the proposed development is not EIA development and therefore the planning application need not be accompanied by an Environmental Statement (ref: [SCE.315/SS.19/02/627 M](#) dated 6 September 2019).

## **Findings of Consultations**

### **Internal**

- 16. **Environmental Advice Team (EAT)** – no objections.
- 17. **Planning Regulation Team** – confirmed that they sought legal advice regarding a breach of planning control when working operations at the quarry continued beyond 31 July 2019. The legal advice was that it would not be expedient to undertake formal enforcement action for continued operational activity until the planning application had been determined. This situation will be reviewed when the outcome of the planning application is known.
- 18. **Highways Development Control** (on behalf of the Highways Authority) – no response.
- 19. **South Staffordshire District Council (Environmental Health Officer)** - no adverse comments.

20. **South Staffordshire District Council (Planning)** – no response.
21. **Seisdon and Trysull Parish Council** - object. The Council are concerned about another request for an extension of time and whether this will compromise the date for completion of restoration works. There is also concern about the continuing impact of HGVs on the local highway and the refusal of the operator to engage in any further liaison meetings. In particular, the Parish Council require that if the County Council is minded to permit the proposed extension of time, then HGV movements through the village should be prohibited with the imposition of penalties for any infringement.
22. **Lower Penn Parish Council** – object on grounds of the impact of HGVs from the quarry affecting the local highway network and residential amenity.
23. **Shropshire Council/ City of Wolverhampton Council** – no responses.
24. **Environment Agency** - no objection and commented that the site was visited by the Agency in April this year, when it was assessed that there were no adverse issues regarding the operation of the site.

## **Publicity and Representations**

Site notice: YES      Press notice: YES

25. 156 neighbour notification letters were sent out and 11 representations have been received. The representations raised can be summarised as follows:
- Objections are based on the continuation of HGV movements in terms of:
    - damage to the local highway;
    - risking the safety of other users including cyclists, horse riders and pedestrians;
    - mud/ debris being deposited onto the public highway; and
    - HGVs found not complying with agreed routes.
  - Concerns about compliance with the agreed completion date for restoration (e.g. why can't the stockpiles be retained and included as part of the restoration of the quarry?).

## **The development plan policies and proposals relevant to this decision**

26. Refer to [Appendix 1](#) for the development plan policies and proposals, and the other material planning considerations, relevant to this decision.

## **Observations**

27. This is an application to vary (not comply with) conditions 3, 8 and 11 of planning permission SS.18/08/627 M relating to an extension of time for working operations to 30 November 2019 to allow: 1) the continued export of stockpiled sand and gravel; and, 2) the import of restoration materials subject to the prior approval of the Mineral

Planning Authority at Seisdon Quarry, Ebstree Road, Seisdon.

28. Having given careful consideration to the application and supporting information, including the information subsequently received, the consultation responses and the representations received the relevant development plan policies and the other material considerations, referred to above, the key issues are considered to be:
- Restoration progress and removal of remaining stockpiled mineral
  - Highways impact.

### **Restoration progress and removal of remaining stockpiled mineral**

29. Condition 3 of permission SS.18/08/627 M requires that restoration works (i.e. creation of final landform and placement of soils) are completed by 31 December 2019. The reason for this condition is to secure the restoration of the quarry to a beneficial after use at the earliest opportunity which is a requirement of national planning policy (refer to paragraph 205 (e) of the National Planning Policy Framework (NPPF)) and an aim of local minerals planning policy (refer to strategic objective 4 and policy 6 of the Minerals Local Plan).
30. When the current operator submitted their initial proposals in 2015 to extract remaining sand and gravel reserves in the quarry, permission was granted subject to conditions which required the quarry operator to regularly review the progress of restoration works (involving the submission of progress reports for the approval of the Mineral Planning Authority) so that if there were any problems with progress, mitigation measures could be efficiently agreed. Previously approved progress reports submitted by the operator have not indicated significant issues that would cause delay to achieving restoration of the quarry by the end of this year and the latest report on progress up to June 2019 (ref: SS.18/08/627 M D2) confirms that “whilst areas of regrading and soil placement are still required, the site can be managed to work towards the approved restoration date of 31 December 2019” (also refer to Plan 2 attached to this report showing the extent of remaining restoration works to be undertaken).
31. The latest progress report highlights the issue of remaining saleable stockpiled mineral and indicates the preference of the operator for this mineral which has been largely processed, to be removed from the quarry for sale. This would accord with national policy that endorses that great weight should be given to the benefits of mineral extraction (refer to paragraph 205 of the NPPF); and policy 1 of the Minerals Local Plan that makes provision for sand and gravel. If permission is granted to allow removal of this mineral, the applicant anticipates that the total amount of mineral exported from the quarry since the beginning of this year would still be less than 100,000 tonnes which was the maximum amount allowed for export during 2019 (refer to condition 8 of permission SS.18/08/627 M).
32. The removal of stockpiles is necessary so that the quarry can be restored and although the mineral within the stockpiles could be retained on site, there would be no benefit to achieving the approved restoration landform. Furthermore, it is considered that the proposed export of stockpiled material should not adversely affect the timescale for reinstating the land presently occupied by the stockpiles. The applicant’s latest progress report indicates that 90% of the quarry is either restored or in the process of being restored. The area of the stockpiles is a small proportion of

the quarry.

33. Representations received from residents indicate continued concerns about ensuring that the approved restoration scheme is achieved in accordance with the permitted timescale. The quarry operator is required under the terms of a section 106 legal agreement to hold at least one meeting a year of the site's liaison committee and the applicant's agent has confirmed that arrangements are being made for a site liaison meeting during October so that residents can be updated on progress. It is anticipated that at that meeting the applicant can liaise accordingly on additional meetings up to Christmas or in the new year. Furthermore, the applicant will be required to report on the progress of restoration works achieved by the end of 2019 which is a requirement of the existing permission.
34. Conclusion: Having regard to the policies, guidance, material considerations, comments from consultees and representations received, it is reasonable to conclude that the proposed removal of stockpiled material would enable greater recovery of permitted reserves and avoid sterilising mineral that can be usefully sold as construction aggregate. Furthermore, it is considered that the proposal does not hinder approved restoration works that are required to be completed by the end of the year.

### **Highways Impact**

35. A key concern of residents is the continuing impact of lorries on the local highway. National planning policy states: "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe" (refer to paragraph 109 of the NPPF). Mineral planning authorities should also consider the cumulative effect of multiple impacts from individual sites (refer to paragraph 205 e) of the NPPF). Policy 4 of the Minerals Local Plan sets out how impacts including traffic on the highway network associated with mineral development proposals should be assessed with the aim of preventing or minimising impacts.
36. The proposed remaining export does involve the continuation of lorry movements associated with the quarry for a longer period, but it is intended that lorry movements would be reduced compared with previous volumes of traffic during the past year. The current planning permission required that the daily maximum of 110 lorry movements per full working day is not exceeded. The applicant's proposal is to remove the remaining stocks based on 6,000 tonnes per month which equates to an average of 15 loads (30 lorry movements) per full working day. It is recommended that a daily maximum of 50 loads and a daily average of 30 movements over the remaining period of time be imposed by condition.
37. If permission is to be granted, Seisdon and Trysull Parish Council have recommended that an additional restriction is imposed to prevent lorries turning left out of the quarry and passing through the village. The short-term export of remaining mineral should not involve any loads from the quarry passing through the village as the destination of the loads is now all in Wolverhampton. Given the proposed timescale for the export and the destination for lorry movements, it is considered that a modification of the current section 106 legal agreement (which already limits traffic through the village) relating to HGV routes does not meet the statutory tests in [regulation 122](#) of the Community Infrastructure Levy Regulations 2010 and is not necessary to make the development acceptable in planning terms.

38. Regarding the proposed amendment of condition 11 which seeks to retain opportunity for additional restoration material to be brought into the quarry, there is no current justification for additional material to be imported and the County Ecologist has commented that use of imported material would compromise habitat creation on species-rich grassland and acid grassland areas. Should a need for additional soils to achieve approved restoration requirements become apparent through ongoing site monitoring, however, it is accepted that measures to mitigate such a shortfall would need to be agreed with the Mineral Planning Authority. If it was agreed necessary to import additional restoration material, it should be on the basis that any importation is short term, the minimum necessary to mitigate the demonstrated shortfall, and that details in terms of the number of loads, lorry routes, and timescale for lorry movements are subject to the prior agreement of the Mineral Planning Authority.
39. Conclusion: Having regard to the policies, guidance, material considerations, application and supporting information, comments from consultees and representations received, referred to above, it is reasonable to conclude that there would not be any unacceptable adverse impact in terms traffic on the highway network public highway subject to variation of condition 11 so that there would be strict control on any additional importation of restoration material. Furthermore, it is recommended that the limits on HGV movements are amended to account for the reduced level of traffic associated with the removal of stockpiles over the remaining period of time.

### Overall Conclusion

40. Overall, as an exercise of judgement, taking the relevant development plan policies as a whole and having given consideration to application, the supporting information, the consultation responses, the representations and the other material considerations, referred to above, it is reasonable to conclude that while the Mineral Planning Authority does not condone development taking place prior to planning permission being granted, in this case the development is considered acceptable and should be permitted subject to conditions.

### Recommendation

41. **Permit** the Application to vary (not comply with) conditions 3, 8 and 11 of planning permission SS.18/08/627 M relating to an extension of time for working operations to 30 November 2019 to allow: 1) the continued export of stockpiled sand and gravel; and, 2) the import of restoration materials subject to the prior approval of the Mineral Planning Authority, subject to the conditions of the current planning permission (SS.15/13/627 M) **varied and updated as highlighted in bold**, recommended below.

The conditions of the current planning permission with **variations and updates highlighted in bold**:

1. To define the permission in accordance with the approved documents and plans accompanying the current application.
3. **No working operations shall take place other than the processing and export of existing stockpiled mineral and in any event export of mineral shall cease no later than 30 November 2019**, hereafter referred to as 'the cessation date' and final restoration shall be completed no later than 31 December 2019 'the final

restoration date' and thereafter subject to 5 years aftercare in accordance with the approved Restoration and Aftercare Scheme (Condition 29). Final restoration shall include placement of soils to the approved landform (ref. "Revised restoration concept and land use plan" (Dwg No CE-SD0609-DW09 C)) and the removal of all buildings, structures, plant, machinery, equipment, security fencing, internal roads, roadways and hardstanding areas unless they are required in accordance with the approved Restoration and Aftercare Scheme (Conditions 28 to 30).

**4. Written notification shall be given to the Mineral Planning Authority within 14 days of the following dates:**

- a) The date of the cessation of the export of stockpiled mineral;**
- b) The date when the permitted final landform, including the final placement of soils has been achieved.**

**8. No more than 100,000 tonnes of sand and gravel shall be exported from the Site between 1 January 2019 to 30 November 2019.**

**11. No 'restoration material' shall be imported onto the Site unless previously agreed in writing by the Mineral Planning Authority. The justification for such material shall be submitted as part of a Progress or Aftercare Report ('the Report') (Conditions 31 and 29). The Report shall include but may not be limited to the following information:**

- a) the quantity and quality of the required restoration material;**
- b) the intended use(s);**
- c) the number of loads to be delivered;**
- d) the lorry routes to be used; and**
- e) the timescale for lorry movements.**

**No importation of restoration material shall be carried out after the date of this planning permission other than in accordance with the arrangements in the approved Report and only used for the approved purpose.**

Note: If it is agreed necessary to import additional restoration material, it should be on the basis that any importation is short term and the minimum necessary to mitigate the demonstrated shortfall in restoration material.

**15. The number of HGV movements to and from the Site shall not exceed:**

- a) A daily maximum of 50 movements (25 in and 25 out) Monday to Friday and 24 movements (12 in and 12 out) on Saturdays; and,**
- b) A daily average of 30 movements (15 in and 15 out) per full working day calculated to the 30 November 2019.**

**30. The revised shoreline of the lake to form wetland habitat shall be formed in accordance with the approved details (ref: [SS.18/08/627 M D1](#)).**

31. No later than **31 January 2020**, a detailed Progress Report shall be submitted for the written approval of the Mineral Planning Authority.

**In order that progress of the ‘working operations’ and ‘restoration operations’ can be monitored against the final approved landform (restoration contours, gradients and levels), the Progress Report shall include:**

- a) **A topographical survey showing the extent of the areas restored and ground levels: and**
- b) **The quantity of mineral (including secondary or recycled materials) exported.**

Revised note: For the purposes of this permission the term ‘working operations’ shall mean any operations associated with the processing and export of existing stockpiled mineral.

Case Officer: Matthew Griffin - Tel: (01785) 277275 email: <a href="mailto:mat.griffin@staffordshire.gov.uk">mat.griffin@staffordshire.gov.uk</a>
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<i>A list of background papers for this report is available on request and for public inspection at the offices of Staffordshire County Council, 1 Staffordshire Place, Stafford during normal office hours Monday to Thursday (8.30 am – 5.00 pm); Friday (8.30 am – 4.30 pm).</i>
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## **Appendix 1 The development plan policies and proposals, and the other material planning considerations, relevant to this decision**

### **The development plan policies and proposals**

#### [Staffordshire and Stoke on Trent Minerals Local Plan \(2015 - 2030\)](#)

(adopted 16 February 2017)

- Policy 1: Provision for Sand and Gravel
- Policy 3: Safeguarding Minerals of Local and National Importance and Important Infrastructure
- Policy 4: Minimising the impact of mineral development
- Policy 6: Restoration of Mineral Sites

A [partial review of the Minerals Local Plan for Staffordshire](#) to check conformity with the revised National Planning Policy Framework took place in February 2019. The review concluded that the policies in the Minerals Local Plan conform with the revised NPPF and therefore they continue to carry weight in the determination of planning applications for mineral development.

#### [Staffordshire and Stoke on Trent Joint Waste Local Plan \(2010 – 2026\)](#)

(adopted 22 March 2013):

- Policy 1: Waste as a resource
  - Policy 1.1 General principles
  - Policy 1.3 Construction, demolition and excavation waste
  - Policy 1.6 Landfill or landraise

- Policy 4: Sustainable design and protection and improvement of environmental quality
  - Policy 4.1 Sustainable design
  - Policy 4.2 Protection of environmental quality

A [5-year review of the Waste Local Plan](#), completed in December 2018, has concluded that there is no need to update the plan policies and therefore they continue to carry weight in the determination of planning applications for waste development.

[The South Staffordshire Core Strategy](#) (adopted 11 December 2012):

- Core Policy 2: Protecting and Enhancing the Natural and Historic Environment
  - Policy EQ1: Protecting, Expanding and Enhancing Natural Assets
  - Policy EQ4: Protecting and Enhancing the Character and Appearance of the Landscape
- Core Policy 3: Sustainable Development and Climate Change
  - Policy EQ9: Protecting Residential Amenity
- Core Policy 4: Promoting High Quality Design
  - Policy EQ11: Wider Design Considerations
  - Policy EQ12: Landscaping

[South Staffordshire Site Allocations document](#) (SAD) (adopted on 11 September 2018)

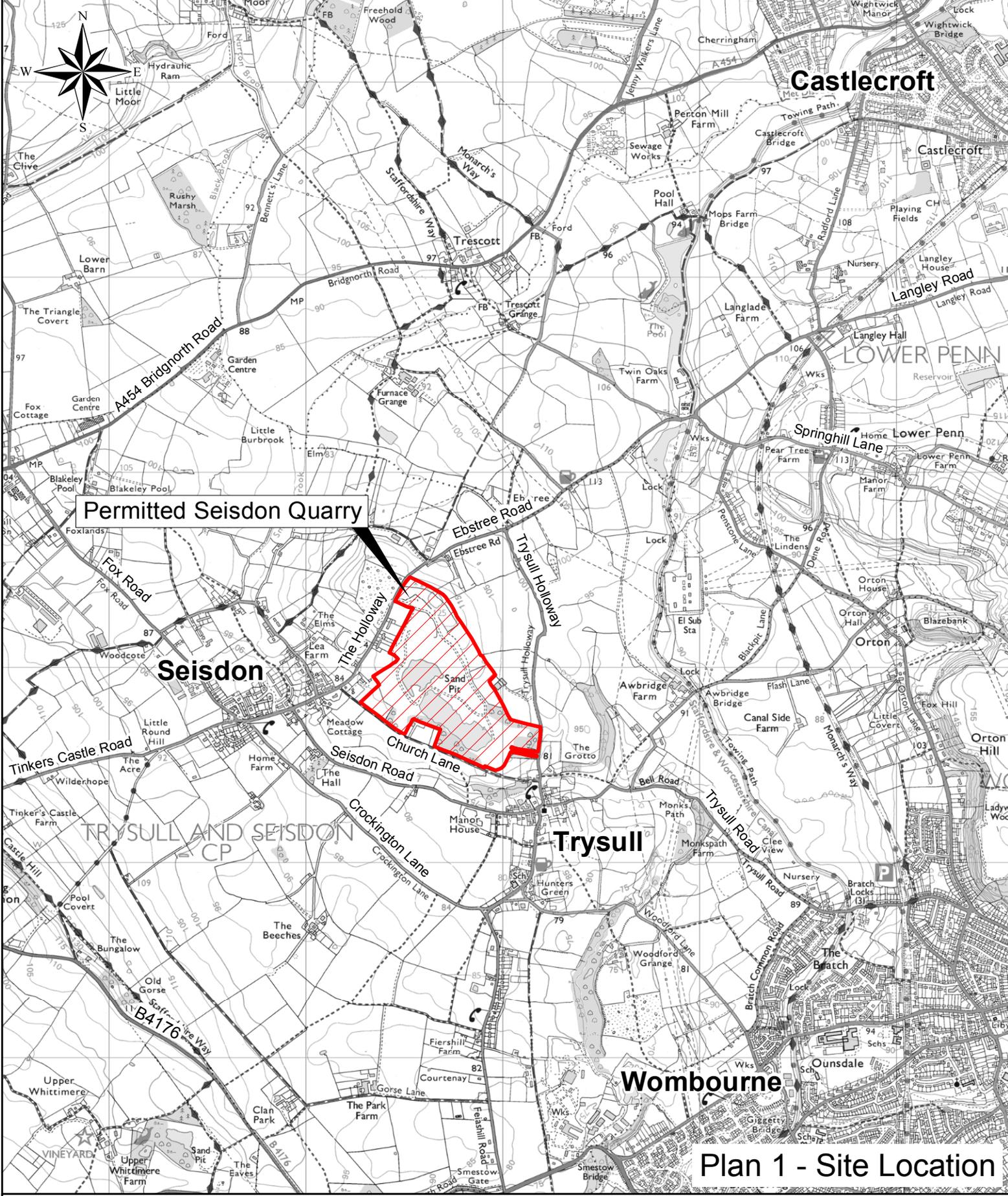
Inset Plan 36 shows that the quarry is to the north of the Trysull conservation area.

### **The other material planning considerations**

- [National Planning Policy Framework](#) (updated February 2019):
  - [Section 2](#): Achieving sustainable development
  - [Section 4](#): Decision-making
  - [Section 9](#): Promoting sustainable transport
  - [Section 13](#): Protecting Green Belt land
  - [Section 15](#): Conserving and enhancing the natural environment;
  - [Section 17](#): Facilitating the sustainable use of minerals
- [Planning Practice Guidance](#)
  - [Minerals](#)
  - [Natural environment](#)
  - [Use of planning conditions](#)
- [National Planning Policy for Waste](#) (published on 16 October 2014) and accompanying [Planning Practice Guidance on Waste](#).

[Return to Observation section of the report.](#)



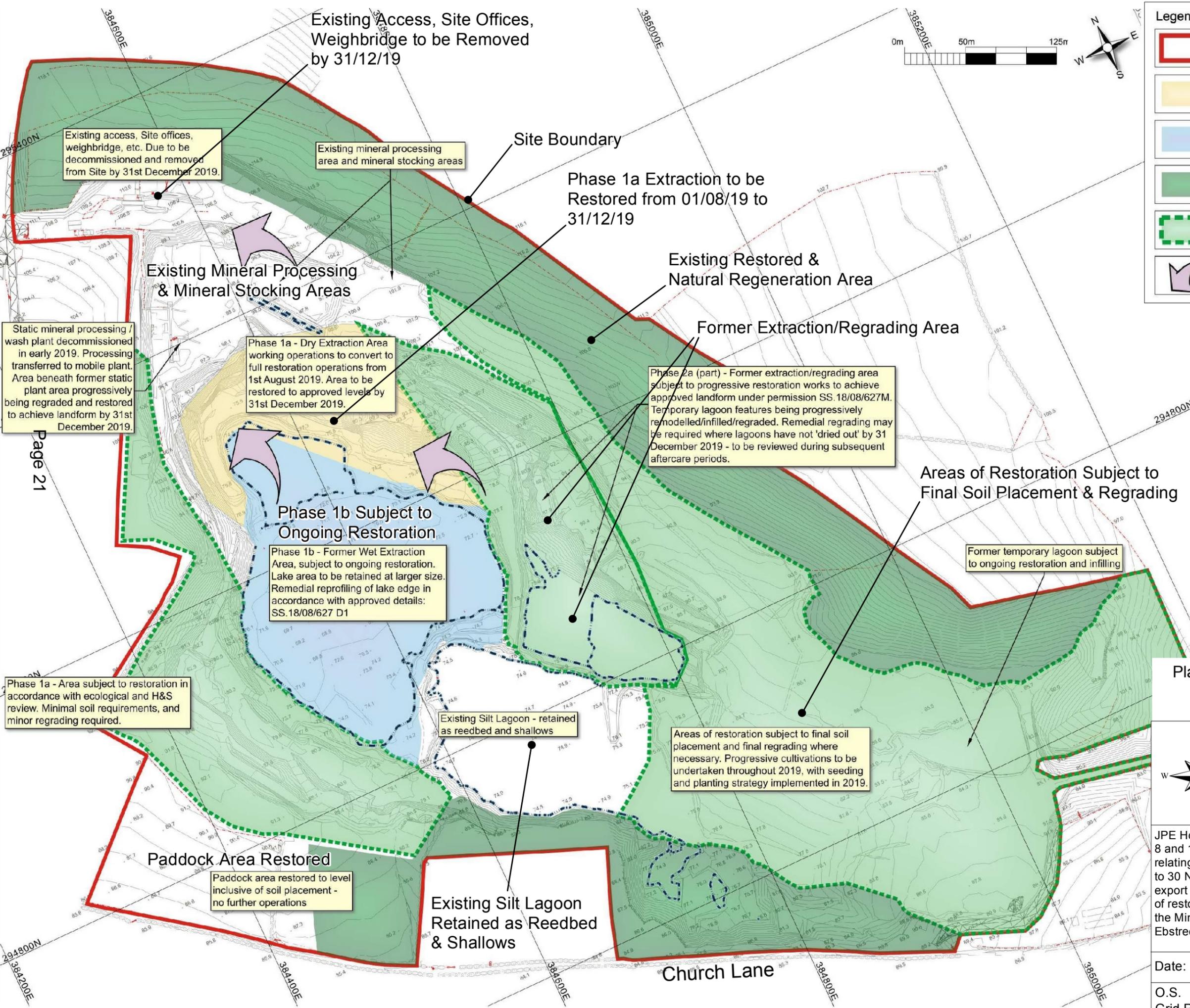


**Plan 1 - Site Location**

© Crown Copyright and database rights 2019. Ordnance Survey 100019422. Produced by Staffordshire County Council, 2019.  
 \*You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form\*.

 <p><b>Staffordshire</b> County Council</p> <p>Planning, Policy &amp; Development Control,        Staffordshire County Council,        No.1 Staffordshire Place,        Stafford, ST16 2LP.        Telephone 0300 123 8000</p>	<p>Page 19</p>	<p>JPE Holdings Limited. Application to vary conditions 3, 8 and 11 of planning permission SS.18/08/627 M relating to an extension of time for working operations to 30 November 2019 so as to 1) allow continued export of stockpiled sand and gravel; and 2) the import of restoration materials subject to the prior approval of the Mineral Planning Authority, Seisdon Quarry, Ebstree Road, Seisdon, Wolverhampton.</p>
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**Legend:**

- Planning Boundary
- Dry Mineral Extraction Area - Restoration Operations only as of 1st August 2019
- Former Wet Mineral Extraction Area - non operational. Area retained at larger size and restored
- Existing restored and natural regeneration areas - remediation works where necessary
- Areas of ongoing restoration (2019) - non-operational
- General direction of phased restoration and Site withdrawal

**Disclaimer:**  
 This drawing is not for construction.  
 This drawing is for planning only.

Final Revision:	Date:	Description:	By:	Chk:

Existing access, Site offices, weighbridge, etc. Due to be decommissioned and removed from Site by 31st December 2019.

Existing Access, Site Offices, Weighbridge to be Removed by 31/12/19

Existing mineral processing area and mineral stocking areas

Site Boundary

Phase 1a Extraction to be Restored from 01/08/19 to 31/12/19

Existing Restored & Natural Regeneration Area

Existing Mineral Processing & Mineral Stocking Areas

Former Extraction/Regrading Area

Static mineral processing / wash plant decommissioned in early 2019. Processing transferred to mobile plant. Area beneath former static plant area progressively being regraded and restored to achieve landform by 31st December 2019.

Phase 1a - Dry Extraction Area working operations to convert to full restoration operations from 1st August 2019. Area to be restored to approved levels by 31st December 2019.

Phase 2a (part) - Former extraction/regrading area subject to progressive restoration works to achieve approved landform under permission SS.18/08/627M. Temporary lagoon features being progressively remodelled/infilled/regraded. Remedial regrading may be required where lagoons have not 'dried out' by 31 December 2019 - to be reviewed during subsequent aftercare periods.

Phase 1b Subject to Ongoing Restoration

Phase 1b - Former Wet Extraction Area, subject to ongoing restoration. Lake area to be retained at larger size. Remedial reprofiling of lake edge in accordance with approved details: SS.18/08/627 D1

Areas of Restoration Subject to Final Soil Placement & Regrading

Former temporary lagoon subject to ongoing restoration and infilling

Phase 1a - Area subject to restoration in accordance with ecological and H&S review. Minimal soil requirements, and minor regrading required.

Existing Silt Lagoon - retained as reedbed and shallows

Areas of restoration subject to final soil placement and final regrading where necessary. Progressive cultivations to be undertaken throughout 2019, with seeding and planting strategy implemented in 2019.

Paddock Area Restored

Paddock area restored to level inclusive of soil placement - no further operations

Existing Silt Lagoon Retained as Reedbed & Shallows

Church Lane

**Plan 2 - Updated Illustrative Mineral Working & Remediation Plan - July 2019**



JPE Holdings Limited. Application to vary conditions 3, 8 and 11 of planning permission SS.18/08/627 M relating to an extension of time for working operations to 30 November 2019 so as to 1) allow continued export of stockpiled sand and gravel; and 2) the import of restoration materials subject to the prior approval of the Mineral Planning Authority, Seisdon Quarry, Ebtree Road, Seisdon, Wolverhampton.

Date: 12/08/19	Scale: No to Scale
O.S. Grid Ref: SO.847 949	File: SS.19/02/627 M



<b>Local Member</b>	
Mr. D. Smith	Lichfield Rural - South

**Planning Committee**      3 October 2019

**Minerals County Matter**

**Application No (District):**      [L.19/05/809 MW](#) (Lichfield)

**Applicant:**                              JPE Aggregates Ltd c/o Crestwood Environmental Ltd.

**Description**                              Application not to comply with (to vary) conditions 18 and 29 of planning permission L.16/05/809 MW to facilitate a topsoil blending and export operation through the importation of BSI PAS 100 compost

**Location:**                                  Shire Oak Quarry, Chester Road, Shire Oak

**Date Received:**                          11 June 2019

**Date Revised/Further Details Received:** 19 September 2019 - additional information to respond to Walsall Council's comments and photographs of the extended internal haul road

**Background/Introduction**

1. A consolidating planning permission including an eastern extension was granted for Shire Oak Quarry on 18 June 2018 (see Planning history below). The permission requires mineral extraction to cease and stockpiles to be removed by 30 June 2025, the recycling of waste to cease by 30 June 2028 and the site to be restored by 31 December 2028. Amongst 61 conditions, the planning permission also restricts the operating hours; limits the quantity of imported waste materials to 100,000 tonnes per annum and the number of loads of waste brought on to the site to 100 per day (200 movements) for the purposes of recycling or the processing of restoration material; sets an overall limit for all HGV movements to 500 per day; sets noise limits; and requires dust to be managed in accordance with the approved plan.
  
2. Freeland Horticulture Ltd were granted planning permission to carry out the same operations at Rugeley Quarry (ref. CH.16/03/709 M on 14 November 2016) and a subsequent application to increase traffic movements was also permitted (CH.17/01/709 M dated 3 July 2018). At the same time the County Council approved restrictions on the overall number of quarry traffic movements (ref. [Planning Committee agenda 7 June 2018](#) – item 4 (a)). Although the new quarry planning permission has not yet been issued as it is subject to the signing of an updated Section 106 Legal Agreement, Freeland Horticulture have sought an alternative site to carry out their operations due to wider operational considerations at Rugeley Quarry.

## **Site and Surroundings**

3. Shire Oak Quarry comprises land to the north east of the A452 Chester Road and to the south east of the A461 Lichfield Road, near the village of Stonnall within Lichfield District. The site is situated on the county boundary with Walsall and the site's access onto the A452 Chester Road is within Walsall as shown on Plan 1 to this report.
4. The nearest residential properties are on the southern side of the Lichfield Road which border the northern boundary of the site and those on the western side of Chester Road.

## **Summary of Proposals**

5. The application is accompanied by a number of documents and plans including:
  - Mineral Development and Planning Support Statement
  - Phasing and mitigation plans
  - Progressive Infilling following cessation of extraction plan
6. The proposed development consists of variations to conditions 18 and 29 of the current planning permission to allow the importation of about 15,000 tonnes per annum of BSI PAS 100 compost to the site for blending with about 50,000 tonnes per annum of screened indigenous mineral (comprising sands and overburden rock sand) to produce about 65,000 tonnes per annum of BS3882:2015 compliant manufactured topsoil for sale and export, or for use on site for restoration purposes, until 30 June 2025.
7. The blending operations would take place within the existing dry recycling, blending and stockpile area and use the same processing equipment that is already present on the site and used in those areas. Those areas are due to be screen bunded in later phases of the quarry development.
8. The PAS 100 compost would be accommodated within the overall limit of 100,000 tonnes per annum of imported material for recycling purposes (condition 18) and the combined total number of 100 waste vehicle loads (200 movements) and the overall total of HGV movements of 500 per day (condition 29).
9. The operations would also be carried out in accordance with the approved noise limits and dust management plan.

## **The Applicant's Case**

10. The Applicant, JPE (Holdings) Ltd. contend that they are one of the Midlands' leading suppliers of aggregates, sand and soils to the construction industry. They supply from their own strategically located local sources that ensures the highest levels of product quality. With an in-house fleet of vehicles, they also offer a full muck-shift service for both one off and large volume jobs that includes disposal, recovery and a back to back service with deliveries of sand, aggregate or soil.
11. The applicant also explains that they were approached by Freeland Horticulture Ltd to work in partnership to develop an additional product specification deliverable

through the same blending operations at Shire Oak Quarry. They contend that Freeland Horticulture Ltd has pioneered the specification, design and manufacture of soils for specific end uses and are the largest soil supplier in England and Wales operating out of nine sites supplying over 400,000 cubic metres of BS3882:2015 compliant topsoil in both loose and bulk bags every year to the leading housebuilders.

### **Relevant Planning History**

- [L.16/05/809 MW](#) dated 18 June 2018 – consolidating planning permission including an eastern extension and accompanying Section 106 Legal Agreement dated 15 June 2018. The Section 106 secured agreement not to further implement existing mineral and waste planning permissions; to provide extended aftercare by an additional 5 years; a Restoration Guarantee Bond; and, formalised the liaison committee arrangements.
- [L.16/05/809 MW D1](#) dated 26 November 2018 – approved details in compliance with Conditions 36 (Noise), 47 (Tree Protection), 50 (Great Crested Newts), 53 (Protected Species Management Plan) and 54 (Bat Boxes)
- [L.16/05/809 MW D2](#) dated 1 July 2019 - approved details in compliance with condition 6 of planning permission L.16/05/809 MW relating to notification of the commencement of soil stripping operations
- [L.16/05/809 MW D3](#) dated 9 August 2019 - approved details in compliance condition 12 (Progress Report) and Condition 42 (Groundwater Monitoring Scheme)
- [CH.16/03/709 M](#) on 14 November 2016 –planning permission for the manufacture of topsoil by blending screened sand with PAS:100 Compost using a wheeled loading shovel at Rugeley Quarry
- [CH.17/01/709 M](#) dated 3 July 2018 –planning permission not to comply with (to vary) condition 7 of planning permission CH.16/03/709 M to increase vehicle movements associated with the manufacture of topsoil at Rugeley Quarry

### **Environmental Impact Assessment (EIA)**

12. As the proposed development could fall within the applicable thresholds and criteria for screening for EIA development (ref. Schedule 2 to the [Town and Country Planning \(Environmental Impact Assessment\) Regulations 2017](#)), the County Council has issued an “EIA Screening Opinion” which concluded that the proposed development is not EIA development and therefore the planning application need not be accompanied by an Environmental Statement (ref: [SCE.317/L.19/05/809 MW](#) dated 16 September 2019).

### **Findings of Consultations**

#### **Internal**

13. The **Planning Regulation Team** - no comments and later confirmed when asked about the representations received that they had only received one complaint about dust in August 2018.

14. The **Environmental Advice Team** – no objections.
15. **Highways Development Control** (on behalf of the Highways Authority) – no objections as the changes are to the materials brought on to the site and the total number of HCV movements would remain unchanged.
16. **Flood Risk Management Team** (on behalf of the Lead Local Flood Authority) - no objections.

#### **External**

17. **Lichfield District Council** - no objections subject to the County Council being satisfied that the proposals are acceptable on highways and residential amenity grounds.
18. **Lichfield District Council Environmental Protection** - no objections.
19. **Walsall Council** – objection and commented that:
  - a) the proposals are consistent with the general sustainability objectives of the NPPF;
  - b) support the delivery of housing development by providing a source of topsoil for use in amenity areas and gardens;
  - c) there would be no changes to the existing working conditions governing management of noise, dust and emissions or to the end dates for infilling and final restoration;
  - d) provided the existing conditions are effectively controlled, any additional effects arising from the soil blending operations or the use of indigenous materials to produce topsoil for export would not unduly prolong the timescale for restoration of the site, and as such the proposal would comply with the NPPF and the County Council's Minerals Local Plan;
  - e) the impact on Walsall residents is primarily due to the HGV traffic dragging materials on to the Chester Road, which during dry weather is whipped up as dust and in wet weather finding its way in to highway gullies. Walsall Council officers have raised these concerns with the operator on several occasions and the operator funded the cleaning of blocked highway gullies earlier this year, made improvements by paying closer attention to the use of the wheel wash, employing a road sweeper on a regular basis and paying the Council to sweep the footpaths on a weekly basis. The operator has also reported to the Council that they intend to install a 350-metre length of concrete road (in May 2019);\*  
  
[\*Note: Photographs have now been received to confirm that the extended concrete haul road has now been constructed.]
  - f) the proposed operations would be carried out within the existing processing area which is located within the quarry void and some distance from the nearest residential properties. As such it is not anticipated that the proposals would have any material effects on the amenity of Walsall residents from noise or dust, over and above the existing operations.

- g) The effect of the proposals on the export vehicle movements requires further clarification.
- h) The effect of the proposals on the overall restoration programme requires further clarification.

20. **Shenstone Parish Council** – no response.

21. **Environment Agency** - no objections and commented that the site is a permitted landfill site under EA regulations (ref. EA/EPR/AB3100UQ/T100) and the operator will have to make an application to vary the Environmental Permit to include the new operations.

22. **Natural England** – no comments other than to advise about the use of standing advice with respect to protected species.

### **Publicity and Representations**

23. Site notice: YES Press notice: YES

24. About 320 neighbour notification letters and emails were sent out and 14 representations have been received. The representations raise objections which are summarised below:

- the mud and dust on Chester Road;
- the prospect of increased traffic congestion and risk of accidents;
- the continuous noise impact from the crushing plant 6-days per week,
- the visual impact of the existing stockpiles;
- the potential health impacts from dust and vermin;
- the operator has failed to comply with the conditions of the current planning permission; and,
- the impact on local amenity due to airborne dust, the risk of odours and disturbance of air horns from passing lorries.

### **The development plan policies and proposals relevant to this decision**

25. Refer to [Appendix 1](#) for the development plan policies and proposals, and the other material planning considerations, relevant to this decision.

### **Observations**

26. This is an application not to comply with (to vary) conditions 18 and 29 of planning permission L.16/05/809 MW to facilitate a topsoil blending and export operation through the importation of BSI PAS 100 compost at Shire Oak Quarry, Chester Road, Shire Oak.

27. Having given careful consideration to the application and supporting information,

including the information subsequently received, the consultation responses and the representations received, the relevant development plan policies and the other material considerations, referred to above, the key issues are considered to be:

- The mineral planning policy considerations
- The Green Belt considerations
- The matters raised in consultee responses and representations

### **The mineral planning policy considerations**

Facilitating the sustainable use of minerals

28. The National Planning Policy Framework (the NPPF) and the Minerals Local Plan for Staffordshire (the MLP) generally support sustainable development and recognise the importance of minerals as an important element of economic growth. For example, paragraph 203 in the NPPF states that:

‘It is essential that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods that the country needs. Since minerals are a finite natural resource, and can only be worked where they are found, best use needs to be made of them to secure their long-term conservation.’

and Strategic Objective 1 in the MLP seeks to ensure that:

‘important economic mineral resources are not needlessly sterilised.’

29. The applicant contends that the blending of imported compost with about 50,000 tonnes per annum of on-site screened indigenous lower quality mineral (comprising sands and overburden rock sand) would broaden the range of products that can be sold from the site thereby maximising the use and avoiding the needless sterilisation of the permitted mineral reserve. The manufactured topsoil would also support the construction of new homes in Staffordshire and across the West Midlands (ref. the NPPF section 5 and [the priorities in the County Council’s Strategic Plan 2018 to 2022](#)) as it a consistent product in terms of colour, texture, chemical constituents and organic content, and it is also friable and delivered at an optimum moisture content allowing it to be spread throughout the year.
30. Furthermore, the applicant contends that the use of compost in this way provides a local demand for recycled green waste which helps to drive waste up the waste hierarchy.
31. Conclusion: Having regard to the policy, guidance and other material considerations referred to above, it is reasonable to conclude that the proposals would support the sustainable use of minerals by maximising the use of the permitted mineral reserve and support the delivery of homes which is a high priority for the Government and the County Council.

Ancillary development

32. The proposals are similar in many ways to the ancillary development already taking place on the site. For example, construction and demolition waste is currently

imported for processing and blending with mineral and overburden to produce a secondary aggregate for sale from the site. As such, it is proposed that the new operations would take place alongside the current waste recycling operations, employ the same equipment and operate within the same planning controls, for example, the same operating hours, noise limits, dust management and traffic movement restrictions.

33. The MLP requires that planning permission should only be granted where it has been demonstrated that the ancillary development, like any other mineral development, would not give rise to any unacceptable adverse impacts on human health, general amenity and the natural and historic environment, or that the material planning benefits of the proposals outweigh the material planning objections (Policy 4.3) and any such proposals should be limited to the life of the mineral site (Policy 4.6)
34. No objections have been received from statutory consultees other than Walsall Council who have raised a number of questions about the implications for the current site. These questions, together with issues raised by local residents are considered later.
35. As reported earlier, it is relevant to note, albeit that each case must be considered on its merits, that similar proposals were first approved at Rugeley Quarry in November 2016 and that the planning permission will expire in November 2019 if it is not implemented (see Relevant Planning History).
36. Conclusion: Having regard to the policies, guidance, other material considerations, referred to above and below, it is reasonable to conclude that in principle this ancillary development is acceptable and that there are a number of material planning benefits. Consideration of the site-specific impacts below will help to determine whether there are any overriding unacceptable adverse impacts or material planning objections.

### **The Green Belt considerations**

37. The site lies in the Southern Staffordshire Green Belt and the NPPF (Section 13), the MLP (Policy 4) and the Lichfield Local Plan (Policy NR2) seek to protect the Green Belt from inappropriate development and preserve its openness.
38. The NPPF explains that:

‘Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances’ (paragraph 143); and,

local planning authorities should:

‘...ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations’ (paragraph 144)
39. The NPPF also explains that certain forms of development are not inappropriate in the Green Belt, one of which is mineral extraction. However, these proposals are not for mineral extraction and given their nature must be regarded as inappropriate development for which ‘very special circumstances’ are required to justify

development in the Green Belt.

40. Previously when the current quarry extension and consolidating permission was approved, the very special circumstances which had supported the existing ancillary operations were reviewed and accepted. In this case it is considered that the same 'very special circumstances' apply on their own or in combination:
- The development would be ancillary to the existing quarry operations;
  - The use would be temporary as it would be limited to life of the quarry by condition;
  - Topsoil manufacturing operations would be carried out alongside existing and similar quarry operations and utilise existing plant;
  - The operations would be screened by bunds; and,
  - There would be no built development and mobile plant would be used.
41. When considering inappropriate developments in the Green Belt it is necessary to have regard to the [Town and Country Planning \(Consultation\) \(England\) Direction 2009](#). The Direction requires the Mineral Planning Authority to consult the Secretary of State at the Ministry for Housing, Communities and Local Government where it intends to approve major development where the site area is 1 hectare or more which, by reason of its scale or nature or location, would have a significant impact on the openness of the Green Belt. In this case, as the proposed development would only affect an existing processing area in the middle of an existing quarry, and take place alongside similar quarry operations, it is reasonable to conclude that due to the small scale, similar nature and location with an existing quarry, it is not necessary to refer the decision to the Secretary of State.
42. Conclusion: Having regard to policies, guidance and other material considerations referred to above, it is reasonable to conclude that the proposals do constitute inappropriate development in the Green Belt and that 'very special circumstances' exist that outweigh the harm to the openness of the Green Belt. Also, due to the scale, nature and location, it is not necessary to refer the decision to the Secretary of State.

#### **The matters raised in consultee responses and representations**

43. The NPPF (Section 17, paragraph 205 (b) and (c)) and the MLP (Policy 4.3) seek to ensure that mineral development does not have any unacceptable adverse impacts, and any unavoidable noise, dust and particulate emissions are controlled.
44. The matters raised by Walsall Council and local residents, referred to above, have been grouped as follows: the potential effect of the proposals on the progress of the current site; the effects of the HCV traffic on local roads; and, the effects on local amenity (from noise, dust, the visual impact and the risk of odours)

The potential effect of the proposals on the progress of the current site

45. Walsall Council asked for further clarification about the traffic implications and the effect of additional extraction on the progress of the restoration of the site and the applicant's agent's response is summarised below:

- a) Traffic: as stated in the Planning Statement – there would be no additional highways movements. The estimated 15,000 tonnes per year of imported compost would be part of the overall imports of 100,000 tonnes per year (Condition 18). The overall total vehicle movements per day (500) would also remain the same (Condition 29).
  - b) Additional extraction and progress of the site: the quality mineral reserves are at depth below an Upper Sandstone layer ('overburden') and it was explained in the 2016 planning application that the waste recycling operations would also be used to enhance the range of products available for sale by blending in processed lower grade mineral / overburden. The 2016 planning application anticipated a total additional extraction of about 1.4 million cubic metres of material and of this saleable sand and gravel amounted to about 1 million cubic metres with the remaining extracted material being reused for restoration purposes. Condition 12 requires monitoring of progressive restoration and a revised Restoration Masterplan in the event that the final restoration date would not be achieved. Furthermore, the recently approved First Progress Report confirmed that 'Overall, restoration progress is in line with expectations as illustrated on the approved plans ... with some areas ahead of schedule.' (ref. [L.16/05/809 MW D3](#))
46. Your officers are satisfied that conditions of the current planning permission, which it is recommended below are repeated in a new planning permission, would ensure that progress is reported every 2 years and if it is evident that the final restoration date of 31 December 2028 cannot be achieved then a revised Restoration Plan should be submitted for approval. [It may be relevant to note that the applicant, JPE Aggregates Ltd, also operates the Seisdon Quarry. That planning permission includes similar conditions and although a second application to extend the date for the cessation of mineral exports has been submitted and is the subject of a separate report on this Planning Committee agenda, no change to the final restoration date has been applied for.]

#### The effects of the HCV traffic on local roads

47. The application does not propose to increase the overall number of HCV traffic movement (500 per day) and consequently Highways Development Control has raised no objections. The Planning Regulation Team also has no concerns and reported that they had only received one complaint in 2018. However, Members will be aware that a planning application for changes to an existing site is often an opportunity for local residents to express their dissatisfaction with the current operations and traffic often features high on the list. That is the case here and the Walsall Council have also relayed their recent experiences. The issues are: mud, dust and debris on the roads and pavements; congestion and the risk of accidents; and, the general disturbance for example by the sounding of air horns. Walsall Council also acknowledge that the operator has agreed to regularly deploy a road sweeper, paid for gullies to be cleaned and pavements to be swept, and mentioned plans by the operator to extend the concrete haul road. The site manager confirmed to your officer during his site visit that there has been new investment in an improved wheel cleaning facility, more attention given to its use by drivers and agreement by the company to extend the haul road. As noted earlier, photographs have now been provided to confirm that the extension to the haul road has now been constructed.
48. The MLP seeks to secure high environmental standards by avoiding, reducing or

mitigating as far as possible the adverse impacts on local communities and the environment close to mineral operations and along the routes used to transport minerals (ref. Strategic Objective 3). The MLP also states that compensatory measures will be taken into account (Policy 4.2). It is recommended below that the conditions of the current planning permission continue to apply, updated where necessary so the limits to HCV movement will remain as will the requirement to operate a wheel wash. It is also recommended that an amendment to condition 27 be made to require the extended haul road as far as the dry recycling area be maintained in order to help reduce the trafficking of mud, dust and debris on to local roads, which is one of the principal concerns of local residents and Walsall Council.

49. Finally, your officer has passed on a summary of the representations received to the Planning Regulation Team and asked that the concerns raised be drawn to the attention of the operator at the next liaison committee meeting.
50. Conclusion: Having regard to the policies, guidance, material considerations, consultee comments and representations referred to above, it is reasonable to conclude that the proposals would not give rise to an unacceptable impact on the highway network, subject to the conditions of the current planning permission, varied and updated where necessary, as recommended below.

The effects on local amenity (from noise, dust, the visual impact and the risk of odours)

51. Although it is proposed to carry out the blending operations alongside the current waste recycling operations, employ the same plant and operate within the same planning controls, for example, the same operating hours, noise limits, dust management and traffic movement restrictions, as with the effects of traffic discussed previously, local residents have taken this opportunity to express their dissatisfaction with the effects of the current operations on local amenity. However, unlike the traffic concerns, Walsall Council acknowledge that as the proposed operations would be carried out within the existing processing area within the quarry void, and some distance from the nearest residential properties, there is unlikely to be any material effects on the amenity of Walsall residents from noise or dust, over and above the existing operations.
52. According to their web site, [Freeland Horticulture Ltd](#) operate from 9 sites in England and Wales and supply over 400,000 cubic metres of topsoil every year. The nearest site is at Meriden. Your officer contacted Solihull Metropolitan Borough Council and that Council's Enforcement, Monitoring and Compliance officer confirmed that topsoil manufacturing has been taking place at Berkswell Quarry, Cornets End Lane, Meriden, for some years. The Council officer explained that the site is an active sand and gravel quarry and the topsoil manufacturing takes place alongside an open windrow composting operation. For this reason, a separate planning permission was not required. The Council officer was not aware of any complaints relating to this specific use, and it has not been the subject of any enforcement investigations or action.
53. It is considered that current planning controls would be appropriate for the control of the topsoil manufacturing operations. Also, the visual impact would not be significantly different to the impact of the approved operations which would change as the quarry progresses and mitigation screen bunds are constructed and screen planting becomes established.

54. The applicant's agent has responded to a request for further clarification by explaining that odours from compost are more likely to arise during the 'intensive decomposition' phase of the composting process which occurs during windrow composting and when the compost is turned during this phase. When compost has matured and reached PAS 100 standard, any residual biological processes are minimal and therefore the risk of offensive odours is very low. Furthermore, the operations will be located on the middle pad centrally within the quarry void and this is over 250 metres from the nearest occupied properties on Chester Road.
55. The quarry is also the subject of an Environmental Permit regulated by the Environment Agency. \*

[\*Note: Paragraph 7 (bullet point 5) of the [National Planning Policy for Waste](#) explains that when making decisions, Waste Planning Authorities should concern themselves with implementing the planning strategy in the Local Plan and not to concern themselves with the control of processes which are a matter for the pollution control authorities. Waste planning authorities should also work on the assumption that the relevant pollution control regime will be properly applied and enforced.]

56. Conclusion: Having regard to the policies, guidance, material considerations, consultee comments and representations referred to above, it is reasonable to conclude that the proposals would not give rise to an unacceptable impact on local amenity, subject to the conditions of the current planning permission, varied and updated where necessary, as recommended below.

## Overall Conclusion

57. Overall, as an exercise of judgement, taking the relevant development plan policies as a whole and having given consideration to the application, the supporting information, the information subsequently received, the consultation responses, the representations and the other material considerations, referred to above, it is reasonable to conclude that there are no unacceptable adverse impacts and the material planning benefits outweigh the material planning objections.

## Recommendation

58. **Permit** the application not to comply with (to vary) conditions 18 and 29 of planning permission L.16/05/809 MW to facilitate a topsoil blending and export operation through the importation of BSI PAS 100 compost at Shire Oak Quarry, Chester Road, Shire Oak subject to the conditions of the current planning permission (L.16/05/809 MW), with **variations and updates highlighted in bold**, recommended below.

The conditions of the current planning permission with **variations and updates highlighted in bold**:

1. **To extend the definition of the planning permission by adding the relevant documents and plans subject of the planning application and the relevant approved details to the list (ref. L.16/05/809 MW D1 and D3).**
2. **To require the development hereby permitted to commence within 3 years of the date of the planning permission and to require notification of commencement and the date when brought into use (the first import of BSI PAS 100 compost).**

### **Cessation of the Development and Notification**

3 to 6 The cessation and notification dates to remain unchanged **but extended to include a requirement to remove stockpiles of BSI PAS 100 compost, BS3882:2015 (or later) compliant topsoil, unless required for the restoration purposes.**

### **Premature cessation of operations**

7. The premature cessation and restoration requirements to remain unchanged.

### **Expiry of the Permission**

8. The definition of the expiry of the planning permission to remain unchanged

### **Knowledge of the Permission**

9. The requirements to make the terms of the planning permission known and easily accessible to any person(s) given responsibility for the management or control of the activities/ operations on the Site to be moved to an Informative as this is current practice.

### **Restriction on Permitted Development**

10. The removal of permitted development rights to remain unchanged.

### **Management of Operations / Definition of Working Programme and Waste types**

11 to 15 The phasing of the development; the requirement to revise the restoration plan if necessary, to achieve the restoration date; and, the definition of the excavation area and the limit to the depth of excavations, to remain unchanged. The requirement to submit detailed Progress Reports every 2 years also to remain unchanged **but to include a requirement to report on the quantities of BSI PAS 100 compost imported and BS3882:2015 (or later) compliant topsoil exported or used for restoration purposes.**

16. The arrangement of plant on the site to remain unchanged

### **Hours of Operation**

17. The operating hours to remain unchanged **but the deposit, handling, recycling, blending or movement of waste materials hours (17 (b) to include reference to BSI PAS 100 compost and BS3882:2015 (or later) compliant topsoil (0700 to 1800 M2F, 0700 to 1300 Sat. and no operations on Sundays, Bank or Public Holidays).**

### **Waste**

18. The limit to the quantity of imported waste materials to remain unchanged (100,000 tonnes per annum) **but the definition of the materials to be extended to include up to 15,000 tonnes per annum of BSI PAS 100 compost for the production of a BS3882:2015 (or later) compliant topsoil for export or for use in**

**the restoration of the Site.** The restriction to prevent the import of potentially polluting materials for the purpose of restoration or recycling to remain unchanged **but extended to include processing.**

19 to 21 The management of non-conforming waste, the re-working of previously deposited waste and the prevention of the burning of materials, to remain unchanged.

Note – the Environmental Permit issued by the Environment Agency will need to be updated.

### **Access and Highway Safety**

22 to 28 The access, the requirement that vehicles leaving the site should not deposit deleterious materials on the public highway, the requirement to use and maintain the wheel washing facilities, the maintenance of the internal access road **extended as far as the dry recycling area**, and the requirement to sheet loads leaving the site, to remain unchanged.

29. The limit on the number of loads of waste brought to the Site (100 or 200 two-way HCV movements per day) and the overall number of HCV movements (500 per day) to remain unchanged **but the totals to include BSI PAS 100 compost and BS3882:2015 (or later) compliant topsoil.**

### **Soil Management**

30 to 33 The management of soils to remain unchanged.

### **General Environmental Protection**

#### **Noise**

34 to 37 The noise limits and noise management measures to remain unchanged **but the noise monitoring to be carried out in accordance with the approved scheme (ref. L.16/05/809 MW D1).**

#### **Dust**

38 to 41 The dust management measures to remain unchanged.

#### **Groundwater monitoring and surface and ground water protection**

**42. The groundwater monitoring to be carried out in accordance with the approved scheme (ref. L.16/05/809 MW D3).**

43 and 44 – The requirements for the storage of fuels and discharge of effluents to remain unchanged.

#### **Floodlighting**

45 The restrictions on fixed floodlighting to remain unchanged.

#### **Blasting**

46 The restriction to prevent blasting to remain unchanged.

### **Tree, Shrub and Hedge Protection and Planting**

**47. The requirements for woodland, hedgerow and trees protection and management to be carried out in accordance with the approved scheme (ref. L.16/05/809 MW D1).**

48 and 49 The requirement to carry out advance woodland and hedgerow planting to remain unchanged.

### **Protected Species**

**50. The requirements for mitigation and re-surveys of Great Crested Newts to comply with the approved details (ref. L.16/05/809 MW D1).**

51 and 52 The requirements to protect breeding birds to remain unchanged.

**53 and 54 The requirements for protected species management and bat boxes to be carried out in accordance with the approved scheme (ref. L.16/05/809 MW D1).**

### **Archaeology**

55. The requirements to comply with the approved 'Written Scheme of Investigation for Archaeological Strip, Map and Record Method' to remain unchanged.

### **Restoration and Aftercare**

56. The restoration and aftercare requirements remain unchanged.

**57. The requirement to submit a detailed Restoration and Aftercare Scheme within 6-months of the date of the permission has not been complied with and shall therefore be required within 3-months of the date of this permission.**

58. The requirement to update the detailed Restoration and Aftercare Scheme in the event of the approval of a Revised Restoration Plan to remain unchanged.

### **Tipping and site settlement**

59 and 69 The remediation requirements to achieve the final levels remain unchanged.

### **Record Keeping**

**61. The record keeping requirements remain unchanged but shall be extended to include records of the import of PAS100 compost, export of BS3882:2015 (or later) compliant topsoil and manufactured topsoil used for restoration purposes.**

Case Officer: Mike Grundy - Tel: (01785) 277297

email: [mike.grundy@staffordshire.gov.uk](mailto:mike.grundy@staffordshire.gov.uk)

*A list of background papers for this report is available on request and for public inspection at the offices of Staffordshire County Council, 1 Staffordshire Place, Stafford during normal office hours Monday to Thursday (8.30 am – 5.00 pm); Friday (8.30 am – 4.30 pm).*

## **Appendix 1 The development plan policies and proposals, and the other material planning considerations, relevant to this decision**

### **The development plan policies and proposals**

#### [Staffordshire and Stoke on Trent Minerals Local Plan \(2015 - 2030\)](#)

(adopted 16 February 2017)

- Strategic Objective 1 - the provision of minerals to support sustainable economic development
- Policy 4: Minimising the impact of mineral development
- Policy 4.6: Ancillary development
- Policy 6: Restoration of Mineral Sites

A [partial review of the Minerals Local Plan for Staffordshire](#) to check conformity with the revised National Planning Policy Framework took place in February 2019. The review concluded that the policies in the Minerals Local Plan conform with the revised NPPF and therefore they continue to carry weight in the determination of planning applications for mineral development.

The [Lichfield Local Plan Strategy](#) (2008 to 2029) (adopted 17 February 2015)

- Core Policy 10: Healthy & Safe Lifestyles
- Core Policy 13: Our Natural Resources
- Policy NR2: Development in the Green Belt

The [Stonall Neighbourhood Plan](#) 2014 – 2029 (made on 19 April 2016)

- Policies LE1 – LE4: Landscape and Environment

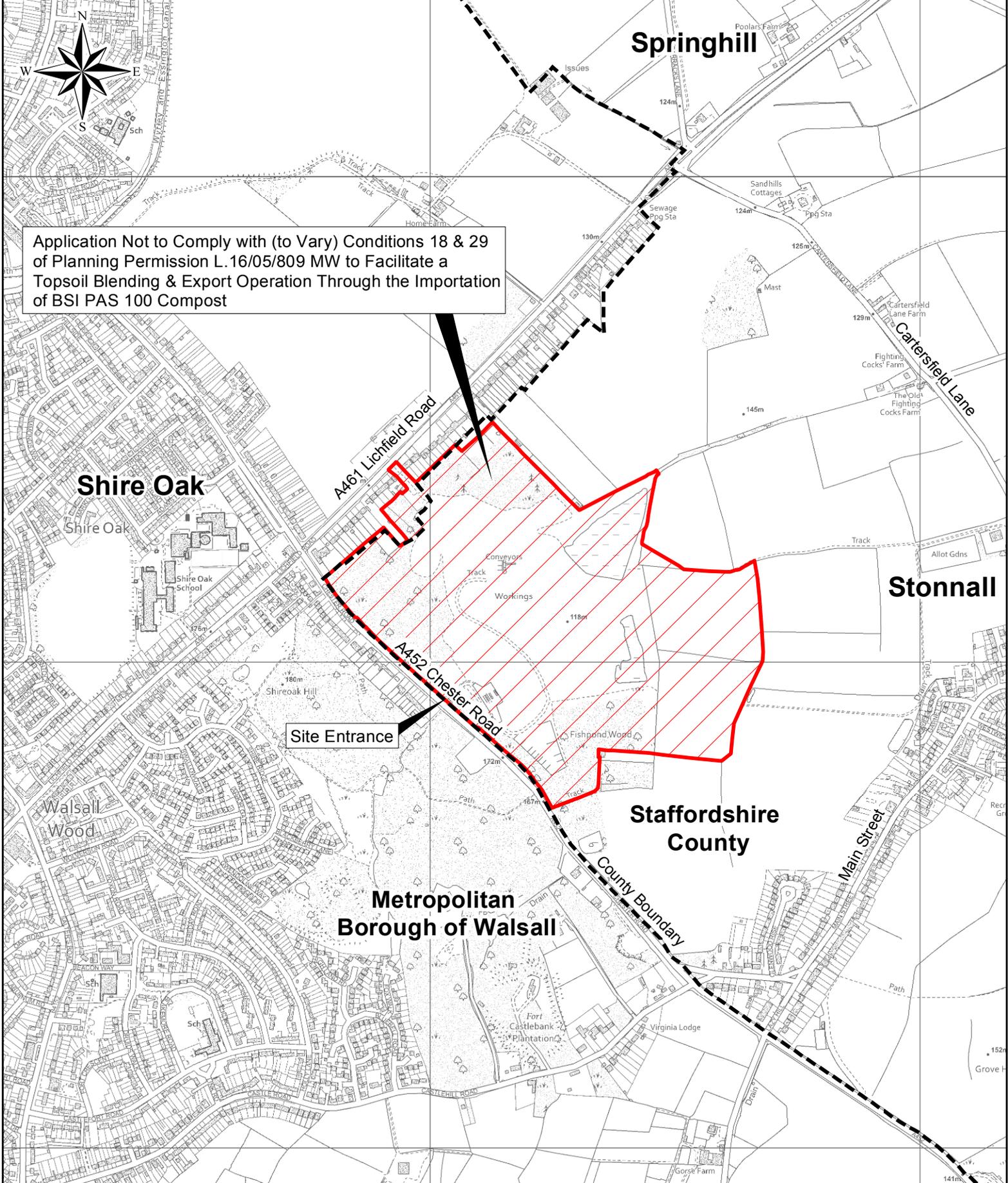
### **The other material planning considerations**

- [National Planning Policy Framework](#) (updated February 2019):
  - [Section 5](#): Delivering a sufficient supply of homes
  - [Section 13](#): Protecting Green Belt land
  - [Section 17](#): Facilitating the sustainable use of minerals
- [Planning Practice Guidance](#)
  - [Minerals](#)
  - [Natural environment](#)
  - [Noise](#)
  - [Use of planning conditions](#)

[The County Council's Strategic Plan 2018 to 2022](#)

[Return to Observation section of the report.](#)





Application Not to Comply with (to Vary) Conditions 18 & 29 of Planning Permission L.16/05/809 MW to Facilitate a Topsoil Blending & Export Operation Through the Importation of BSI PAS 100 Compost

Site Entrance

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Planning, Policy & Development Control,  
 Staffordshire County Council,  
 No.1 Staffordshire Place,  
 Stafford, ST16 2LP.  
 Telephone 0300 123 8000

JPE Aggregates. Application not to comply with (to vary) conditions 18 and 29 of planning permission L.16/05/809 MW to facilitate a topsoil blending and export operation through the importation of BSI PAS 100 compost, Shire Oak Quarry, Chester Road, Shire Oak.





Planning applications dealt with under the 'Scheme of Delegation to Officers'

Categories

AA	Adjoining Authority	MC	Mineral Consultation	SU	Statutory Undertakers
CC	Affects County Council land	MCM	Mineral County Matter	TC	(Tipping Consultation) affects waste disposal land
CD	County Development	MEM	Mineral Enforcement Matter	WC	Waste Policy Consultation
CDW	County Development Waste	SO (5)	Screening Opinion	WCM	Waste County Matter
CLU	Certificate of Lawful Use on Development	SO (10)	Scoping Opinion	WDLC	Waste Disposal Licence Consultation
DC	District Council proposal	SP	Strategic Planning	WEM	Waste Enforcement Matter
GPDO	Prior Approval for Permitted Development				

Application No	Received	CAT	Applicant	Proposal	Location	Decision Taken	Decision date
6/05/809 MW D2	28-May-2019	MCM	JPE Aggregates	Submission of details in compliance with condition 6 of planning permission L.16/05/809 MW relating to notification of the commencement of soil stripping operations	Shire Oak Quarry	Acknowledgement of information required by condition -	01/07/2019
SCE.253/Units 40-46 Mar	03-Jun-2019	ScrO	Stericycle	Request for an EIA screening opinion in connection with proposals for a healthcare waste treatment and transfer facility	Units 40-46 Mariner, Lichfield Road Industrial Estate, Tamworth	Screening opinion - Not EIA development -	21/06/2019
SS.18/05/602 MW D3	04-Jun-2019	MCM	NRS Aggregates Ltd	Submission of details in compliance with Condition 46 of planning permission SS.18/05/602 MW relating to trees and hedgerows (in part, insofar as it relates to Tree Group G1)	Saredon Hill Quarry, Great Saredon Road, Little Saredon, Wolverhampton	Approve details -	09/07/2019
CH.19/201 MSA	04-Jun-2019	MSA	Rugeley Power Limited	Consultation from Cannock Chase Council in connection with an application to them for outline planning permission for the creation of development platforms, the demolition of existing office building and environmental centre, site clearance, remediation and mixed-use development	Former Rugeley Power Station, Power Station Road, Rugeley	No Objections -	09/08/2019

Application No	Received	CAT	Applicant	Proposal	Location	Decision Taken	Decision date
SM.19/04/112 M	05-Jun-2019	EA	Aggregate Industries UK limited (Markfield)	Application under Schedule 14 to the Environment Act 1995 for postponement of the review date for planning permissions IDO/SM/3, IDO/SM/8 and SM.EA/2 from 21 December 2019 to 31 December 2021	Cauldon Low Quarry	Approve revised date for ROMP submission -	25/07/2019
SM.19/05/111 MW	05-Jun-2019	EA	Aggregate Industries UK limited (Markfield)	Application under Schedule 14 to the Environment Act 1995 for postponement of the review date for planning consents IDO/SM/6 and IDO/SM/9 and the wider mining site from 31 December 2019 to 31 December 2021	Cauldon Cement Works	Approve revised date for ROMP submission -	25/07/2019
L.19/00753 MSA	13-Jun-2019	MSA	Rugeley Power Limited	Consultation from Lichfield District Council in connection with an application to them for outline planning permission for the creation of development platforms, the demolition of existing office building and environmental centre, site clearance, remediation and mixed-use development	Former Rugeley Power Station, Power Station Road, Rugeley	No Objections -	09/08/2019
GE.254/ES.19/03/501	14-Jun-2019	ScrO	Aggregate Industries UK Ltd.,	Screening opinion for application to vary (not to comply with) condition 8 of planning permission ref. ES.12/03/501 MW to extend the hours of operation from 1900 to 2200 Monday to Friday, 24 hour/day maintenance of processing plant, and up to 5 lorries associated with the on-site mineral operations to enter the site and park after 1900	Newbold Quarry	Screening opinion - EIA development -	04/07/2019
SCO.84/Former Royal Or	26-Jun-2019	OC	Peveril Securities and St Francis Group	Consultation from South Staffordshire Council in connection with a request to them for an EIA scoping opinion on proposals for employment development comprising B1, B2 and B8 uses	Former Royal Ordnance Factory Site and adjacent land to the West of Featherstone	Comment on EIA Scoping Report -	16/07/2019

Application No	Received	CAT	Applicant	Proposal	Location	Decision Taken	Decision date
S.18/04/4124 W D1	28-Jun-2019	WCM	Mr R J Stanier	Submission of details in compliance with condition 2 (a), (b) and (c) of planning permission S.18/04/4124 W relating to notification of commencement of the development, the commencement of soil stripping operations and the commencement of the importation of waste	Cotes Hall Farm, Cotes Lane, Swynnerton, Stone	Acknowledgement of information required by condition -	04/07/2019
L.17/09 D3	05-Apr-2019	CD	The Cabinet (Staffordshire County Council)	Submission of details in compliance with Condition 3 of planning permission L.17/09 relating to a CEMP - road under railway bridge stage	Lichfield Southern By-Pass (Final Phase), Land between Birmingham Road and London Road, Lichfield	Approve details -	17/06/2019
S.16/10 D3	16-Apr-2019	CD	The Cabinet (Staffordshire County Council)	Submission of details in compliance with conditions 2 (a) (date of commencement), 3 (development phasing) and 4 (Construction Environmental Management Plan (CEMP)) of planning permission S.16/10	Stafford Western Access Road on land between A34 Foregate Street and Martin Drive, Castlefields, Stafford	Approve details -	29/07/2019
S.19/04	23-Apr-2019	CD	The Cabinet (Staffordshire County Council)	Application for demolition of redundant farm buildings and replacement with two steel portal framed agricultural buildings	Holding 13, Green Lane, Whitgreave, Stafford	Grant - with conditions -	18/06/2019
L.14/03/817 MW D6	29-Apr-2019	MCM	Tarmac Trading Limited	Submission of details in compliance with conditions 9 (working scheme review), 66 (restoration scheme review) and Schedule 6 of accompanying S106 Legal Agreement (aftercare management plan) of planning permission L.14/03/817 MW	Alrewas Quarry	Approve details -	24/06/2019
S.19/05/4119 W	30-May-2019	WCM	Blancomet Recycling UK	Erection of the canopy building for the new copper processing plant	Blancomet Recycling UK, Opal Way, Stone Business Park, Stone	Grant - with conditions -	30/08/2019

Application No	Received	CAT	Applicant	Proposal	Location	Decision Taken	Decision date
N.19/04/2014 W	14-May-2019	WCM	Jumbo Skips Limited	Proposed skip hire and recycling centre	Plot D Howle Close, Rowhurst Industrial Estate, Watermills Road, Newcastle under Lyme	Invalid -	28/08/2019
CW9/0319/108 AA	21-Mar-2019	AA	Future Earth Energy	Consultation from Derbyshire County Council in connection with an application to them to vary conditions 3 and 4 of planning permission CW9/0218/94	Former Drakelow C Power Station, Walton Road, Drakelow	No Objections -	10/04/2019
SS.18/05/602 MW D2	04-Apr-2019	MCM	NRS Waste Care Ltd	Submission of details in compliance with condition 44 of planning permission SS.18/05/602 MW relating to ground water monitoring	Saredon Quarry	Approve details -	10/06/2019
L.13/07/817 MW D3	24-May-2019	MCM	Lafarge Tarmac	Submission of details in compliance with condition 21 (landfill access on Croxall Road) related to planning permission L.13/07/817 MW	Alrewas Quarry	Approve details -	30/05/2019
SS.14/13/502 M D7	24-May-2019	MCM	Hanson UK	Submission of details in compliance with Condition 4 of planning permission ES.14/13/502 M relating to the notification of commencement of soil stripping	Barton Quarry	Acknowledgement of information required by condition -	03/07/2019
L.19/02/895 W	28-Mar-2019	WCM	Burntwood Road Sweepers Limited	Retrospective application for a waste transfer station for gully emptying and road sweeping	Unit 5a Plant Lane Business Park, Plant Lane, Burntwood, WS7 3GL	Grant - with conditions -	22/08/2019
SS.18/08/627 M D1	09-May-2019	MCM	JPE Holdings Limited	Submission of details in compliance with condition 30 of planning permission SS.18/08/627 M relating to submission of revised shoreline plan	Seisdon Quarry	Approve details -	03/07/2019

Page 44

Application No	Received	CAT	Applicant	Proposal	Location	Decision Taken	Decision date
L.16/05/809 MW D3	26-Jun-2019	MCM	JPE Aggregates	Submission of details in compliance with condition 12 (Progress Report) and Condition 42 (Groundwater Monitoring Scheme) of planning permission L.16/05/809 MW	Shire Oak Quarry	Approve details -	09/08/2019
T.16/02/905 MW D3	27-Jun-2019	MCM	Forterra Building Products Limited	Submission of details in compliance with condition 3a of planning permission T.16/02/905 MW relating to the notification of commencement of working operations	Wilnecote Quarry, Hedging Lane, Wilnecote, Tamworth	Acknowledgement of information required by condition -	03/07/2019
SM.09/14/113 M D5	08-Jul-2019	MCM	J. C. Bamford Excavators Ltd,	Submission of the results of noise and blast monitoring in compliance with the approved scheme ref. SM.09/14/113 M D3	Wardlow and Wredon Quarries	Approve details -	29/08/2019
N.12/03/2018 W D5	18-Jul-2019	WCM	Hamptons Metal Merchants LLP	Submission of details in compliance with condition 2(b) of planning permission N.12/03/2018 W relating to the date when the development was brought in to use	Hamptons Metal Merchants, Hamptons Way, Newcastle, Staffordshire	Acknowledgement of information required by condition -	12/09/2019
SCE.314/SM.19/03/1140	31-Jul-2019	ScrO	Mr Steve Beaumont	Screening Opinion - Application for temporary Waste Recycling Facility to process previously fly-tipped baled wastes to facilitate its removal and the remediation of land at Rowley Gate Farm	Rowley Gate Farm, Devils Lane, Longsdon	Screening opinion - Not EIA development -	08/08/2019
N.19/01/230 W	20-Mar-2019	WCM	Veolia ES Ltd (London)	Retention of portacabin to provide staff welfare facilities	Acton OWC, Trentham Road, Acton, Staffs	Grant - with conditions -	19/06/2019
L.EA/10/807 MW D2	07-Jun-2019	MCM	Hanson UK	Submission of details in compliance with condition 45 of the Scheme of Conditions ref. L.EA/10/807 MW relating to submission of a Written Scheme of Archaeological Investigation for phase 2	Moneymore Quarry	Approve details -	15/07/2019

Application No	Received	CAT	Applicant	Proposal	Location	Decision Taken	Decision date
SMD/2019/0408 OC	16-Jul-2019	OC	Staffordshire Moorlands District Council,	Consultation from Staffordshire Moorlands District Council in connection with an application to them for planning permission for the creation of a wildlife pond	New House Farm, Bagnall Road, Bagnall	No Objections -	24/07/2019
T.16/02/905 MW D5	29-Jul-2019	MCA	Forterra Building Products Limited	Submission of details in compliance with Conditions 36 and 38 of planning permission T.16/02/905 MW relating to a hedgerow management plan (Condition 36) and interim management plan for undisturbed areas (Condition 38)	Wilnecote Quarry	Approve details -	09/08/2019
SCE.315/SS.19/02/627	05-Aug-2019	ScrO	JPE Aggregates	Screening Opinion - Application to vary conditions 3, 8 and 11 of planning permission SS.18/08/627 M relating to an extension of time for working operations to 30 November 2019 to 1) allow continued export of stockpiled sand and gravel; and 2) the import of restoration materials subject to the prior approval of the Mineral Planning Authority	Seisdon Quarry	Screening opinion - Not EIA development -	06/09/2019
ES.16/25 D12	17-Jan-2019	CD	The Cabinet (Staffordshire County Council)	Submission of details to discharge Conditions 15 (Operational Hours) and 25 (Community Use Agreement) relating to Planning Permission ES.16/03 as varied by Planning Permission ES.16/25	Branston Road High School, Branston Road, Tatenhill, Burton-upon-Trent	Approve details -	28/06/2019
SS.18/06/602 MW	04-Dec-2018	MCM	NRS Waste Care Ltd	Extraction of mineral within the woodland area at Saredon Quarry and an additional area outside the woodland that was omitted from the original application and subsequent restoration by infilling with inert waste or inert material	Saredon Quarry, Saredon Road, Little Saredon	Grant - with conditions -	04/06/2019
ES.18/07/526 M	28-Apr-2019	MCM	Mr S Clayton	Construction of an amenity pond involving the winning and working of mineral	Trentbridge Farm, Bond End, Yoxall	Grant - with conditions -	07/08/2019

Application No	Received	CAT	Applicant	Proposal	Location	Decision Taken	Decision date
SCE.309/ES.18/09/511	10-May-2019	ScrO	JC Bamford Excavators Ltd	Screening opinion for retrospective planning application for an internal access road linking Wardlow and Wredon Quarries to Kevin Quarry	Kevin Quarry	Screening opinion - Not EIA development -	14/06/2019
S.15/14/403 W D1	15-Apr-2019	WCM	Biffa Waste Services (Wigan)	Submission of details in compliance with Condition 3 of planning permission S.15/14/403 W relating to notification of commencement of material operations in Area 1.	Meece Landfill Site, Meece, Nr Stone	Approve details -	07/06/2019
T.16/02/905 MW D1	15-May-2019	MCM	Forterra Building Products Limited	Submission of details in compliance with condition 13 (Site Layout), 16 (Boundary Fencing), 24 (Noise Monitoring Scheme), 35 (Tree and Hedgerow Protection Scheme) and 39 (Archaeological Investigation Scheme) of planning permission T.16/02/905 MW	Wilnecote Quarry, Hedging Lane, Wilnecote, Tamworth	Approve details -	10/06/2019
NR/DP3734DC/V002 W	24-May-2019	WDL	Red Industries Limited	Consultation from the Environment Agency relating to variation of an environmental permit	Walleys Quarry Landfill Site, Cemetery Road, Newcastle under Lyme	No Objections -	01/07/2019
SM.19/06	16-Jul-2019	CD	The Cabinet (Staffordshire County Council)	Construction of a new Multi Use Games Area (MUGA) with 3 metre high fencing	Leek County First School, East Street, Leek,	Grant - with conditions -	10/09/2019
SCE.312/Doxey Road Ro	22-Jul-2019	ScrO	The Cabinet (Staffordshire County Council)	Request for an EIA Screening Opinion in connection with proposals for provision of a temporary mini-roundabout on Doxey Road approximately 22 metres from its junction with Castle Street in an easterly direction to assist with the construction of the Stafford Western Access Route Scheme (planning permission ref. S.16/10).	Doxey Road, Stafford	Screening opinion - Not EIA development -	09/08/2019

Application No	Received	CAT	Applicant	Proposal	Location	Decision Taken	Decision date
T.16/02/905 MW D6	31-Jul-2019	MCM	Forterra Building Products Limited	Submission of details in compliance with Conditions 34 and 37 of planning permission T.16/02/905 MW relating to the results of protected species walkover survey (Condition 34) and nesting bird check (Condition 37)	Wilnecote Quarry	Approve details -	16/08/2019
SCE.316/SM.19/07/1141	08-Aug-2019	ScrO	Whiston Golf Club Ltd	Screening Opinion - Remodelling of existing golf course to improve on-site water management, accessibility and player safety through the importation of engineering materials to regrade and reprofile part of the existing golf course, with the construction of new attenuation and irrigation ponds, erection of an associated pump house and proposed landscaping and tree planting	Whiston Hall Golf Club, Black Lane, Whiston	Screening opinion - Not EIA development -	16/08/2019
ES.18/09/511 MW	10-May-2019	MCM	J. C. Bamford Excavators Ltd,	Retrospective planning application for an internal access road linking Wardlow and Wredon Quarries to Kevin Quarry	Kevin Quarry	Grant - with conditions -	11/09/2019
SS.15/13/627 M D6	21-Mar-2019	MCM	JPE Holdings Limited	Submission of details in compliance with condition 33 of planning permission SS.15/13/627 M relating to a 6 month progress report (fifth review)	Seisdon Quarry	Approve details -	09/08/2019
SCE.311/107 M	17-May-2019	ScrO	AECOM	Request for an EIA Screening Opinion in connection with a proposal to amend the development to allow the construction of a new silt lagoon	Freehay Quarry, Freehay Road, Staffordshire	Screening opinion - Not EIA development -	06/06/2019
S.18/04/4124 W D2	09-Jul-2019	WCM	Mr R J Stanier	Submission of details in compliance with condition 2 (c) of planning permission S.18/04/4124 W relating to amended notification of commencement of the importation of waste	Cotes Hall Farm, Cotes Lane, Swynnerton, Stone	Acknowledgement of information required by condition -	12/07/2019

Application No	Received	CAT	Applicant	Proposal	Location	Decision Taken	Decision date
ES.11/13/524 MW D6	09-Jul-2019	MCM	Aggregate Industries U.K. Limited	Submission of details in compliance with Condition 32 of planning permission ES.11/13/524 MW relating to the notification of the commencement of soil stripping in phase 13, and parts of phases 14 and 15b	Uttoxeter Quarry	Acknowledgement of information required by condition -	02/09/2019
S.18/04/4124 W D3	17-Jul-2019	WCM	Mr R J Stanier	Submission of details in compliance with condition 2 (c) of planning permission S.18/04/4124 W relating to an amended notification date for the commencement of the importation of waste	Cotes Hall Farm, Cotes Lane, Swynnerton, Stone	Acknowledgement of information required by condition -	19/07/2019
S.19/07	22-Jul-2019	CD	The Cabinet (Staffordshire County Council)	Formation of a new vehicular access off Ash Tree Rise and pedestrian route alterations	Manor Hill First School, Manor Rise, Walton, Stone	Grant - with conditions -	12/09/2019
S.19/03/4119 W	07-Jun-2019	WCM	Blancomet Recycling UK	Application to vary (not comply with) Condition 1 of planning permission S.17/05/4119 W relating to changes to the approved Site Layout Plan and Condition 3 relating to hours of operation	Blancomet Recycling UK, Opal Way, Stone Business Park, Stone	Grant - with conditions -	30/08/2019
SMD/2019/0302 MSA	23-May-2019	MSA	Moorlands Homes (Cheadle) Ltd	Consultation from Staffordshire Moorlands District Council in connection with an application for outline planning permission for residential development with means of access. Re-submission of SMD/2018/0174	Land At Cheddleton Park Avenue, Cheddleton	No Objections -	19/06/2019
S.19/06	10-Jun-2019	CD	The Cabinet (Staffordshire County Council)	Removal of existing canopy and construction of new Dining Extension	Weston Road Academy, Blackheath Lane, Stafford	Grant - with conditions -	16/08/2019
T.16/02/905 MW D4	12-Jul-2019	MCM	Forterra Building Products Limited	Submission of details in compliance with condition 26 of planning permission T.16/02/905 MW relating to the results of a noise monitoring survey	Wilnecote Quarry	Acknowledgement of information required by condition -	22/07/2019

Application No	Received	CAT	Applicant	Proposal	Location	Decision Taken	Decision date
SCE.317/L.19/05/809 M	08-May-2019	ScrO	JPE Aggregates	EIA Screening Opinion in connection with application not to comply with (to vary) conditions 18 and 29 of planning permission L.16/05/809 MW to facilitate a topsoil blending and export operation through the importation of BSI PAS 100 compost	Shire Oak Quarry	Screening opinion - Not EIA development -	16/09/2019
L.14/03/817 MW D5	14-Dec-2017	MCM	Tarmac	Submission of details in compliance with conditions 14 (suitable imported materials), 25 (mineral stockpiling), 30 (phase 1B landfill access), 39 (crossing over Roddige Lane) and 61 (ancillary plant and equipment) related to planning permission L.14/03/817 MW	Alrewas Quarry, Croxall Road, Alrewas	Approve details -	30/05/2019
S.19/02/4112 W	25-Mar-2019	WCM	Mr. N. Marston	The continued use of land and existing building for the limited importation and sorting of scrap non-ferrous metals for recycling at Meadow Farm with parking for said business use.	Meadow Farm, Green Lane, Whitgreave, Stafford	Grant - with conditions -	19/06/2019
S.18/09/4126 W NMA1	02-May-2019	WCM	ACR Energy Ltd	Non material amendment to conditions 7, 25 and 31 of planning permission S.18/09/4126 W relating to the timescales for the submission of: an updated surface water drainage scheme and flood risk assessment (Condition 7); details of the installation of the acoustic barriers (Condition 25); and, the landscape scheme and landscape maintenance schedule (Condition 31)	Land Adjacent to Severn Trent Water Authority Sewage Treatment Works, Lichfield Road	Non-Material Amendment -	28/05/2019
SCE.313/CH.19/01/778	31-Jul-2019	ScrO	Site Clear Solution Limited	Screening Opinion - Retrospective application for recycling and storage facility for non hazardous and hazardous waste	Unit 12 Conduit Road, Norton Canes , Cannock	Screening opinion - Not EIA development -	09/08/2019

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CH.19/280 WCA	29-Jul-2019	WCA	Pentalver Cannock Limited	Consultation from Cannock Chase Council in connection with an application to them for the installation railhead to comprise 5 line rail siding with two gantry cranes and alterations to existing site layout to convert existing depot to a multi-modal container handling facility. Expansion of depot site onto adjoining former Rumer Hill Industrial Estate to include provision of trailer parking and car parking areas and erection of new 2 storey office building. Erection of new workshop building, relocation of washdown facility and refuelling point, and provision of authorised testing facility.	Pentalver, Pentalver Way, Cannock, WS11 8XY	No Objections -	28/08/2019
S.19/30911/LDCP OC	02-Aug-2019	OC	Mr W Cox	Consultation from Stafford Borough Council in connection with a application to them relating to a Certificate of Appropriate Alternative Development involving commercial development	Grove Farm, Stone Road, Yarlet, Stafford	No Objections -	12/08/2019
SCE.83/111 MW & SCO.	01-Apr-2019	ScrO	Aggregate Industries Limited	Request for EIA Screening and Scoping Opinion in relation to proposed fuel storage and feed system for alternative fuel firing	Cauldon Cement Works	Scoping opinion given -	19/06/2019
SS.19/00407 MSA	22-May-2019	MSA	Partner Construction	Consultation from South Staffordshire Council in connection with an application to them for planning permission for residential development (92 dwellings) and public open space	119 Saredon Road Cheslyn Hay	No Objections -	12/06/2019
ES.2019/00782 MSA	11-Jul-2019	MSA	Whitebox Construction Ltd	Consultation from East Staffordshire Borough Council in connection with an outline planning application to them for the erection of up to 4 dwellings including details of access	New Inn Car Park, Burton Road, Needwood	Holding objection -	24/07/2019

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SS.07/03/604 MW D9	30-Jul-2019	MCM	Hanson UK	Submission of details in compliance with Condition 28 of planning permission of planning permission SS.07/03/604 MW relating to groundwater monitoring results	Pottal Pool Quarry	Approve details -	03/09/2019