

## Planning Committee

Thursday, 7 June 2018  
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 Strategy, Governance and Change  
30 May 2018

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## Agenda

### Part One

**PLEASE SEE ATTACHED NOTES** (Pages 1 - 2)

1. **Apologies**
2. **Declarations of Interest in Accordance with Standing Order No. 16**
3. **Minutes of the meeting held on 2 November 2017** (Pages 3 - 6)
4. **Applications for Permission**  
Reports of the Director for Economy, Infrastructure and Skills
  - (a) Rugeley Quarry, Wolseley Road, Off Stafford Brook Road, Rugeley - CH.16/05/709 M (Pages 7 - 30)  
  
CEMEX UK Materials Ltd.'s application not to comply with (to vary) Conditions 3 and 8 of planning permission CH.00/0577 & S.40018 to revise the phasing of the working and restoration.
  - (b) Rugeley Quarry, Wolseley Road, Rugeley, Staffordshire - CH.17/01/709 M (Pages 31 - 46)  
  
Freeland Horticulture Ltd.'s application not to comply with (to vary) Condition 7 of planning permission CH.16/03/709 M regarding vehicle movements

associated with the manufacture of topsoil.

- (c) Saredon Hill Quarry, Great Saredon Road, Little Saredon - SS.17/10/602 MW (Pages 47 - 66)

NRS Aggregates Ltd application to vary conditions 1, 12, 13, 14, 24, 46 and 47 of planning permission SS.16/10/602 MW to deepen parts of the permitted extraction area and to confirm the working scheme details.

- (d) Saredon Hill Quarry, Great Saredon Road, Little Saredon - SS.17/11/602 MW (Pages 67 - 78)

NRS Waste Care Ltd application for the variation of condition no. 23 (e) of planning permission SS.16/10/602 MW to allow additional two concrete mixer lorries to enter and leave the site outside of normal operation hours, with departures (loaded) daily at 19:00 (Monday to Friday) and single inward journeys (returning unloaded) at 06:00 daily (Tuesday to Saturday) between 15/11/17 and 31/8/18.

5. **Review of the Staffordshire and Stoke-on-Trent Joint Waste Local Plan** (Pages 79 - 86)  
Report of the Director for Economy, Infrastructure and Skills.
6. **Planning, Policy and Development Control - Annual Performance Report** (Pages 87 - 96)  
Report of the Director for Economy, Infrastructure and Skills.
7. **Decisions taken under Delegated Powers** (Pages 97 - 120)
8. **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)

9. **Planning Regulation - Performance and Delegated Decisions Report** (Pages 121- 134)  
Report of the Director for Economy, Infrastructure and Skills.

## Membership

David Brookes

Ron Clarke

Alan Dudson

Keith James

David Smith (Chairman)

Ben Adams (Vice-Chairman)

John Cooper

Julia Jessel

Trevor Johnson

Alastair Little

Kath Perry

Kyle Robinson

Paul Snape

Mike Worthington

Bob Spencer



## 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 2 November 2017**

Present: David Smith (Chairman)

<b>Attendance</b>	
Ron Clarke	Alastair Little
Alan Dudson	Kath Perry
Keith James	Kyle Robinson
Ben Adams (Vice-Chairman)	Paul Snape
John Cooper	Mike Worthington
Trevor Johnson	

**Apologies:** Julia Jessel

The Chairman informed the Committee that Committee member County Councillor Robbie Marshall had passed away overnight. The Chairman invited members to stand in silence in Mr Marshall's memory.

**19. Apologies**

The Chairman informed the Committee that Committee member County Councillor Robbie Marshall had passed away overnight. The Chairman invited members to stand in silence in Mr Marshall's memory.

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

Name of Member	Nature of Association	Minute No./ Application No.
Michael Greateorex	Personal interest as the local member for the division	Item 4a
Mike Worthington	Disclosable pecuniary interest as the applicant is his former employer. Mr Worthington left the room during the consideration of this item	Item 4b
Paul Snape	Personal interest as he is a member of the Planning Committee at Cannock Chase District Council	Item 6
Alan Dudson	Personal interest as he is a member of the Planning Committee at	Item 6

	Cannock Chase District Council	
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**21. Minutes of the meeting held on 5 October 2017**

**RESOLVED** – That the minutes of the meeting held on 5 October be confirmed and signed by the Chairman.

**22. Applications for Permission**

**23. Wilnecote Quarry, Hedging Lane, Wilnecote, Tamworth - T.16/02/905 MW**

The Committee received a presentation by the Case Officer on the proposed application for an eastern extension to the existing clay quarry with associated restoration at Wilnecote Quarry, Hedging Lane, Wilnecote, Tamworth.

In accordance with the County Councils scheme for public speaking at meetings, the Committee received representations from County Councillor Michael Greatorex as the local member for the area who referred to new housing in the area, the condition of the entrance and the Hedging Lane and local footpath. The Committee also received representations from Mr Ian Briggs, on behalf of the applicant.

A member queried if the Committee had the remit to recommend improvements to the public highway mentioned by Councillor Greatorex.

The Committee were informed that there were no highway issues raised by the Highway Authority other than a requirement to improve the immediate access to the site and to agree to the route to the Strategic Highway Network.

Following a vote, it was:

**RESOLVED** – To PERMIT the application for an eastern extension to the existing clay quarry with associated restoration at Wilnecote Quarry, Hedging Lane, Wilnecote, Tamworth as recommended in the report.

**24. John Pointon and Sons, Bones Land, Cheddleton, Leek - SM.17/02/1138 W**

Councillor Mike Worthington declared a disclosable pecuniary interest and left the room during the consideration of this item.

The Committee received a presentation by the Case Officer on the proposed application for a renewable energy facility to provide electricity and heat to existing industrial operations at the wider John Pointon and Sons' site, including regrading of existing embankments at John Pointon and Sons, Bones Lane, Cheddleton, Leek.

In accordance with the County Councils scheme for public speaking at meetings, the Committee received representations from Mr Stephen Brooks, on behalf of the applicant.



A member raised concerns around the external lighting and the light pollution in the area. The Committee were informed that there was a condition to ensure that the lighting was downward facing.

The Committee queried why there had previously been two granted permissions which had since been abandoned by the applicant. The Committee were informed that the previous applications were not viable.

The Committee also queried if there was a future possibility that the facility would be able to provide electricity to the local community. The Committee were informed that this was possible, but not a consideration at this time.

Members commented that the application had been through the fullest consultation and following a vote it was:

**RESOLVED** – To consult the Secretary of State for Communities and Local Government, and advise that the Planning Committee is **MINDED** to **PERMIT** the proposed application for a renewable energy facility to provide electricity and heat to existing industrial operations at the wider John Pointon and Son's site, including regrading of existing embankments at John Pointon and Sons as recommended in the report.

#### **25. Greener Composting, Watling Street, Wall, Lichfield - L.16/04/823 W**

The Committee received a presentation by the Case Officer for a proposed amendment to the decision of the Planning Committee made on 5 October 2017 regarding the proposed application to construct a biomass boiler facility to replace the permitted in-vessel composting facility at Greener Composting Watling Street, Wall, Lichfield.

The Committee received a presentation by the Planning, Policy and Development Control Manager who explained that the modification to the recommendation previously made by the Committee that "should further wood fuel be required, it should only be wood fuel sourced locally in accordance with Policy SC2 of the Lichfield Local Plan" was not necessary or related to the development to be permitted

Following a vote, it was:

**RESOLVED** – To **PERMIT** the application without the modification to the recommendation previously made by the Committee as recommended in the report.

#### **26. Planning Policy and Development Control - Half Year Performance Report**

The Committee considered the Planning, Policy and Development Control – Half Year Performance report.

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

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

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

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

**28. Exclusion of the public**

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

**29. Exempt minutes of the meeting held on 5 October 2017**

**RESOLVED** – That the exempt minutes of the meeting held on 5 October be confirmed and signed by the chairman.

**Chairman**

<b>Local Members' Interest</b>	
Mr. M. Sutherland	Etching Hill & Heath
Mr. J. Francis	Stafford Trent Valley

PLANNING COMMITTEE – 07 JUNE 2018

MINERAL COUNTY MATTER

Stafford and Cannock Chase: Application No. [CH.16/05/709 M](#)

Date Received: 09 June 2016

Date Further Information Received: 17 November 2017 (Transport Assessment)

CEMEX UK Materials Ltd: Application not to comply with (to vary) conditions 3 and 8 of planning permission CH.00/0577 & S.400/18 to revise the phasing of the working and restoration at Rugeley Quarry.

**Background/Introduction**

1. Sand and gravel extraction at Rugeley Quarry first began towards the end of the 19th Century and the quarry has been the subject of several planning permissions. It comprises two areas – an older, non-operational area to the south, known as “Bevin’s Birches” and the main operational quarry area to the north. The quarry is currently operating under a consolidating consent (ref: [CH.00/0577 & S.400/18](#)) granted in 2006 (also ref. S.400/18 & CH.00/0577 or CH.00/0577 & S.40018). The conditions of the permission require that the winning and working of sand and gravel shall cease by 31 December 2031 with restoration being completed by 31 December 2032.
2. Condition 3 of the planning permission sets out the approved documents and plans and Condition 8 requires the sequential winning and working of sand and gravel in accordance with approved phasing drawings.
3. Mineral extraction has been carried out in accordance with the permission within approved phases 1 and 2, and the applicant contends that mineral in these phases as at the end of 2016 was exhausted. As parts of Phase 2 and 5 were worked out prior to the grant of planning permission, in order to maintain compliance with Conditions 3 and 8 of the permission, working should follow in sequence in Phase 3. Having reviewed the operations at the quarry, the applicant no longer considers that the sequence of working is the optimum means by which to work the deposit. Soil stripping commenced in Phase 4 on 09 January 2017, and mineral extraction operations commenced on 05 February 2017. An alternative phased working arrangement as being proposed is therefore now retrospective.
4. A report on the application had previously been prepared to be presented to a meeting of the Planning Committee on 6 July 2017. Following comprehensive discussions with the applicant however in respect of traffic matters and the concerns that had been raised in representations received on the proposals which had not

been fully resolved at the time of completing that report, it was withdrawn at short notice in order to allow further discussions with the applicant on the traffic related matters. Further discussions took place, and a Transport Assessment (TA) was submitted on 17 November 2017. Consultation has since been carried out and notification undertaken to allow further comments to be received on the proposals.

### **The Site and Surroundings**

5. Rugeley Quarry lies within the northern part of the Cannock Chase Area of Outstanding Natural Beauty (AONB) at an elevated position (161m AOD) on the wooded slopes to the south of the River Trent, approximately 10km south east of Stafford, 12km north east of Cannock and 1.5km west of Rugeley town centre. The quarry lies adjacent to the Cannock Chase Special Area of Conservation (SAC) and SSSI and within the South Staffordshire Green Belt.
6. The proposed change to phased working is within the northern operational area of the quarry site. The changes relate to a relatively small area of the site with extraction to be deferred in the area of the approved Phase 3 (now Phase C) while Phase 4 (now Phase B) is worked.
7. The nearest property to Phase B is Wolseley Park House around 750m from the phase. A number of other individual properties lie on Stafford Brook Road around 130m to the east of the site's entrance, and to the south of the site on Kingsley Wood Road (the nearest being around 230m from the site's boundary, and around 1km from Phase B). All of these properties have significant areas of intervening woodland present. Other properties lie within the main residential area of Etching Hill on Bower Lane to the north east approximately 2km from the site entrance.

### **Summary of Proposals**

8. The application seeks an alternative method of working (now retrospectively) to effectively swap the currently approved Phases 3 and 4. Working is therefore proceeding directly from Phase 1 / 2 into Phase 4 as a continuous operation, with the intention to moving back into Phase 3 once complete. Phases 6 and 7 would remain unchanged.
9. Phase 4 has been a commercially forested area which has now been de-forested during the course of dealing with this planning application; the trees have been felled by the Forestry Commission as they had reached maturity. It is therefore proposed to continue working into Phase 4 from Phase 2. Working commenced retrospectively with the excavation of a ramp on the eastern flank of the existing quarry void to provide access to Phase 4. Soils have been stripped for use in restoration of quarry faces in the south of the quarry with some of the soils being used to create a 2 metre high bund between the western extent of the phase and South Street (Public Right of Way), which runs along the western boundary of the quarry. Working of mineral is being progressed to the west up to the bund and would then work sequentially toward the previously approved Phase 3.

*Note:* The phases have been renamed within the application to avoid confusion for the new sequence of working and for ease of reference; Phase 4 would become Phase B and worked in sub phases over an estimated period of 8 years, and Phase 3 would now become Phase C.

10. It is not proposed to alter the approved restoration scheme, though in reviewing the working scheme, the applicant has reviewed the phased restoration and how this would be carried out. It is therefore proposed that detailed working and restoration schemes for each phase of working would be submitted no less than 12 months prior to the commencement of working in each phase. To assist in the accelerated establishment of shrubs and trees in retained peripheral woodland areas, additional supplementary planting is proposed for the areas to the west of the now proposed Phase B and details are provided in the submitted plans.

### **Environmental Impact Assessment**

11. In accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, the County Council has conducted a "Screening Opinion" on the proposals which concluded that the proposed development is not EIA development and therefore need not be supported by an Environmental Statement (ref. [SCE.228/CH.16/05/709 M](#) dated 29 November 2016).

### **Appropriate Assessment (Habitats Regulations)**

12. In accordance with the Habitats Directive (Council Directive 92/43/EEC) and Regulation 48 of the Habitats Regulations 1994, an Appropriate Assessment was undertaken based upon the advice provided by Natural England. Natural England has confirmed that the proposal is unlikely to have a significant effect on the European site (Cannock Chase SAC) and therefore can be screened out from any requirement for further assessment.
13. Based on the information submitted, it was concluded that the proposed development would not have a significant effect on the key features and/or site integrity of the Cannock Chase SSSI/SAC.

### **Relevant Planning History**

14. Rugeley Quarry has operated under a number of historic planning permissions which were consolidated under one overall mineral permission issued on 23 June 2006 (ref. [CH.00/0577 & S.400/18](#)) (also ref. S.400/18 & CH.00/0577 or CH.00/0577 & S.40018)). This permission was accompanied by a Section 106 Legal Agreement which secures the following undertakings:
  - a) to not further implement the previous planning permissions;
  - b) to carry out aftercare for an additional 5 year period;
  - c) to give instructions to all drivers visiting the site to follow the designated routes to the A51 (via Stafford Brook Road - Bower Lane) and A34 (via Stafford Brook Road - Penkrige Bank Road); to make it a condition of future contracts with contractors or employees that HCVs visiting the site should follow the designated routes; to erect a notice at the exit displaying the routes; to warn and ban drivers found not to be complying with the routes; and, provisions in the event that the routes are unavailable or to make local deliveries;
  - d) to implement the approved Initial Conservation Scheme for the adjoining land

(known as 'Bevins Birches') until the Revised Conservation Scheme is approved;

- e) to pay £10,000 towards the highway improvements to the junction of Bower Lane and A51 and a sum of £12,500 towards the highway improvements to the junction of Stafford Brook Road and Penkridge Bank Road;
- f) to form a liaison group which should meet at least once per year. The long list of interested parties to be invited to attend includes at least 2 local residents who should be invited to attend within 6 months of the date of the agreement; and,
- g) tree felling to be carried out in accordance with the approved Forest Management Plan.

The legal agreement was modified on 12 January 2016 to allow a registered charity or public body, the primary purpose or object of which is the conservation of nature and natural habitats to lease or buy (freehold) part of the land subject to the Section 106 Legal Agreement (ref. [CH.00/0577 & S.40018 M/D S106-1](#)) (see 'The need to review and update the planning conditions and Section 106 Legal Agreement' later in the report).

- 15. Planning permissions have been granted for the temporary retention of ancillary sand and gravel processing plant at the quarry (ref. [S.004/01/709 M](#); [S.03/30/709 M](#); and [S.04/37/709 M](#)). The permissions were granted as the plant was required to allow production to continue until the consolidating consent could be issued.
- 16. A number of detailed approvals have been granted in accordance with the requirements of the consolidating consent and S106 legal agreement, the most relevant being:
  - Revised Restoration Conservation Scheme in compliance with Clause 7.1.2 of the S106 legal agreement approved 07 September 2011 (ref: [CH.00/0577 & S.40018 D10](#))
  - Restoration and Aftercare Scheme approved on 25 November 2015 (ref: [CH.00/0577 and S.40018 D13](#)); and,
  - Approval to replace the ancillary sand plant was granted on 3 October 2016 (ref: [CH.00/0577 & S.40018 D18](#)).
- 17. Planning permission was first granted for an **aggregates packing plant** on 30 April 2001 (ref: [S.40019 & CH.00/0588](#)). The permission was amended on 15 February 2017 (ref. [CH.16/08/709 M](#)) in order to allow the limited importation of aggregates for bagging in the aggregates packing plant. This permission restricts imports of mineral from elsewhere for blending and bagging to 2 loads per day (4 movements), and exports of bagged aggregate are limited to 10 export loads per day (20 movements) (24 movements in total).
- 18. Planning permission for the **manufacture of topsoil** by blending screened sand with PAS:100 Compost using a wheeled loading shovel was granted 14 November 2016 (ref. [CH.16/03/709 M](#)). This permission restricts imports of compost to 13 loads per

day and restricts exports of manufactured soil to 13 loads per day (26 movements).

*Note: A separate planning application to vary condition 7 of the permission to increase the maximum number of HCV movements per day from 26 to 70 is the subject of a separate report on the agenda to this Planning Committee (ref. [CH.17/01/709 M](#)).*

19. An application to retain a **sand blending plant** was approved by the Staffordshire County Council's Planning Committee on 01 October 2015 (ref. [CH.15/01/709 M](#)). The Committee resolved that the applicant should formalise the liaison committee arrangements, however, the existing Section 106 Legal Agreement already has a requirement to hold liaison committee meetings. Notwithstanding, the decision has not yet been issued as this application has provided an opportunity to review and update the terms of reference for the liaison committee, which the applicant has accepted in principle. The approved heads of terms for the conditions include a condition to restrict imports of limestone for mixing with indigenous sand to 2 loads per day (4 movements).

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

20. The relevant development plan policies are as follows:

- a) The [Minerals Local Plan](#) for Staffordshire (2015 to 2030) (adopted February 2017):
- Strategic Objective 1 (The sustainable economic development of minerals);
  - Strategic Objective 3 (Operating to high environmental standards); and,
  - Strategic Objective 4 (Restoration that enhances local amenity and the environment).
  - Policy 4: Minimising the impact of mineral development; and,
  - Policy 6: Restoration of mineral sites.
- b) [The Cannock Chase District Local Plan \(Part 1\)](#) (adopted 2014)
- Policy CP1 - Strategy (refers to the presumption in favour of sustainable development);
  - Policy CP3 - Chase Shaping – Design (refers to protection of amenity);
  - Policy CP12 – Biodiversity and Geodiversity
  - Policy CP13 - Cannock Chase Special Area of Conservation (SAC);
  - Policy CP14 - Landscape Character and Cannock Chase Area of Outstanding Natural Beauty (AONB).
- c) [The Plan for Stafford Borough](#) (2011 – 2031) (adopted 19 June 2014)
- Policy N4 – The Natural Environment & Green Infrastructure;
  - Policy N5 – Sites of European, National & Local Nature Conservation Importance;
  - Policy N6 – Cannock Chase Special Area of Conservation (SAC);
  - Policy N7 – Cannock Chase AONB;
  - Policy N8 – Landscape Character;

- Spatial Principle (SP1) – Presumption in Favour of Sustainable Development.

### **The other material considerations**

21. The other material considerations include the following:

a) [The National Planning Policy Framework](#) (the NPPF) (published on 27 March 2012):

- Section 4 – Promoting Sustainable Transport
- Section 9 - Protecting Green Belt land
- Section 11 – Conserving and enhancing the natural environment;
- Section 13 - Minerals
- Paragraphs 14 (Presumption in favour of sustainable development); 17 (Core planning principles); 91 (Green Belt); 115 & 116 (conserving landscape and scenic beauty in AONBs and conservation of wildlife and cultural heritage); 144 (determining planning applications), are important considerations.

[\* Note: a [review of the NPPF](#) has taking place. The consultation period started on 5 March and ended on 10 May 2018. Having regard to the sections referred to above, the changes in the revised document are not considered to be significant in the determination of this application.]

b) [Planning Practice Guidance \(Minerals\)](#)

### **Findings of Consultations**

#### **Internal**

22. The Environmental Advice Team (EAT) – no objections. EAT advise as follows:

- *Ecology* – a condition is required for ecological surveys to be carried out prior to commencement of each working phase.
- *Landscape* – restoration should be carried out in accordance with submitted plans with overall restoration of the quarry site being carried out in accordance with the previously approved restoration scheme (ref: CH.00/0577 & S.400/18 D13 dated 25 November 2015).
- *Historic Environment* – the amended proposals will still be subject to a requirement to comply with the approved Written Scheme of Archaeological Investigation.
- *Rights of Way* – the applicant is reminded that planning permission does not constitute authority for interference with the right of way or its closure or diversion.

Note. The applicant submitted a Phase 1 Habitat Survey in response to the requirement for ecological surveys prior to commencement of phased working as Phase B has now been de-forested by the Forestry Commission. EAT advises that



surveys should be carried out for future phases.

23. Highways Development Control (on behalf of the Highways Authority) – no objections subject to conditions to require that the number of HCV movements to and from the site shall not exceed 280 daily mineral vehicle movements (140 in +140 out) on any given working day, and that the daily vehicle limit shall not be met for more than 15 consecutive days without the prior written approval of the Mineral Planning Authority.
24. The Staffordshire County Council Planning Regulation Team – no comments.

#### **External**

25. The Environment Agency – no objections.
26. Natural England (NE) – no objections. NE advises that they have liaised with the AONB Unit with respect to the AONB and support the recognition offered in the application of the protection for ‘landscape and scenic beauty’ and note and agree with the ‘Landscape and Visual Assessment’s conclusions. NE advises that the Cannock Chase SSSI does not represent a constraint in determining the application (see ‘Appropriate Assessment (Habitats Regulations section above)).
27. Royal Society for the Protection of Birds (RSPB) – no objections. RSPB are satisfied that the proposals would not materially alter the planned restoration of the site.
28. Cannock Chase AONB Officer (on behalf of the Cannock Chase AONB Partnership) – no objections subject to the approved restoration scheme being adhered to. The AONB Officer notes that the changes would have short term impacts on the AONB, though these would not in any measurable way differ from the working and restoration arrangements that have already been permitted.
29. Western Power Distribution – no objections. Details have been provided of their apparatus within the location.
30. Cannock Chase District Council Environmental Health Officer – no objections.

#### **Views of District/Parish Council**

31. Stafford Borough Council – no objections, subject to controls being imposed through planning conditions to ensure that the permission relates to the temporary operations for mineral extraction and that restoration and landscaping is carried out in accordance with approved plans.
32. Brindley Heath Parish Council – no objections. The Parish Council has advised that some local residents have reported to them an increase in the amount of traffic movements along Stafford Brook Road and Bower Lane which is a matter of great concern to them. Parish representatives have discussed this matter directly with the applicant and suggest that a comprehensive traffic survey should be undertaken to establish how much quarry traffic enters and leaves the quarry.

*Note:* The applicant has since provided a Transport Assessment (TA).

33. Cannock Chase Council (Planning) and Colwich Parish Council did not comment on the application.

### **Publicity and Representations Received**

Site notice: **YES** (11 July 2016)      Press notice: **YES** (21 July 2016)

34. Neighbour notification letters were first sent out on 29 June 2016 and the publicity and notifications resulted in three representations being received. A further round of neighbour notification letters were sent out on 22 November 2017 following receipt of the Transport Assessment. Letters were sent to individual properties (110 properties) along Stafford Brook Road and Bower Lane which are the main routes used by quarry vehicles travelling to and from the quarry. The further round of neighbour notifications resulted in a further three representations being received (six representations in total).
35. The representations raised concerns which are summarised as follows:
- Additional HGV vehicle movements will increase danger to road users, and would create more noise, fumes, dust and vibration;
  - HGV vehicles cause damage to road verges and drains through over-running, and property through vibration;
  - Stafford Brook Road and Bower Lane are unsuitable for HGV traffic, narrow, and two vehicles have difficulty passing each other;
  - 280 HGV vehicle movements per day is excessive;
  - HGV quarry traffic should be diverted from using Bower Lane;
  - Speed limit should be reduced to 20mph for quarry vehicles;
  - Lack of monitoring of local road network by the Highways Department;
  - All planning applications relating to the quarry are 'rubber stamped' without question;
  - The proposals would increase the size of the quarry and extend the time period of extraction;
  - The proposals would impact upon the AONB (loss of trees); and,
  - A public forum should be established.

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

36. The applicant seeks to vary conditions to revise the phased sequence of working for permitted mineral extraction. The applicant contends that site operations have been reviewed in light of the manner in which site operations at the quarry have evolved since the working scheme was devised and the change is required for the following reasons:
- The replacement processing plant is now located more centrally within the site;
  - There would be no need to relocate the administrative and welfare facilities and weighbridges as originally intended;
  - To remove the need to re-locate water pipes servicing the quarry, and;
  - The imminent harvesting (now carried out) of the timber within the currently approved Phase 4 (proposed Phase B) area by the Forestry Commission.
37. With respect to the submitted TA the applicant contends that this application to

permit an alternative method of working, would not affect any existing transport related conditions or impact upon any traffic movements to or from the site. In summary, the TA maintains that the review of the local highway network conditions has demonstrated that the layout of the key local road links in the vicinity of Rugeley Quarry are of a suitable standard to accommodate HCV traffic associated with the site and concludes that HCV traffic does not present a material operational or highway safety concern that would require additional highway improvements or vehicle management. The applicant contends that the quarry site could realistically accommodate up to 280 daily vehicle movements (140 in / 140 out) over short periods of peak production, taking into account changes in marketing, improved site efficiencies and the changing role of the quarry.

### **Observations**

38. This is an application not to comply with (to vary) Conditions 3 and 8 of planning permission CH.00/0577 & S.400/18 to revise the phasing of the working and restoration at Rugeley Quarry.
39. Having given careful consideration to the application, supporting information, the relevant development plan policies and other material considerations, the consultation responses and the representations, all referred to above, the key issues are considered to be:
  - The mineral planning policy considerations, specifically:
    - the effects on the landscape and the Area of Outstanding Natural Beauty (AONB);
  - The Green Belt;
  - The opportunity to review and update the planning conditions; and,
  - The opportunity to review and update the Section 106 Legal Agreement

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

40. The [Minerals Local Plan](#) (the vision, strategic objective 3 and policy 4), the [Cannock Chase Local Plan](#) (policy CP3), the [NPPF \(section 4, and section 11 \(paragraph 144\)\)](#), and [Planning Practice Guidance \(Minerals\)](#) all seek to minimise the adverse impacts of minerals development by ensuring that sites are well located and operate to high environmental standards. The policies and guidance also advise planning authorities, when determining planning applications, to ensure that there are no unacceptable adverse impacts on the highway network or local amenity, and to take into account cumulative effects. The National Planning Policy Framework (NPPF) generally: supports sustainable development and the sustainable use of minerals; and, requires restoration and aftercare to take place at the earliest opportunity and to high environmental standards; through the application of appropriate conditions where necessary.

*The effects on the landscape and the AONB*

41. The [Minerals Local Plan](#) (policy 4), the [Plan for Stafford Borough](#) (policy N8), and the

NPPF ([section 11](#)), all seek to protect the landscape and where possible, provide for enhancement of the general quality of the landscape and local environment. The [Minerals Local Plan](#) (policy 6) requires mineral sites to be restored to high environmental standards at the earliest opportunity.

42. The site lies in the Cannock Chase Area of Outstanding Natural Beauty (AONB) and [the Cannock Chase District Local Plan](#) (strategic policy CP1 and policy CP14) and [The Plan for Stafford Borough](#) seeks to protect and enhance the AONB and support development proposals that are compatible with the AONB management objectives as set out in the AONB Management Plan.

43. The NPPF ([paragraph 115](#)) states that:

*“Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.”*

44. The proposals relate essentially to the swapping of two approved working phases which would neither extend the timeframe for working, nor alter the overall approved restoration of the quarry site. The amended phasing however introduces visual impacts in the landscape at a different period in time than had previously been the case. One of the representations raises concerns with respect to impacts on the AONB through the loss of trees (see *Note* below). The Environmental Advice Team had initially raised concerns to the proposals on grounds that visual impacts would be introduced during the latter sub phase working of Phase B (Phase B(ii)) when the proposed screening bund erected to mitigate views from the public right of way (South Street), was to be removed to work the mineral deposit on the western periphery of the phase. The applicant has taken these concerns into account and submitted revised plans to retain the proposed screen bund until the end of the last sub phase of Phase B (Phase B(iiii)). The Environmental Advice Team have since advised that they have no objections on landscape grounds and provide support for landscaping of the bund and additional planting and the phased restoration, and they request the submission of ecological surveys prior to commencing working in each phase.

*Note – the trees removed in the approved Phase 4 formed part of the commercial forest planting by the Forestry Commission and have been felled by them as the trees have reached maturity. The felling of these trees forms in part the reasoning given by the applicant to work Phase 4 before Phase 3.*

45. The County Council's Environmental Advice Team, the AONB Unit and Natural England have not objected to the revised phasing.

46. *Conclusion:* Having regard to the policies, guidance, the other material considerations and consultee comments referred to above, it is reasonable to conclude that the proposed variation to phasing arrangements would not have an unacceptable adverse impact on the landscape, would not harm, the value and special qualities of the AONB, or be contrary to the AONB Management Plan.

## Green Belt

47. The site lies in the South Staffordshire Green Belt. It is therefore necessary to assess the proposals against the [Cannock Chase District Local Plan](#) (policies CP1, CP3 and CP14), the [Minerals Local Plan](#) (Policy 4.1 (g)), and, the National Planning Policy Framework (the NPPF) ([section 9](#)), which all aim to protect the Green Belt from inappropriate development and aim to preserve its openness.
48. Section 9 of the NPPF indicates that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
49. NPPF paragraph 80 sets out the five purposes of the Green Belt:
- to check the unrestricted sprawl of large built-up areas;
  - to prevent neighbouring towns merging into one another;
  - to assist in safeguarding the countryside from encroachment;
  - to preserve the setting and special character of historic towns; and,
  - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
50. NPPF [paragraph 87](#) states that ‘As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances’. Paragraph 88, states that ‘there will be harm to the Green Belt if inappropriateness and any harm are not clearly outweighed by other considerations’.
51. [Paragraph 90](#) of the NPPF explains that:
- ‘Certain other forms of development are not inappropriate in Green Belt provided that they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt’.*
52. The ‘other forms of development’ referred to in paragraph 90 include mineral extraction which can demonstrate a requirement for a Green Belt location.
53. The [Minerals Local Plan](#) (Policy 4) and para. 7.33 explains that:
- ‘National policy requires the protection of Green Belt but recognises that mineral extraction need not be inappropriate in the Green Belt provided that the mineral extraction preserves the openness of the Green Belt and does not conflict with the purposes of including land in the Green Belt’ [emphasis added].*
54. For the following reasons it is considered that the proposals would not harm the openness of the Green Belt or conflict with the purposes of including land in the Green Belt and as such they are not inappropriate in Green Belt policy terms:
- Minerals can only be worked where they occur;
  - This is an application to re-phase existing permitted mineral operations;

- Controls can be imposed by planning conditions to minimise visual impact and require the site to be well restored to high environmental standards.

55. As the proposals are not considered to be inappropriate in Green Belt policy terms, there is no need to consult the Secretary of State for Communities and Local Government in accordance with the [Town and Country Planning \(Consultation\) \(England\) Direction 2009](#).
56. *Conclusion:* Having regard to policies, guidance and other material considerations referred to above, it is reasonable to conclude in this case that the proposed development is not inappropriate development in the Green Belt policy terms and would not harm the openness of the Green Belt or conflict with the purposes of including land in the Green Belt.

### **The opportunity to review and update the planning conditions**

57. The NPPF ([paragraph 203](#)) states that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through conditions. While the permitted mineral operations are not unacceptable it is appropriate when varying a planning permission to review and where reasonable and necessary, update the planning conditions. For example, it is appropriate to amend condition 3 to update the approved plans, to update condition 8 to reflect the new working arrangements (variation of phasing), and to amend other conditions to take account of details that have been approved since the planning permission was issued in 2006.
58. Furthermore, one of the four strategic objectives of our Minerals Local Plan is:

*'To ensure that mineral sites operate to 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.'* (Strategic Objective 3) [emphasis added]

It is therefore an appropriate opportunity to review and update the 2006 planning permission and where reasonable and necessary to introduce new conditions that secure higher environmental standards.

### Traffic

59. This application is solely to revise the phasing of the quarry workings. As such the application does not contain any explicit proposals to change the existing traffic arrangements. Notwithstanding, as your officers have highlighted in recent reports related to the applications for ancillary development at the site, traffic is one of the key considerations.
60. Furthermore, this application represents an important opportunity to review the effects of traffic for the following reasons:
- a) The planning permission, issued in 2006, was supported by a Traffic Assessment (TA) submitted with the application in 2000 using traffic data from the 1990's.

- b) The TA was based on an output from the quarry of 600,000 tonnes per annum (tpa) (using the figures submitted with this application (21.7 tonnes average load and 261 working days per annum) that is equivalent to 212 movements per day / 55,232 movements); however, output since 2006 has been significantly less than was anticipated.
  - c) As the applicant agreed to carry out a new TA which confirmed that HCV movements from 2007 to 2017 have ranged from 12,096 to 24,876 movements per annum (equivalent to 46 to 95 movements per day and 130,265 to 271,857 tpa) (movements on a Saturday are typically less than 20). The new TA also confirms that the higher number of movements are rare with 100 movements or more per day occurring on just 6 occasions during the period between March 2007 and August 2017.
  - d) To examine the assumption in the TA that traffic travelling to and from the quarry would be split evenly between Stafford Brook Road to the A34 and Bower Lane to the A51 (a 50/50 split). The new TA confirmed the 50:50 split.
  - e) As there are currently no conditions limiting the traffic movements, except for lorry routing as part of the Section 106 Legal Agreement and conditions to limit HCV movements have recently been imposed on the ancillary developments taking place at the quarry (see 'Relevant Planning History' earlier for details).
  - f) As the Rugeley Eastern Bypass was fully opened in 2007, new housing development has taken place in the Rugeley area and on the Cannock side of the Chase and as there has been a general increase in traffic across the Chase since 2000.
  - g) As the Minerals Local Plan (adopted in 2017) (objective 3 and policy 4) aims to ensure that sites operate to high environmental standards and aims to reduce the impact along the routes used to transport minerals.
  - h) As the NPPF (published in 2012) (paragraph 115) demands that great weight should be given to conserving the landscape and scenic beauty of the AONB.
  - i) As the NPPF (paragraph 144) recognises that cumulative effects should be taken into account albeit that the NPPF (paragraph 32) advises that development should only be prevented or refused on transport grounds where the residual cumulative impacts are severe.
  - j) As the Cannock and Stafford Local Plans (adopted in 2014) (policies CP14 and N7) aim to protect and enhance the AONB.
  - k) As the representations received, summarised earlier in the report, primarily refer to the effects of the quarry traffic on local amenity (your officer has drawn the concerns of local residents to the attention of the relevant Local Member (Cllr Mike Sutherland), and accompanied him on a visit to the quarry).
61. As mentioned earlier, the applicant is not proposing to vary the permission to change the number of HCV movements but chose to include details on the application form (an average of 90 and a maximum of 280 movements per day alongside an average and a maximum of 4 ancillary traffic movements per day).

62. The new TA has considered this level of traffic movements and concludes that the 280 maximum is acceptable. The Highways Authority considered the new TA and has no objection on highway grounds, subject to the 280 maximum being imposed by condition and not occurring on more than 15 consecutive days without written approval.
63. As explained earlier in the 'Relevant Planning History' section there are several ancillary operations which have limits on traffic movements (26 soil + 24 bagging + 4 limestone = 54). In addition, there is the current application to increase the maximum number of soil manufacturing movements to 70. Overall this could potentially result in 378 movements per day (280 mineral + 70 soil + 24 bagging + 4 limestone)
64. Having regard to:
- a) the current quarry permission (based on 600,000 tpa, equivalent to 212 movements per day);
  - b) the actual output from the quarry since 2007 (from 131,242 to 269,905 tpa - equivalent to 46 to 95 movements per day);
  - c) the 50:50 traffic split;
  - d) the current limits on traffic from the ancillary operations (total 54 movements per day);
  - e) the implications of the proposed increase in traffic movements associated with the soil manufacturing operations from a maximum of 26 to 70 movements per day and an average of 26 movements per day (on the agenda); and,
  - f) the concerns of local residents and the Parish Council;
- your officers have therefore sought to negotiate with the applicant to agree an acceptable overall limit that would:
- g) retain sufficient operational flexibility to accommodate all the HCV traffic entering and leaving the site;
  - h) secure higher environmental standards in this AONB location; and,
  - i) be straight forward to monitor and enforce.
65. Regrettably the applicant has been unwilling to accept responsibility for controlling the overall number of HCV movements to and from the site nor accept a maximum of less than 280.
66. *Conclusion:* Having regards to the policies, guidance and other material considerations referred to above, your officers have concluded that it is reasonable and necessary to impose a condition to limit / restrict all HCV traffic movements into and out of the quarry as follows:



- 212 HCV movements per day (Monday to Friday);
- 106 HCV movements on Saturdays; and,
- 50% of the HCV movements shall enter or leave the site using Bower Lane (A51)

#### Site Layout Plans

67. [Minerals Local Plan](#) (policy 4.5) encourages mineral operators to ‘*introduce higher environmental standards*’ during working, restoration and aftercare, and policy 6.3 requires developers to regularly review their restoration proposals.
68. The existing planning permission (Condition 50) requires a review and audit (every 3 years) of the restoration works carried out and restoration steps for the forthcoming year. In reviewing the requirements of this condition and to be consistent with the approach to restoration review at other mineral sites within Staffordshire, it is considered that a more appropriate approach would be to require the regular review of the working and restoration operations by the submission of Progress Reports and Site Layout Plans every 5 years and to incorporate a review of the restoration strategy at the second review date to provide the opportunity to introduce higher environmental standards of working and restoration ([Minerals Local Plan](#) policy 4.5 and Policy 6).

#### Aggregates bagging plant

69. When the 2006 planning permission was granted it included plans approved under Condition 1 relating to an aggregates bagging plant. A bagging plant had formed part of the proposals when the application was made. However, the bagging plant element of the proposals was refused (ref. [S.40019 & CH.00/0588](#)). In order therefore to provide clarity and for the avoidance of doubt, it is considered reasonable and necessary to remove reference to these plans (ref: RU1/14 dated September 2000 - Proposed Ready Pak Plant Plan and RU1/14A dated September 2000 - Proposed Ready Pak Elevation) in a varied planning permission.

#### Liaison Committee

70. [Minerals Local Plan](#) (strategic objective 3 and policy 4) encourages mineral operators to liaise with local communities in promoting higher environmental standards.
71. One of the representations comments on the benefit of a public forum / liaison committee. The Section 106 Legal Agreement accompanying the 2006 planning permission includes an obligation on the operator to arrange regular site liaison committee meetings. Although liaison meetings have been held between the quarry operator (Cemex), Brindley Heath Parish Council, and some interested parties, the full requirements of the legal agreement insofar as the invitations to attend such meetings, have not been extended to Stafford Borough Council, Colwich Parish Council and local residents groups. In addition, changes to the site as a whole and the interests of the RSPB who may manage part of the land are not currently represented. This is therefore an opportunity to review and update the terms of the current legal agreement in accordance with the Minerals Local Plan objectives and policies (see the next section).

## The Section 106 Legal Agreement

72. The applicant has acknowledged that this is an opportunity to review and update the undertakings in the current legal agreement (as modified), which were described in the 'Relevant Planning History' section earlier.
73. A new consolidating legal agreement would need to be completed before the planning permission can be issued. At the time of reporting this application, the applicant has agreed to limited costs for the County Council to prepare the legal agreement which is being progressed.
74. Guidance in the NPPF relating to the use of planning conditions and obligations explains that consideration should be given to whether otherwise unacceptable development can be made acceptable through the use of conditions or planning obligations. The guidance ([paragraph 204](#)) indicates that planning obligations should only be sought where they meet all of the following tests:
- necessary to make the development acceptable in planning terms;
  - directly related to the development; and,
  - fairly and reasonably related in scale and kind to the development.

[Note: These are also legal tests by virtue of the Community Infrastructure Levy Regulations 2010 [[Part 11, Regulation 122 and 123](#)] (as amended by the [2011](#), [2013](#) and [2014](#) Regulations). The Planning Practice Guidance ([Community Infrastructure Levy](#), 'Do the planning obligations restrictions apply to neighbourhood funds?') indicates that the [Community Infrastructure Levy \(Amendment\) Regulations 2014](#) prevents section 106 planning obligations being used in relation to those things (infrastructure) that are intended to be funded through the levy (Community Infrastructure Levy)(CIL) by the charging authority. In this case, a CIL has been adopted in the Cannock Chase area, though this is only in relationship to residential development and some major retail developments. Stafford Borough Council does not currently have a CIL in place.

75. A review of the undertakings in the current legal agreement (as modified), and the recommended updates and new undertakings are discussed below:

a) *To not further implement the previous planning permissions.*

The existing undertaking should be retained and updated to ensure that the operations are carried out in accordance with the latest planning permission which include conditions that aim to secure higher environmental standards (Policy 4.5 of the MLP).

b) *To carry out aftercare for an additional 5 year period.*

There is no reason to change this undertaking other than to ensure that it relates to a period of five years following the restoration and statutory 5 year period of aftercare for each phase of the development which is considered reasonable and necessary to establish the new habitats created under the requirements of the planning permission and in order that the restoration and aftercare achieves the highest environmental

standards. This undertaking accords with the NPPF (sections 11 and 13) and policies 4 and 6 of the MLP.

- c) *To give instructions to all drivers visiting the site to follow the designated routes to the A51 (via Stafford Brook Road - Bower Lane) and A34 (via Stafford Brook Road - Penkrige Bank Road); to make it a condition of future contracts with contractors or employees that HCVs visiting the site should follow the designated routes; to erect a notice at the exit displaying the routes; to warn and ban drivers found not to be complying with the routes; and, provisions in the event that the routes are unavailable or to make local deliveries.*

This undertaking should continue as it controls the routing of all HCV traffic entering and leaving the site, however, for the avoidance of doubt, this undertaking should be updated to clarify that it includes all drivers of HCVs associated with existing and future contracts related to any ancillary operations.

- d) *To form a liaison group which should meet at least once per year. The long list of interested parties to be invited to attend includes at least 2 local residents who should be invited to attend within 6 months of the date of the agreement.*

This undertaking should continue and be updated for the following reasons:

- The terms of reference should be updated to reflect current practices.
  - The interested parties should be updated to include the AONB Unit.
  - The County Councillor should nominally act as Chairperson for the first meeting and be the person to invite 'at least two local residents'.
  - The Chairperson should be formally elected at the first meeting.
  - The first meeting should be held within 3 months
- e) *To implement the Conservation Scheme for the lifetime of the planning permission*

This undertaking should be modified to reflect the approved Conservation Scheme which superseded the Initial Conservation Scheme previously carried out to the Bevin's Birches area of the quarry.

- f) *Tree felling to be carried out in accordance with the approved Forest Management Plan;*

This undertaking should continue, as the Forest Management remains relevant.

- g) *The modification to allow a registered charity or public body, the primary purpose or object of which is the conservation of nature and natural habitats to lease or buy (freehold) part of the land.*

This recent modification to the legal agreement should continue and be incorporated into the new legal agreement.

- h) *A new clause to extend the definition of the planning permission to include Section 73 applications to vary the main permission;*

This new clause is considered to be reasonable and necessary as it is now is now standard practice, and allows Section 73 applications to vary the main permission to be permitted without the need to modify or complete a new legal agreement.

- i) *A new undertaking to require the operator responsible for the restoration of the site to be a member of the Mineral Products Association (MPA) (or equivalent) in order to provide the safeguard of the MPA's Restoration Guarantee Fund, or to provide an equivalent financial guarantee to cover the costs of restoration and aftercare.*

This new undertaking would ensure that there are financial provisions in place to fulfil the restoration and aftercare requirements. The Mineral Product Association Restoration Guarantee Fund has a limit of £1 million on any one project. This undertaking accords with the NPPF (sections 11 and 13) and Policy 6.4 of the MLP.

76. *Conclusion:* In this case, it is reasonable to conclude that the terms of the undertakings described above are necessary, relevant and fairly and reasonably related in scale and kind to the development and should be secured as part of a new consolidating S106 legal agreement.

### **Overall Conclusion**

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, the additional information subsequently received (including a Transport Assessment), the further discussions with the applicant and the other material considerations, all referred to above, it is reasonable to conclude that the proposals should be permitted subject to:

- the conditions of the extant planning permission, and updated conditions - the heads of terms of which are recommended below; and,
- the applicant entering into a new consolidating S106 legal agreement which shall include existing undertakings, and secure new or amended undertakings - the heads of terms of which are recommended below.

### **RECOMMENDATION**

**PERMIT** the application for proposed development not to comply with (to vary) Conditions 3 and 8 of planning permission CH.00/0577 & S.400/18 to revise the phasing of the working and restoration at Rugeley Quarry, subject to all parties with an interested in the land first signing a new consolidating Section 106 Legal Agreement - to include the existing undertakings and the new or amended undertakings - the heads of terms of which are listed below; and, subject to the conditions of the extant planning permission, and updated conditions - the heads of terms of which are listed below.

**New consolidating Section 106 Legal Agreement - heads of terms** to include the existing undertakings and the new or amended undertakings (highlighted in **bold**):

- 1) To update the existing Section 106 Legal Agreement to not further implement the previous planning permissions **to include permission ref. CH.00/0577 & S.400/18.**
- 2) To update the existing Section 106 Legal Agreement to refer **to the additional 5-year aftercare period to apply to each phase of the development.**
- 3) To update the existing Section 106 Legal Agreement **to remove the requirement to pay a contribution towards local highway improvements and maintenance** as the works have now been carried out.
- 4) To update the existing Section 106 Legal Agreement to clarify, for the avoidance of doubt, that the existing undertaking to instruct all drivers visiting the site to follow the designated routes to the A51 (via Stafford Brook Road - Bower Lane) and A34 (via Stafford Brook Road - Penkridge Bank Road) **includes drivers of all HCVs associated with existing and future contracts related to any ancillary operations;**
- 5) To update the existing Section 106 Legal Agreement terms of reference for the quarry liaison committee meetings to include: **a defined timeframe to form the new liaison committee (3 months);** to invite representatives from interested parties **to include the operators of any ancillary operations on the site, the Royal Society for the Protection of Birds (RSPB), and the AONB Unit.**
- 6) To update the existing Section 106 Legal Agreement **to refer to the approved Conservation Scheme for the lifetime of the planning permission.**
- 7) To update the existing Section 106 Legal Agreement **to incorporate the modification to allow a registered charity or public body to lease or buy (freehold) part of the land.**
- 8) **To extend the definition of the planning permission to include Section 73 applications to vary the main permission.**
- 9) **To introduce a new requirement that the owner/operator shall be a member of the Mineral Products Association or otherwise to provide a restoration guarantee fund (£1m) secured by a financial institution to provide a bond to guarantee the funding for aftercare and extended aftercare of the site.**

**The planning conditions of the new planning permission** to include the conditions of the extant planning permission ref. CH.00/0577 & S.400/18 updated as follows (the changes highlighted in **bold**):

- 1-3. To define the permission in accordance with the approved documents, **plans and approved details**
4. **To define commencement as being the date of the permission.**
8. **To update the phasing of the site.**

22. To require the maintenance of the sign erected at the exit of the Site **to be maintained in accordance with approved details (ref. [CH.00/0577 & S.40018 D2](#))** and to require records to be kept of **all HCVs entering and leaving the Site**, and the route to or from the A51 **and to or from the Site and Penkrige Bank Road**, and for Records to be made available for inspection by the Mineral Planning Authority
23. Dust to be managed accordance with **the approved Dust Action Plan (ref: [CH.00/0577 & S.40018 D9](#))**
29. To require all vehicles operated within the Site to be fitted with and operated reversing alarm systems in accordance with **the approved details (ref: [CH.00/0577 & S.40018 D3](#))**.
30. To require noise monitoring to be carried out in accordance with **the approved Noise Monitoring Scheme (ref: [CH.00/0577 & S.40018 D16](#))**.
33. To require an archaeological watching brief to be undertaken **in Phases A, B, C and D** in accordance with the approved Written Scheme of Investigation for Archaeological Watching Brief contained within the planning permission (ref. CH.00/0577 & S.400/18).
34. To require lighting within the Site to be used in accordance with **the approved Lighting Scheme (ref: [CH.00/0577 & S.40018 D12](#))**.
41. To require the site to be screened in accordance with the planning permission CH.00/0577 & S.400/18, **and set out in the Proposed Re-phasing drawings (dwg no's J173-dwg-01 r1, J173-dwg-02 r1, J173-dwg-03 r1, J173-dwg-04 r1, J173-dwg-05 r1 and J173-dwg-06 r1), and Proposed Landscaping-Phase B drawing (dwg no. CE-RQ0874-DW05a)**.
49. To require the site (with the exception of the Bevin's Birches area) to be restored to grassland, woodland, heathland and wetland habitat uses subject to **the approved detailed scheme (ref: [CH.00/0577 & S.40018 D13](#))**
50. To require the submission of a restoration programme, review and audit of restoration works carried out every **5 years** until a completion certificate for restoration has been issued
52. To require the Bevins Birches area to be restored **in accordance with the approved Restoration Scheme (ref: [CH.00/0577 & S.40018 D5](#))**.
53. **To require the submission of a Protected Species - Survey, Evaluation and Mitigation Scheme prior to any vegetation clearance or soil stripping in any phase (including sub-phases) for the written approval of the Mineral Planning Authority**
55. To require measures to protect ground nesting bees and wasps in the Bevins Birches area to be carried out in accordance with **the approved details (ref: [CH.00/0577 & S.40018 D6](#))**.
56. To require aftercare operations of Bevin's Birches to be carried out and

implemented in accordance with **the approved Aftercare Strategy and timetable of implementation** (ref: [CH.00/0577 & S.40018 D11](#))

57. To require aftercare operations of Rugeley Quarry to be carried out and implemented in accordance with **the approved Restoration and Aftercare Scheme** (ref. [CH.00/0577 & S.40018 D13](#))

**Additional recommended conditions**

- **The total number of HCV movements\* to and from the Site (shall not exceed:**
  - a) **212 movements (106 in and 106 out) per full working day (Monday to Friday); and,**
  - b) **106 movements (53 in and 53 out) on Saturdays;**

**of which no more than 50% shall enter or leave the Site using Bower Lane (A51)**

**\* For the avoidance of doubt HCV movements shall include all HCV movements associated with any ancillary operations.**
- **To require a detailed Site Layout Plan(s) for written approval.**
- **To require a Progress Report every 5 years to include an update to the approved Site Layout Plan(s) and approved Restoration and Aftercare Scheme.**

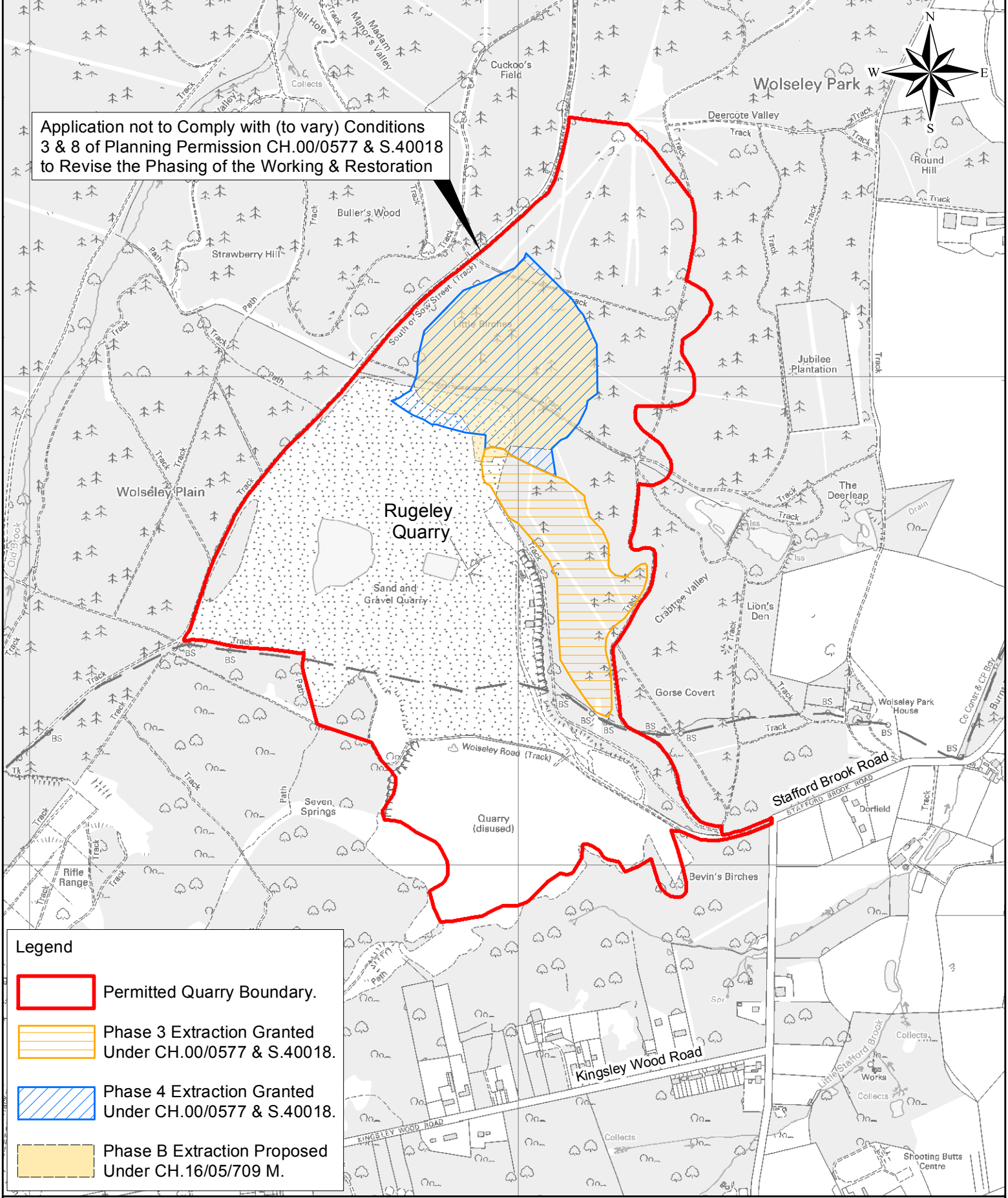
Case Officer: Graham Allen - Tel: (01785) 277299  
email: [graham.allen@staffordshire.gov.uk](mailto:graham.allen@staffordshire.gov.uk)

*A list of background papers for this report is available on request and for public inspection at the offices of Staffordshire County Council, No. 1 Staffordshire Place, Stafford during normal office hours Monday to Thursday (8.30 am – 5.00 pm); Friday (8.30 am – 4.30 pm).*









Application not to Comply with (to vary) Conditions 3 & 8 of Planning Permission CH.00/0577 & S.40018 to Revise the Phasing of the Working & Restoration



**Legend**

-  Permitted Quarry Boundary.
-  Phase 3 Extraction Granted Under CH.00/0577 & S.40018.
-  Phase 4 Extraction Granted Under CH.00/0577 & S.40018.
-  Phase B Extraction Proposed Under CH.16/05/709 M.

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

CEMEX UK Materials Ltd. Application not to comply with (to vary) Conditions 3 and 8 of planning permission CH.00/0577 and S.40018 to revise the phasing of the working and restoration, Rugeley Quarry, Stafford Brook Road, Rugeley.



Local Members' Interest	
Mr. M. Sutherland	Etching Hill & Heath
Mr. J. Francis	Stafford Trent Valley

PLANNING COMMITTEE – 07 June 2018

MINERAL COUNTY MATTER

Stafford and Cannock Chase: Application No. [CH.17/01/709 M](#)

Date Received: 28 February 2017

Date Further Details Received:

- Letter to Staffordshire County Council (Ver. 3) dated 24 April 2017

Freeland Horticulture Ltd: Application not to comply with (to vary) Condition 7 of planning permission CH.16/03/709 M regarding vehicle movements associated with the manufacture of topsoil at Rugeley Quarry.

**Background/Introduction**

1. Planning permission has previously been granted for the manufacture of topsoil by blending screened sand with PAS:100 compost using a loading shovel at Rugeley Quarry (ref. [CH.16/03/709 M](#) - dated 14 November 2016).
2. Condition 7 of the permission restricts the number of loads of compost materials imported into the site for soil manufacture, and the manufactured soil exported from the site to 13 loads (26 vehicle movements) per full working day.
3. The planning permission has not yet been implemented.
4. A report on the application had previously been prepared to be presented to a meeting of the Planning Committee on 6 July 2017. Following discussions with the applicant in respect of traffic matters and the concerns that had been raised in representations received on the proposals which had not been fully resolved at the time of completing that report it was withdrawn at short notice. The applicant agreed to an extension of time to determine the application to allow consideration of a Transport Assessment (TA) which was to be prepared by the quarry operator (Cemex) in association with another planning application (ref. [CH.16/05/709 M](#)) which is also being reported to this Planning Committee meeting (see 'Relevant Planning History' below). A TA was provided on 22 November 2017 by the quarry operator which in addition to assessing traffic matters in association with their own application, also assesses the approved and proposed amended vehicle movements for the soil manufacturing facility. The TA is therefore relevant to these proposals.

## **The Site and Surroundings**

5. Rugeley Quarry lies within the northern part of the Cannock Chase Area of Outstanding Natural Beauty (AONB) at an elevated position (161m AOD) on the wooded slopes to the south of the River Trent, approximately 10km south east of Stafford, 12km north east of Cannock and 1.5km west of Rugeley town centre. The quarry lies adjacent to the Cannock Chase Special Area of Conservation (SAC) and SSSI and within the South Staffordshire Green Belt.
6. The soil manufacturing facility although not yet operational would sit within the base of Rugeley Quarry in an area adjacent to the site's existing plant, equipment and workshops. Associated traffic would use the quarry's internal haul road and the existing access from Stafford Brook Road. The nearest property lies around 800m to the south on Kingsley Wood Road, with other properties being located along the routes to and from the quarry on Stafford Brook Road and Bower Lane.

## **Summary of Proposals**

7. The application seeks to vary condition 7 of the planning permission to replace the maximum of 26 movements per day with an average of 26 per day and introduce a new maximum of 70 per day to take account of peaks in demand following times of inclement weather and reduced demand.
8. The application does not propose to increase the overall amount of compost that would be imported (16,250 tonnes per year) and does not propose to increase the overall amount of manufactured soil that would be exported from the site (65,000 tonnes per year). All other conditions would remain unchanged.

## **Environmental Impact Assessment**

9. In accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, the County Council has conducted a "Screening Opinion" on the proposals which concluded that the proposed development is not EIA development and therefore need not be supported by an Environmental Statement (ref: [SCE.238/CH.17/01/709 M](#) dated 05 April 2017).

## **Relevant Planning History**

10. Rugeley Quarry has operated under a number of historic planning permissions which were consolidated under one overall mineral permission issued on 23 June 2006 (ref. [CH.00/0577 & S.400/18](#)) (also ref. S.400/18 & CH.00/0577). This permission was accompanied by a Section 106 Legal Agreement which secures the following undertakings:
  - a) to not further implement the previous planning permissions;
  - b) to carry out aftercare for an additional 5-year period;
  - c) to give instructions to all drivers visiting the site to follow the designated routes to the A51 (via Stafford Brook Road - Bower Lane) and A34 (via

Stafford Brook Road - Penkridge Bank Road); to make it a condition of future contracts with contractors or employees that HCVs visiting the site should follow the designated routes; to erect a notice at the exit displaying the routes; to warn and ban drivers found not to be complying with the routes; and, provisions in the event that the routes are unavailable or to make local deliveries;

- d) to implement the approved Initial Conservation Scheme for the adjoining land (known as 'Bevins Birches') until the Revised Conservation Scheme is approved;
- e) to pay £10,000 towards the highway improvements to the junction of Bower Lane and A51 and a sum of £12,500 towards the highway improvements to the junction of Stafford Brook Road and Penkridge Bank Road;
- f) to form a liaison group which should meet at least once per year. The long list of interested parties to be invited to attend includes at least 2 local residents who should be invited to attend within 6 months of the date of the agreement; and,
- g) tree felling to be carried out in accordance with the approved Forest Management Plan.

The legal agreement was modified on 12 January 2016 to allow a registered charity or public body, the primary purpose or object of which is the conservation of nature and natural habitats to lease or buy (freehold) part of the land subject to the Section 106 Legal Agreement (ref. [CH.00/0577 & S.40018 M/D S106-1](#)) (see 'The need to review and update the planning conditions and Section 106 Legal Agreement' later in the report).

- 11. A number of detailed approvals have been granted in accordance with the requirements of the consolidating consent, the most relevant being:
  - Restoration and Aftercare Scheme approved on 25 November 2015 (ref: [CH.00/0577 and S.40018 D13](#)).
- 12. Planning permission was first granted for an **aggregates packing plant** on 30 April 2001 (ref: [S.40019 & CH.00/0588](#)). The permission was amended on 15 February 2017 (ref. [CH.16/08/709 M](#)) in order to allow the limited importation of aggregates for bagging in the aggregates packing plant. This permission restricts imports of mineral from elsewhere for blending and bagging to 2 loads per day (4 movements), and exports of bagged aggregate are limited to 10 export loads per day (20 movements) (24 movements in total).
- 13. Planning permission for the **manufacture of topsoil** by blending screened sand with PAS:100 Compost using a wheeled loading shovel was granted 14 November 2016 (ref. [CH.16/03/709 M](#)). This permission restricts imports of compost to 13 loads per day and restricts exports of manufactured soil to 13 loads per day (26 movements). This planning application seeks to vary this permission.

14. An application to retain a **sand blending plant** was approved by the Staffordshire County Council's Planning Committee on 01 October 2015 (ref. [CH.15/01/709 M](#)). The Committee resolved that the applicant should formalise the liaison committee arrangements, however, the existing Section 106 Legal Agreement already has a requirement to hold liaison committee meetings. Notwithstanding, the decision has not yet been issued as this application has provided an opportunity to review and update the terms of reference for the liaison committee, which the applicant has accepted in principle. The approved heads of terms for the conditions include a condition to restrict imports of limestone for mixing with indigenous sand to 2 loads per day (4 movements).

*[Note: A separate application to vary conditions 3 and 8 of planning permission CH.00/0577 & S.400/18 to revise the phasing of the working and restoration of the quarry is the subject of a separate report on the agenda to this Planning Committee (ref. [CH.16/05/709 M](#)).*

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

15. The relevant development plan policies are as follows:
- a) The [Minerals Local Plan](#) for Staffordshire (2015 to 2030) (adopted February 2017):
- Strategic Objective 1 (The sustainable economic development of minerals);
  - Strategic Objective 3 (Operating to high environmental standards);
  - and,
  - Policy 4: Minimising the impact of mineral development.
- b) [The Cannock Chase District Local Plan \(Part 1\)](#) (adopted 2014)
- Policy CP1 - Strategy (refers to the presumption in favour of sustainable development);
  - Policy CP3 - Chase Shaping – Design (refers to protection of amenity);
  - Policy CP13 - Cannock Chase Special Area of Conservation (SAC);
  - Policy CP14 - Landscape Character and Cannock Chase Area of Outstanding Natural Beauty (AONB).
- c) [The Plan for Stafford Borough](#) (2011 – 2031) (adopted 19 June 2014)
- Policy N5 – Sites of European, National & Local Nature Conservation Importance;
  - Policy N6 – Cannock Chase Special Area of Conservation (SAC);
  - Policy N7 – Cannock Chase AONB;
  - Spatial Principle (SP1) – Presumption in Favour of Sustainable Development.

## **The other material considerations**

a) [The National Planning Policy Framework](#) (the NPPF) (published on 27 March 2012)\*

- Section 1 – Building a Strong, Competitive Economy
- Section 4 – Promoting Sustainable Transport
- Section 9 - Protecting Green Belt land
- Section 13 - Minerals
- Paragraphs 14 (Presumption in favour of sustainable development); 17 (Core planning principles); 91 (Green Belt); 115 & 116 (conserving landscape and scenic beauty in AONBs and conservation of wildlife and cultural heritage); 144 (determining planning applications), are important considerations.

[\* Note: a [review of the NPPF](#) has taking place. The consultation period started on 5 March and ended on 10 May 2018. Having regard to the sections referred to above, the changes in the revised document are not considered to be significant in the determination of this application.]

b) [Planning Practice Guidance \(Minerals\)](#)

## **Findings of Consultations**

### **Internal**

16. Highways Development Control (on behalf of the Highways Authority) - no objections.

### **External**

17. Cannock Chase Council (Environmental Health) - no objections.
18. Stafford Borough Council (Environmental Health) - no objections.
19. The AONB Joint Committee objects. It is commented that the AONB Joint Committee previously had no objections with respect to the original application for the soil manufacturing facility and that this was on the basis that the operations stayed within the parameters set out in the application. Concern is now raised that there could be sustained periods of higher levels of vehicle movements and it would be preferable from an environmental and landscape perspective, if sales and deliveries could stay within existing approved limits. Recommendation is made that if approved, the average figure of 26 daily vehicle movements as applied for should be achieved on a weekly basis and that the calculation starts afresh every week.

### **Views of District/Parish Council**

20. Cannock Chase Council (Planning), no objections.
21. Brindley Heath Parish Council objects. The Parish Council states that the potential threefold increase in traffic movements will have a significant

detrimental effect on the area, will increase the effects of the business activity, and have an unacceptable environmental impact on the nationally designated and protected area. The Parish Council comments that HCV traffic on local roads is a major cause for concern to local residents along Bower Lane and Stafford Brook Road who suffer the negative effects of passing HCVs along with noise, vibration, diesel pollution, access difficulties and other road issues. The Parish Council questions the assertions put forward by the applicant in the original application for the soil manufacturing facility in promoting consistent demand as a trend at their other sites, and that seasonal differences had become less pronounced. The Parish Council also questions the applicant's ability to forecast and estimate volumes accurately given that in the time since planning permission has been granted there is a requirement to treble vehicle movements. The response also reflects the general concerns raised by residents at a Parish Council meeting that discussed the proposals and highlights the same concerns raised within the representations that have been received, including the cumulative impacts with other developments that have been granted at the quarry. Recommendation is made that the quarry operator (Cemex) should manage HCV movements for all business operations, and that a liaison committee is set up.

22. Stafford Borough Council (Planning) and Colwich Parish Council did not comment on the application.

#### **Publicity and Representations Received**

23. Site notice: **YES** – (7 March 2017)      Press notice: **YES** – (16 March 2017)
24. Neighbour notification letters were sent out to nearby properties and to residents who had made representation to the original planning application for the development of the soil manufacturing facility.
25. Six representations have been received. The representations are summarised as follows:
- Local roads are narrow and inadequate for HCVs resulting in difficulty in two HCVs passing, damage to roads, verges, services including blocked drains, mud on roads, and danger to pedestrians and horses;
  - Increase in number and size of HCVs and associated noise, emissions and vibration and associated impacts on health;
  - Speed limits being exceeded by HCV drivers;
  - Adverse impacts on the AONB and Cannock Chase recreation area;
  - Cumulative impact with HCVs associated with other ancillary facilities located at Rugeley Quarry and with another local quarry (Pottal Pool Quarry), including early starting times;
  - Application follows on from a permission that has only been granted a matter of months. It is questioned following the preparation of a detailed business plan, why an application is necessary to increase vehicle movements.



### *Procedural Matters:*

- The notification process and extent of those properties notified;
- Rubber stamping of planning permissions at planning meetings by those who have no idea of day to day conditions on the ground;
- Only one resident is allowed to speak;
- The approach of officers within the planning and highways authority in their perception of matters of concern raised by residents.

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

26. The application seeks to vary condition 7 of the planning permission in order to allow an average of 26 daily traffic movements, along with a proposed maximum limit of 70 vehicle movements per day. The applicant contends that the current maximum of 26 vehicle movements per day imposes an unsustainable commercial restriction, as the operation relies upon a degree of production flexibility to accommodate variations in customer demand due to weather conditions.
27. The applicant also contends that the application seeks to correct an error in the original application which was intended to refer to 13 daily loads (26 daily vehicle movements) as the average not the maximum.
28. In order to specify a maximum number, as opposed to an average number of vehicle movements, the applicant has considered data from their other sites including meteorological data. The applicant contends that sales tend to increase during the days following periods of wet weather as customers try to make up for lost operational time. As a worst case, the applicant assumes that topsoil sales and hence vehicle movements could fall to zero during periods of wet weather. Accordingly, the applicant feels that a limit of 35 loads (70 vehicle movements) per day would accommodate the variation in demand.
29. The applicant contends that an average figure is a more accurate measure of the impact of vehicle movements on local residents. Moreover, the applicant contends that the permitted limit for the importation of compost (16,250 tonnes per annum), represents an effective and appropriate overall limit to production.

### **Observations**

30. This is an application to vary condition 7 of planning permission to increase the number of vehicle movements associated with the manufacture of topsoil at Rugeley Quarry.
31. Having given careful consideration to the application, supporting information, the relevant development plan policies and other material considerations, the consultation responses and the representations, all referred to above, the key issues are considered to be:
  - The mineral planning policy considerations, specifically:

- The effects of the increase in traffic on local amenity and the Area of Outstanding Natural Beauty (AONB)
- The Green Belt
- The need for a Section 106 Legal Agreement
- Other matters raised in consultations and representations

### **The Mineral Planning Policy Considerations**

32. The [Minerals Local Plan](#) (the vision, strategic objective 3 and policy 4), the [Cannock Chase Local Plan](#) (policy CP3), the [NPPF \(section 4, and section 11 \(paragraph 144\)\)](#), and [Planning Practice Guidance \(Minerals\)](#) all seek to minimise the adverse impacts of minerals development by ensuring that sites are well located and operate to high environmental standards. The policies and guidance also advise planning authorities, when determining planning applications, to ensure that there are no unacceptable adverse impacts on the highway network or local amenity, and to take into account cumulative effects. The National Planning Policy Framework (NPPF) generally: supports sustainable development and the sustainable use of minerals; and, requires restoration and aftercare to take place at the earliest opportunity and to high environmental standards; through the application of appropriate conditions where necessary.
33. *Conclusion:* As the principle of the ancillary development has already been accepted, it is the effects of the change the permitted development, specifically the impact of increase in traffic movements, including any cumulative effects, on local amenity and the AONB that need to be considered. These matters are discussed below.
- The effects of the increase in traffic on local amenity and the Area of Outstanding Natural Beauty (AONB)*
34. This application proposes to replace the maximum of 26 movements per day with an average of 26 per day and introduce a new maximum of 70 per day to provide operational flexibility. However, the overall amount of compost imported, and manufactured soils exported would not change.
35. The Cannock Chase District Local Plan (policy CP10) promotes sustainable transport and the NPPF (paragraph 32) seeks to minimise the impact of development on the transport network and states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. The NPPF (paragraph 144) also states that local authorities should ensure that any unavoidable noise, dust, vibration and particle emissions are controlled, mitigated or removed at source and that cumulative effects should be taken into account. Minerals Local Plan (policy 4) supports this policy guidance.
36. The Plan for Stafford Borough (policy N8), along with the NPPF (section 11), seek to protect and enhance the natural environment including landscape.
37. Local residents, Brindley Heath Parish Council, and the AONB Joint Committee

have raised objections and concerns relating in the main to traffic and the potential cumulative impacts of traffic on the surrounding environment and on local amenity from impacts such as noise, vibration, fumes, damage to road verges, drains and to the safety of road users. However, Stafford Borough Council and Cannock Chase Council's Environmental Health Officers have not objected to the proposed change.

38. As explained in the other Rugeley Quarry report, there is currently no restriction on the mineral traffic. However, following consideration of a new TA, the Highway Authority has recommended a condition to limit mineral traffic to 280 movements per day. Also, as explained earlier in the 'Relevant Planning History' section of this report, in addition to the mineral operations there are several ancillary operations which generate traffic (26 soil + 24 bagging + 4 limestone = 54). There is therefore the potential risk that overall there could be up to 378 movements per day (280 mineral + 70 soil + 24 bagging + 4 limestone).

39. Having regard to:

- a) the current quarry permission (based on 600,000 tpa, equivalent to 212 movements per day);
- b) the actual output from the quarry since 2007 (from 130,265 to 271,857 tpa - equivalent to 46 to 95 movements per day);
- c) the current limits on traffic from the ancillary operations (total 54 movements per day);
- d) the implication of the proposed increase from a maximum of 26 to 70 movements per day and new average of 26 movements per day; and,
- e) the concerns of local residents, the Parish Council and the AONB Joint Committee summarised earlier in the report;

your officers have therefore sought to negotiate with the quarry operator to agree an acceptable overall limit that would:

- f) retain sufficient operational flexibility to accommodate all the HCV traffic entering and leaving the site;
- g) secure higher environmental standards in this AONB location; and,
- h) be straight forward to monitor and enforce.

40. Regrettably the quarry operator has been unwilling to accept responsibility for controlling the overall number of HCV movements to and from the site nor accept a maximum of less than 280.

41. *Conclusion:* Having regards to the policies, guidance and other material considerations referred to above, your officers have concluded that it is reasonable and necessary to impose a condition on the main quarry permission to limit / restrict all HCV traffic movements into and out of the quarry as follows:

- 212 HCV movements per day (Monday to Friday);
- 106 HCV movements on Saturdays; and,
- 50% of the HCV movements shall enter or leave the site using Bower Lane (A51)

42. Therefore, the proposed increase in traffic movements resulting from the soil manufacture can be accommodated if the recommendation in the other Rugeley report is accepted and a new main quarry planning permission (containing the condition setting an overall limit on all HCV movements) has been issued. However, to determine this application, it is necessary to recommend a 'Grampian style' condition whereby the new planning permission allowing the increase in HCV traffic movements cannot be implemented until the new main quarry planning permission has been issued. In effect the recommended condition would only allow up to 70 HCV movements per full working day, on condition that the overall number of HCV movements to and from the quarry does not exceed 212 movements. In these circumstances it is not considered necessary or easily enforceable to include a condition to set an average of 26 movements per full working day.

### **Green Belt**

43. The site lies in the South Staffordshire Green Belt. It is therefore necessary to assess the proposals against the [Cannock Chase District Local Plan](#) (policies CP1, CP3 and CP14), the [Minerals Local Plan](#) (Policy 4.1 (g)), and, the National Planning Policy Framework (the NPPF) ([section 9](#)), which all aim to protect the Green Belt from inappropriate development and aim to preserve its openness.

44. Section 9 of the NPPF indicates that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

45. NPPF paragraph 80 sets out the five purposes of the Green Belt:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and,
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

46. NPPF [paragraph 87](#) states that 'As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances'. Paragraph 88, states that 'there will be harm to the Green Belt if inappropriateness and any harm are not clearly outweighed by other considerations'.

47. [Paragraph 90](#) of the NPPF explains that:

*'Certain other forms of development are not inappropriate in Green Belt*

*provided that they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt’.*

48. The ‘*other forms of development*’ referred to in paragraph 90 include mineral extraction which can demonstrate a requirement for a Green Belt location.

49. The [Minerals Local Plan](#) (Policy 4) and para. 7.33 explains that:

*‘National policy requires the protection of Green Belt but recognises that mineral extraction need not be inappropriate in the Green Belt provided that the mineral extraction preserves the openness of the Green Belt and does not conflict with the purposes of including land in the Green Belt’ [emphasis added].*

50. In this case it is considered that the proposed variation to increase the permitted vehicle movements for the ancillary soil manufacturing operations may be regarded as inappropriate development, however, it is reasonable to conclude that ‘very special circumstances’ exist for the following reasons:

- very special circumstances were previously accepted when the ancillary operations to which the proposed traffic movements relate were accepted (ref. [CH.16/03/709 M](#) dated 14 November 2016 for the development of an soil manufacturing facility); and,
- the proposed traffic movements, if accepted as part of the recommended overall limit on traffic movements from the quarry, would not increase the overall number of traffic movements.

### **Other matters raised by consultees and representations**

#### *Damage to road verges, drains and to the safety of road users*

51. In addition to the general concerns of local residents about traffic numbers and the adequacy of local roads, they have also raised specific concerns about the damage to road verges, drains, safety of road users, and consequential impacts on health.

52. These matters have been discussed with the Highways Development Control Team. The Highways Development Control Team has no objections to the proposals. In separate correspondence with the Highways Liaison Officer for the area, it is confirmed that the local roads around the quarry are subject to routine inspections and are not in a state of repair that requires immediate remedial attention. The Highways Liaison Officer advises that Bower Lane has a good road safety record and has been subject to various improvements in previous years which include a reduction of speed limit, improved signage and lining, surface treatment and realignment. It is also advised that all reported injury incidents across the county are continually reviewed by a dedicated team to identify those sites and routes where actions can be taken to reduce the number of people hurt on our roads.

53. No objections have been received from Stafford Borough or Cannock Chase (Environmental Health Services).

54. *Conclusion:* Having regard to the development plan policies, guidance, other material considerations, consultation responses and representations referred to above, it is reasonable to conclude that the proposals would not give rise to any unacceptable adverse impact on the highway network or in terms of cumulative impact, subject to the conditions recommended below

*Questions about the applicant's demand forecast*

55. Brindley Heath Parish Council, along with one of the representations, questions the assertions put forward by the applicant and the ability to forecast demand, particularly given the time since the grant of planning permission.
56. The applicant contends that an average of vehicle movements as opposed to a maximum limit had been intended when the application for the soil manufacturing facility was made, and that an average of movements provides a more accurate measure of the impact of vehicle movements on local residents. It is contended that the current restriction imposes an unsustainable commercial restriction, as the operation relies upon a degree of production flexibility in order to accommodate variations in customer demand due to weather conditions. The applicant further contends that they would not be able to comply with the currently permitted average number of 13 loads (26 vehicle movements) per day.
57. In addressing a case for need to increase vehicle movements, it is relevant to highlight that the development has not yet commenced. When the application for the soil manufacturing facility was considered in November 2016, it was evaluated on the basis of the information that was provided to support that application. It had been promoted (at that time) that there were trends at the applicants' other sites and that seasonal differences were becoming less pronounced, and, that in terms of traffic generation, it was promoted that that there would be an approximate average export of 11 HCV loads per day (22 movements). It had also been promoted that maximum levels of production would not be achieved until around two to three years of the facility being operational. Correspondence was entered into with the applicant at that time in respect of traffic movements, and in providing flexibility there had been general agreement by the applicant to the condition (Condition 7) to restrict traffic movements to 26 daily movements (13 in / 13 out). The limit imposed provided security in controlling vehicle movements associated with the ancillary facility and also presented within the supporting information that estimated yearly traffic movements to be around 7,704 movements.
58. Further information provided to support the current application (letter to Staffordshire County Council dated 24 April 2017), seeks to support the increase in traffic movements to accommodate variations in customer demand. The information includes weather data and data from other sites. The applicant contends that in allowing a higher limit of 35 export loads per day (70 movements), the variation in demand due to periods of wet weather could be met.
59. *Conclusion:* Having regard to the policies, guidance, the other material considerations, the consultee comments, and representations referred to above, and also having regard to the proposed increase in HCV traffic movements such

that they do not exceed the numbers anticipated in the application which resulted in the 2006 permission, and taking into consideration the recommended condition to restrict overall traffic movements from the quarry as part of the new quarry planning permission, it is reasonable to conclude that an increase in daily traffic movements would provide flexibility to cater for periods when demand for manufactured soil fluctuates.

*Cumulative impact of traffic from the nearby Pottal Pool Quarry*

60. Local residents have also raised concerns about the cumulative impact of the traffic from Pottal Pool Quarry, including the impact of early start times.
61. Pottal Pool Quarry lies around 5 miles to the west of Rugeley on Broadhurst Green Road. Quarry traffic which would travel to reach destinations east from the quarry would travel onto Penkridge Bank Road to the south of Rugeley Quarry with the junction of Stafford Brook Road to reach the A51 in Rugeley. This quarry operates at an earlier start time than Rugeley Quarry (5am), and there are no restrictions on traffic movements, or routes that should be taken. In the event that quarry traffic turned onto Stafford Brook Road and along Bower Lane as an alternative to accessing the A51, this is something that could not be controlled, and which Rugeley Quarry would have no responsibility for. The Highways Development Control Team offers no objections on highways grounds.
62. One of the representations which referred to procedural matters was sent to the Chief Executive of Staffordshire County Council as a complaint and a response has been sent. The matters raised, and responses given, are summarised below:

- *Many more residents on Stafford Brook Road and Bower Lane should be notified of applications.*

*Response:* It was explained that publicity is carried out on all planning applications and that the planning authority is obliged to undertake a formal period of public consultation (21 days). Publicity on planning applications can be by site notice served at the site, notice being given to any adjoining land owner or occupier and by publication of the notice in the local press. It was also explained that in respect of this application, publicity has been carried out by site notices served at the site, by notice placed in the local press (Staffordshire Newsletter - 16 March 2017), and by writing to local residents who have previously raised concerns with respect to earlier planning applications associated with Rugeley Quarry.

- *The planning authority continue to rubber stamp the regular planning applications (including retrospective applications).*

*Response:* It was explained that every planning application is dealt with on its individual merits. It was also explained that consultation is carried out with relevant statutory and non-statutory consultees including the Highways Authority, the District Authority's Environmental Health Departments amongst others, with comments being taken into consideration when compiling a report and making a recommendation. With respect to the previous application for the soil manufacturing facility, it was explained that the application was reported to Staffordshire County Council's Planning

Committee on 3 November 2016, and that Members of the Committee were given a presentation in which the concerns/objections raised by residents were conveyed, along with photographic slides to aid understanding, and that Members came to a democratic decision and resolved to permit that application.

- *The planning officer stated at a site meeting that economic factors take priority over all other issues.*

*Response:* It was explained that the meeting held with residents which was in respect of the previous application allowed discussion with them about the considerations that would be taken into account in preparing a planning report, including responses received from consultees, the comments made in representations, and other considerations not least any economic considerations.

### **Overall Conclusion**

63. 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, all referred to above, it is reasonable to conclude that the application should be permitted, subject to a 'Grampian style' condition whereby the new planning permission allowing the increase in HCV traffic movements cannot take effect until the new main quarry planning permission has been issued.

### **RECOMMENDATION**

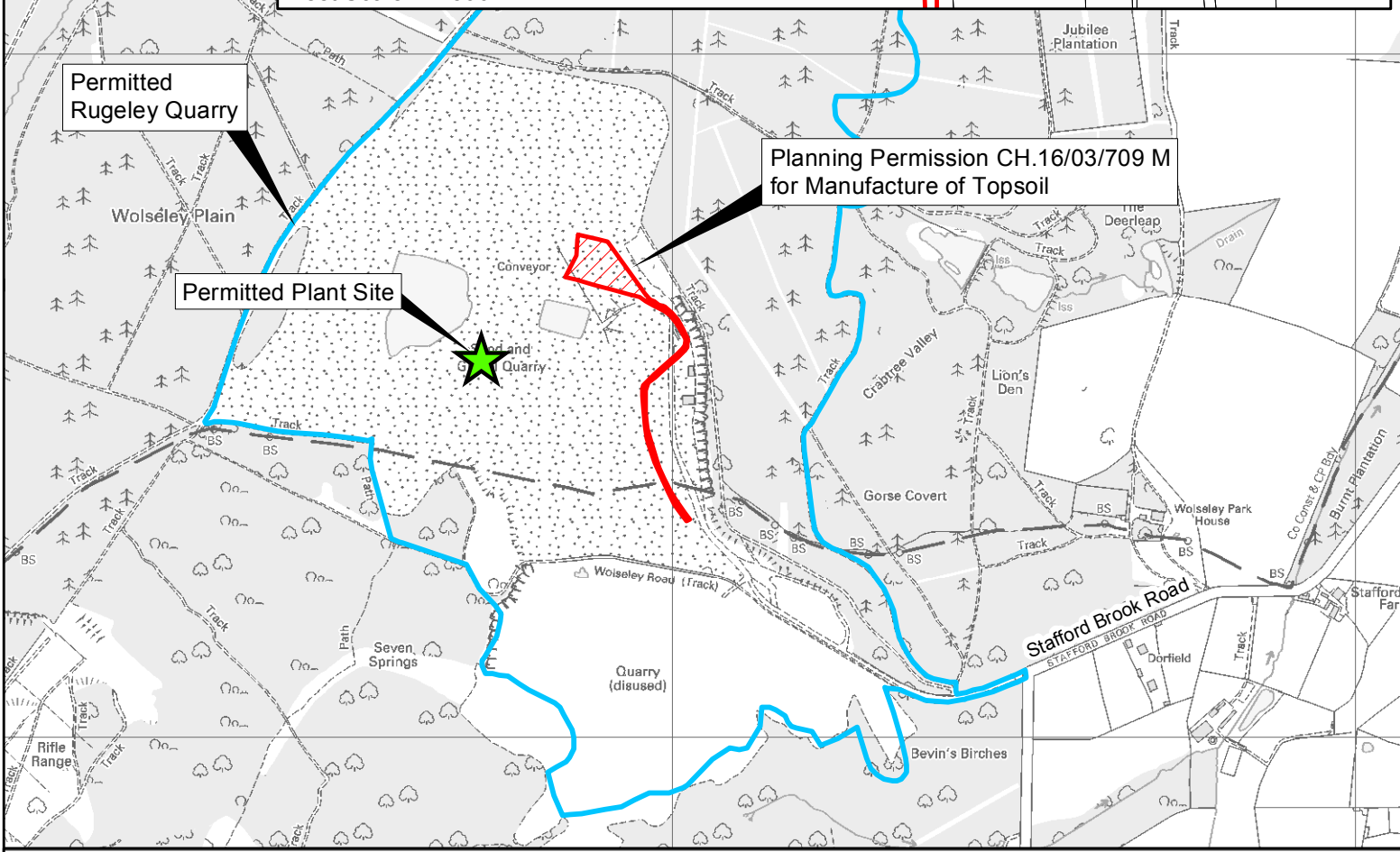
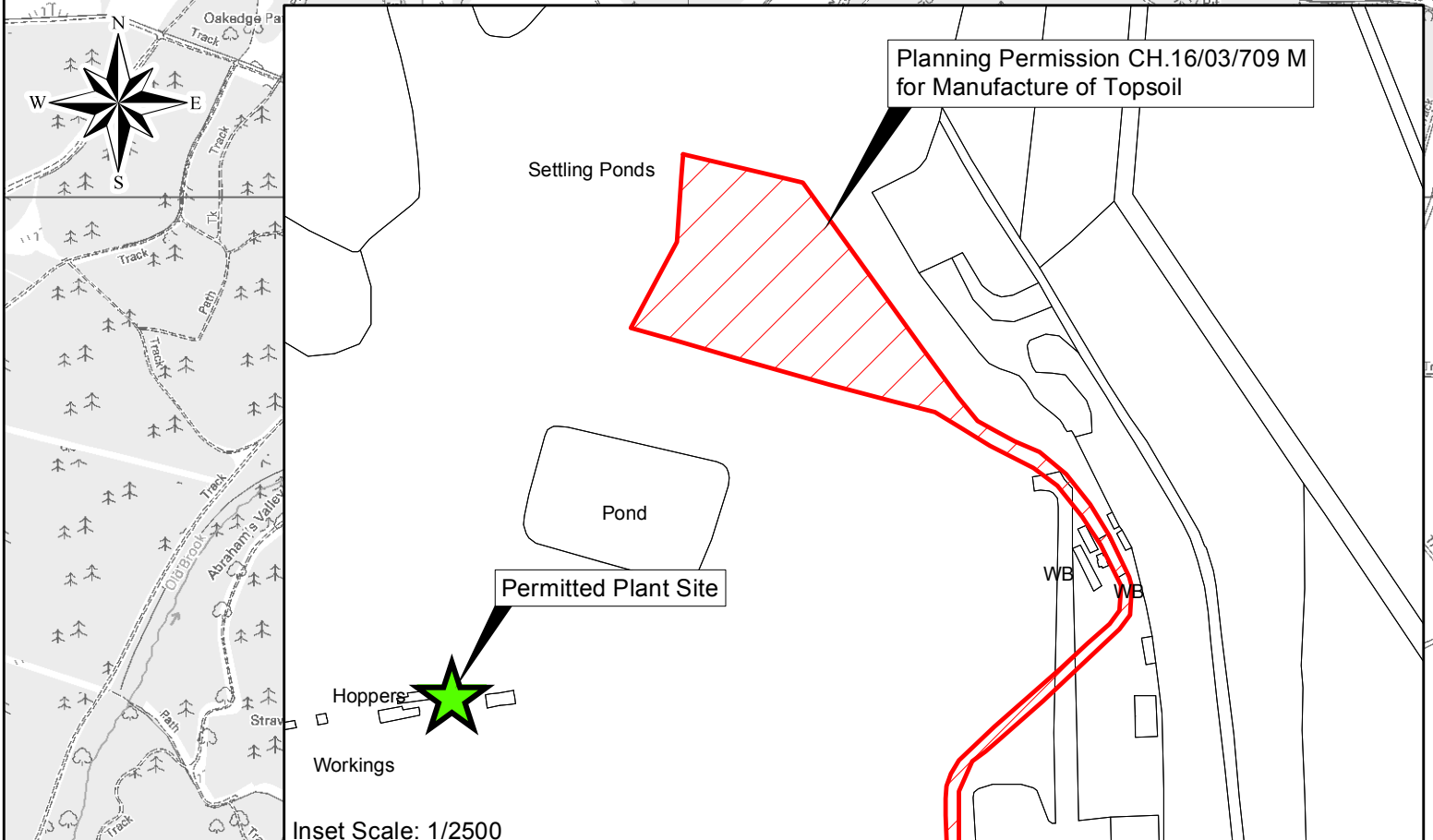
**PERMIT** the application not to comply with (to vary) Condition 7 of planning permission CH.16/03/709 M regarding vehicle movements associated with the manufacture of topsoil at Rugeley Quarry) subject to the amended planning conditions listed below.

- 1) To define **approved documents**
- 2) **This permission shall not begin until the new main quarry planning permission (containing the condition setting an overall limit on all HCV movements) has been issued.**
- 7) The maximum number of loads of compost materials imported to the Site and manufactured soil exported from the Site shall not exceed **35 loads (70 vehicle movements)** per full working day.


*Case Officer: Graham Allen - Tel: (01785) 277299  
email: [graham.allen@staffordshire.gov.uk](mailto:graham.allen@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, No. 1 Staffordshire Place, Stafford during normal office hours Monday to Thursday (8.30 am – 5.00 pm); Friday (8.30 am – 4.30 pm).*





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 <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>Freeland Horticulture Ltd. Application not to comply with (to vary) Condition 7 of planning permission CH.16/03/709 M regarding vehicle movements associated with the manufacture of topsoil, Rugeley Quarry, Stafford Brook Road, Rugeley.</p>
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Local Members' Interest	
Ms. K. Perry and Mr. B. Williams	Cheslyn Hay, Essington and Great Wyrley

PLANNING COMMITTEE – 7 June 2018

MINERAL COUNTY MATTER:

District: Application No. [SS.17/10/602 MW](#) (South Staffordshire)

Date Received: 7/11/17

Date Revised/ Further Details Received:

- 22/2/18 - Updated arboricultural report
- 28/2/18 – Email regarding landscape and visual assessment
- 8/3/18 – De-watering Impact Assessment
- 27/3/18 – Revised site plan

NRS Aggregates Limited, application to vary conditions 1, 12, 13, 14, 24, 46 and 47 of planning permission [SS.16/10/602 MW](#) to deepen parts of the permitted extraction area and to confirm the working scheme details at Saredon Hill Quarry, Great Saredon Road, Little Saredon

**Background/ Introduction**

1. Saredon Quarry has been extracting sand and gravel since 1962 and now operates under planning permission ref: [SS.16/10/602 MW](#) dated 11 November 2016. This permission allows mineral extraction up to 31 December 2028 in accordance with an agreed working scheme which is subject to review. This application mainly relates to changes to the approved working scheme.
2. A report on a separate planning application to temporarily amend the hours of operation to allow limited early morning and evening HGV movements is also on the agenda (ref. [SS.17/11/602 MW](#))

**The Site and Surroundings**

3. The quarry is located approximately 4 kilometres southwest of Cannock town centre and approximately 500 metres to the north of the hamlet of Little Saredon. The quarry is within the Green Belt in the district of South Staffordshire and is adjacent to the M6 motorway along its north-eastern boundary.
4. Access to the quarry is via the Great Saredon Road which links to Saredon Road and then onto the A4601/ A460 roads.
5. The quarry comprises of 27.6 hectares of land which includes an extension of 12 hectares which was permitted in 2015.

6. The nearest residential properties are located on Malthouse Lane to the north west of the application site (approximately 180 metres) and to the south east at Saredon Hill Farm off New Lane (approximately 280 metres).

### **Summary of Proposals**

7. The application seeks to vary the conditions of the permission principally to allow the localised deepening of the quarry and alterations to the phasing of mineral and restoration operations. In addition, the applicant seeks to vary conditions relating to the required site layout plan; review of that plan; and to details relating to tree and hedgerow planting.

#### *Deepening of quarry*

8. Due to uncertainties associated with the effects of geological faulting, the extent of the sand and gravel deposit has been found to be deeper than originally anticipated as excavations develop from the original quarry void into the eastern extension area. Extraction of the sand and gravel at these deeper levels has already commenced and it is estimated that an additional 260,000 tonnes of saleable mineral would be produced.
9. A site plan has been submitted showing the extent of the base of working contours within the limits of excavation as currently permitted and these show that the quarry would be deepened within the central part of the quarry and then excavations would merge with the shallower sand and gravel deposits within the eastern part of the quarry.
10. With regard to the additional sand and gravel reserves resulting from the deepening proposal, the applicant advises that the processing plant at the quarry is capable of increasing production capacity and consequently there is no requirement to extend the time to complete quarrying.

#### *Phasing of Excavations/ Backfilling*

11. The applicant proposes to excavate mineral within two areas of the quarry at the same time due to variations in the quality of sand and gravel within the overall reserve (refer to the attached plan showing the proposed phases of working and restoration). This flexibility in the phasing of working areas would allow the applicant to blend the mineral to improve the supply to the processing plant to increase the range of aggregate products sold from the quarry.
12. The submitted site plan indicates the extent of the two areas of extraction sufficient for the next 5 years together with three areas within the original quarry which are being restored by using imported inert wastes to backfill the quarry void. These areas are intended to be backfilled within the next 4 years. The submitted site plan is intended to replace the current approved plan showing the working scheme concept as referred to under condition 12 of the permission and to meet the requirements for an initial 'Site Layout Plan' required under condition 13.

### *Tree and Hedgerow Planting*

13. Following the earlier approval of tree and hedgerow planting details, there is an outstanding requirement to agree additional details as listed under condition 47. These additional details were required to be submitted by December 2016 and have been submitted as part of the current application. The submitted details include an updated arboricultural report; tree protection fencing; and maintenance of trees and hedgerows.
14. The following key documents accompany the application:
  - Minerals Development Statement - October 2017
  - Revised Site Plan (Dwg No 305/214/PC107 Rev F)
  - De - Watering Impact Assessment
  - Preliminary Arboricultural Report

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

15. Increasing the depth would enable additional mineral to be extracted that would otherwise be left in the ground. The proposed phasing would be more flexible than the current phasing and it would increase the efficiency at the quarry because products can be mixed using mineral from different areas of the quarry.
16. The operators have invested around £2 million in this site. There are currently eight members of staff employed at the quarry and around twenty lorry drivers a day visit the site to remove excavated and processed materials. As of July 2017, the business rates for the quarry were £113,044 per annum which over the remaining eleven years of the planning permission for working the quarry, equates to a contribution of over £1 million into the local economy.

### **Relevant Planning History**

17. [SS.12/15/602 MW](#) dated 16 December 2015, to continue the existing mining permission at Saredon Quarry; to extend the quarry and extract sand and gravel; and, restore the quarry by infilling with inert waste or inert material. A Section 106 Legal Agreement dated 15 December 2015 accompanied this permission and included obligations to control lorry routes on the local highway and to improve the highway near to the site access.
18. [SS.16/03/602 MW](#) dated 18 August 2016, to not comply with (to vary) Condition 1 (the approved documents and plans) and Condition 17 (the height of stockpiled material) of planning permission SS.12/15/602 MW in order to relocate existing washing and grading operations and formation of hardstanding area for the washing and grading plant and storage of washed and graded sand and gravel.
19. [SS.16/10/602 MW](#) dated 11 November 2016 to vary condition no.3 of planning permission SS.12/15/602 MW to allow the importation of limestone to produce higher strength concrete.
20. [SS.16/08/602 MW](#) dated 23 November 2016 for the development of an aggregates recycling facility including associated plant and storage areas.

21. [SS.17/11/602 MW](#) for variation of condition 23(e) of planning permission SS.16/10/602 MW to allow additional two concrete mixer lorries to enter and leave the site outside of normal operation hours, with departures (loaded) daily at 19:00 (Monday to Friday) and single inward journeys (returning unloaded) at 06:00 daily (Tuesday to Saturday) between 15/11/17 and 31/8/18 – subject of separate report to this committee.

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

**Screening Opinion:** YES      **Environmental Statement:** NO

22. 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.241/SS.17/10/602](#) MW dated 21 November 2017).

### **Findings of Consultations**

#### **Internal**

23. The Environment Advice Team (EAT) – no objections subject to conditions requiring an annual survey for protected species; the protection of trees within the existing woodland in the central part of the quarry; and a requirement to submit details for replacement planting along the northern boundary of the site adjacent to the internal access road and near the maintenance building.
24. The following internal consultees have no objections:
- Highways Development Control (on behalf of the Local Highways Authority);
  - Staffordshire County Council’s Noise Engineer;
  - Planning Regulation Team; and,
  - Flood Risk Management Team (on behalf of the Lead Local Flood Authority).

#### **External**

25. The following consultees have no objections or comment:
- The Health and Safety Executive
  - Natural England
  - National Grid
  - Highways England (subject to stand-offs)
26. Midland Expressway Limited – on the assumption that HGV movements would increase, they had concerns are raised about the impact of these vehicles passing over the motorway bridge as HGVs do not have sufficient space to pass each other and this would result in lorries mounting the verge.
27. Environment Agency (the EA) – no objection but recommend a condition to require groundwater monitoring from two boreholes (one at the western edge of the site and

another at the southern edge of the site).

28. South Staffordshire Waterworks Company – having raised concerns regarding the deepening proposal, the Company supports the recommendation by the EA to require monitoring of groundwater.
29. No response was received from the Forestry Commission.

### **District/Parish Council**

30. South Staffordshire District Council (Planning and Environmental Health) – no objections.
31. Saredon Parish Council - no comments.

### **Publicity and Representations**

32. Site notice: YES      Press notice: YES
33. 69 neighbour notification letters were sent out and 5 representations have been received. The representations are summarised as below:
  - The deepening of the quarry may affect the water table in the locality and in particular, affect water features in the locality including an ancient moat to the south of the quarry.
  - Concerns about the adverse impact of HGVs on the public highway and the amenity of the adjacent Saredon Hall Farm in terms of vibration and mud on road.
  - A concern about the frequency of blasting and that blasting is shaking buildings which may result in structural damage.

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

34. The relevant development plan policies are listed below:
  - a) [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
  - b) The [Staffordshire and Stoke on Trent Joint Waste Local Plan](#) 2010 to 2026 (adopted 22 March 2013):
    - Policy 1: Waste as a resource
      - 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
- c) The [South Staffordshire Core Strategy](#) (adopted 11 December 2012):
- Policy GB1: Development in the Green Belt
  - 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 EQ7: Water Quality
  - Policy EQ9 – Protecting Residential Amenity
  - Policy EQ12: Landscaping
  - Core Policy 11: Sustainable Transport
  - Policy HWB2: Green Infrastructure

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

35. The other material planning considerations are listed below:

- [The National Planning Policy Framework](#) (the NPPF\*) (published on 27 March 2012).
  - Section 1: Building a strong, competitive economy;
  - Section 4: Transport;
  - Section 9: Protecting Green Belt land;
  - Section 11: Conserving and enhancing the natural environment;
  - Section 13: Minerals;
  - Paragraphs 14 (Presumption in favour of sustainable development); and 17 (Core planning principles);

[\* Note: a [review of the NPPF](#) is currently taking place. The consultation period started on 5 March and ended on 10 May 2018. Having regard to the sections referred to above, the proposed changes to the NPPF are not considered to be significant in terms of the determination of this application.]

- [Planning Practice Guidance](#) including: [Land stability](#); [Minerals](#); [Natural environment](#); [Noise](#); and [Use of planning conditions](#).
- The emerging [Site Allocations Document](#) (Part of the South Staffordshire Local Plan awaiting adoption with the District Council having recently received the Inspector's report) – confirms that the quarry remains within the Green Belt.

### **Observations**

36. This is an application to vary conditions 1, 12, 13, 14, 24, 46 and 47 of planning



permission SS.16/10/602 MW to deepen parts of the permitted extraction area and to confirm the working scheme details at Saredon Hill Quarry, Great Saredon Road, Little Saredon.

37. 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, all referred to above, the key issues are considered to be:
- Minerals planning policy considerations
  - Environmental impact
  - Other matters arising from representation

### **Minerals planning policy considerations**

#### *Context*

38. Both national and local planning policies recognise the importance of minerals for sustainable economic growth. The National Planning Policy Framework (NPPF) contains specific mineral planning policy guidance ([Section 13](#)), and provides general planning policy guidance which is underpinned by a presumption in favour of sustainable development. The NPPF encourages local planning authorities to “give great weight to the benefits of mineral extraction, including the economy”.<sup>1</sup>

#### *Deepening*

39. The proposal involves the deepening of part of the quarry in the vicinity of a geological fault as a consequence of proving by excavations that the actual extent of sand and gravel reserves is deeper than originally anticipated. The base of excavation shown on the proposed site plan in the northern ‘area of excavation’ is at 85 metres Above Ordnance Datum (AOD) at a point where the original quarry meets with the permitted eastern extension area and from this level excavations are anticipated to rise eastwards up to 138m AOD. Originally, excavations levels were anticipated to reach between 125m – 130m AOD at this point. Likewise, there is a southern ‘area of excavation’ where the lowest level would be 96m AOD and would rise into the eastern extension area to 138m AOD. No changes are anticipated to the base of excavation within the remainder of the eastern extension area but this localised deepening in the vicinity of the fault line could provide a potential additional 260,000 tonnes of sand and gravel.
40. As the proposed deepening would take place within the limits of extraction already permitted; would only take place within a 4.5 hectare area of the 12 hectare extraction area; and, as the change is the result of a reassessment of reserves within a geologically uncertain part of the quarry; it is considered reasonable to accept that the proposed deepening would not result in a fundamental change to the permission and should be determined as a variation of the current permission.
41. The proposed deepening does not need to be justified as would a lateral extension or more extensive deepening of the quarry but the applicant justifies the proposed deepening with reference to Policy 1 of the Minerals Local Plan, in that the proposed

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<sup>1</sup> Refer to paragraph 144 in [section 13](#) of the NPPF

deepening supports the continued production of sand and gravel from a site which is favoured with an allocation to extend and would contribute to the overall provision of sand and gravel required over the Plan period. It is considered that there is merit to the comprehensive recovery of sand and gravel from this quarry provided this can be achieved without unacceptable adverse impact in accordance with policies 4 and 6 of the Minerals Local Plan. It is also observed that the opportunity to extract the sand and gravel at depth within these parts of the quarry is time limited due to progressive backfilling of the void required in order to restore the quarry.

### *Phasing*

42. The proposed site plan also indicates changes to the phasing and direction of excavations so that there are two areas of excavation being worked during the next 5 years. This is required by the applicant in order to increase the efficiency of the quarry in producing aggregate materials by enabling mineral that was previously considered uneconomic to extract to be blended with mineral from another part of the quarry.
43. The revised phasing is not consistent with the approved concept working scheme but would enable the quarry to be worked more efficiently through a fault zone into the extension area. As with the proposed deepening, the proposed phasing allows for the comprehensive recovery of mineral and is consistent with national policy which in relation to minerals states "*it is important to make best use of them to secure their long-term conservation*".<sup>2</sup>
44. *Conclusion:* Having regard to the development plan policies and other material considerations referred to above, it is reasonable to conclude that the proposal provides an opportunity for the comprehensive recovery of sand and gravel within the permitted extension area which would otherwise be sterilised by progressive backfilling as the quarry is restored.

### **Environmental impact**

45. The proposed deepening and changes to the phasing of extraction would require a variation to conditions 12, 13 and 14 which were imposed to assist with the effective monitoring of the planning permission, to ensure the orderly operation of the Site in this Green Belt location and to protect the environment and amenity of local residents. Therefore, the proposed changes to the development of the quarry need to be assessed in terms of their effect on the environment in accordance with policy 4 of the Minerals Local Plan; and, to secure the orderly operation of the quarry which should achieve high quality restoration at the earliest opportunity in accordance with policy 6 of the Minerals Local Plan.

### *Protecting the Green Belt*

46. When the application for the eastern extension was approved<sup>3</sup>, the proposal was considered to be compatible with national and local policy seeking to protect Green Belt land. Policy 4.1 g) of the Minerals Local Plan requires the impact of proposals on the Green Belt to be taken into account.

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<sup>2</sup> Refer to paragraph 142 in [section 13](#) of the NPPF

<sup>3</sup> Refer to minutes of the meeting on [2 October 2014](#) of the County Council's Planning Committee regarding application ref: SS.12/15/602 MW.

47. The proposed changes do not conflict with the purposes of including land in the Green Belt as set out in national policy.<sup>4</sup> Secondly, there is no spatial or visual impact on the openness of the Green Belt associated with the proposal to deepen the quarry. In relation to the amended phasing, further information was submitted by the applicant to assess landscape and visual impact and in response to this assessment, no further concerns have been raised by the County Council's Principal Landscape Officer. The nature of existing topography, screen bunding and new planting should ensure that the openness of the Green Belt is preserved.
48. For the purposes of screening the quarry, the permission requires trees and hedgerows to be planted in accordance with details previously approved and new planting has been carried out in accordance with the requirements of the permission. There remains a requirement to approve additional tree and hedgerow protection, management and enhancement measures under condition 47 of the current permission in relation to the planting required along the haul road near the concrete plant. These details have been submitted as part of the current application and are acceptable to the County Council's Principal Landscape Officer, subject to the submission and approval of further details.

#### *Protected Species*

49. The applicant has been required to demonstrate that there is no adverse impact on protected species in accordance with Policy 4.1 j) of the Minerals Local Plan and the applicant has submitted further information to address initial concerns raised by the County Council's Principal Ecologist. In response, further survey work of protected species is recommended as well as ensuring that trees would be protected within the retained woodland. The submitted site plan confirms that there are no mineral operations within the woodland and the stability of quarry slopes around the woodland is a matter for separate regulation (see below).

#### *Protecting groundwaters*

50. Policy 4.1 n) of the Minerals Local Plan requires consideration of the effect on the water environment including groundwater. The proposals include localised deepening of the quarry in the vicinity of a fault zone but the extent of deepening has already been achieved within the original quarry area.
51. In response to an initial objection raised by the Environment Agency, the applicant has submitted a "De - Watering Impact Assessment" to update the hydrogeological risk assessment that was submitted in support of the original planning application for the eastern extension. The assessment concludes that "*any deepening of the existing quarry will not have any greater impact on the groundwater regime than is currently apparent*". In addition, the assessment finds that there are no impacts on local water features around the quarry associated with dewatering.
52. The Environment Agency has now confirmed that they have no objection to the proposal in planning terms. In response to the report, concerns have been raised by South Staffordshire Waterworks Company and these concerns have been considered by the Environment Agency. In response, a condition is recommended to

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<sup>4</sup> Refer to paragraph 80 in [section 9](#) of the NPPF.

extend existing groundwater monitoring undertaken in accordance with the environmental permits for the quarry as regulated by the Environment Agency. The Waterworks Company support the condition recommended by the Environment Agency.

#### *Land stability*

53. Highways England has considered the impact of the proposal on their infrastructure which includes the embankment adjacent to the motorway carriageway. A stand-off of 10 metres is normally required by Highways England and the applicant's agent confirms that there is a minimum distance of 14 metres between the proposed extraction area and the site's boundary with highway land (the minimum distance to the carriageway is 50 metres).
54. National policy advises that where a site is affected by land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.<sup>5</sup> Advice provided by the Health and Safety Executive (HSE) confirms that the operator is required to develop the quarry to a design prepared with a geotechnical specialist. This aspect of quarry operations is enforced by HSE using the Quarry Regulations 1999, so planning conditions are not necessary to ensure safe quarry face working. The quarry slopes would ultimately be removed by backfilling as part of the restoration of the quarry.

#### *Ensuring that the site is restored at the earliest opportunity*

55. The quarry is required to be progressively restored to nature conservation and agriculture and the current approved restoration and aftercare scheme is subject to review by no later than December 2025.<sup>6</sup> To support the effective monitoring of restoration progress, condition 13 requires the submission of a Site Layout Plan providing details of restoration progress and the approved Site Layout Plan is then subject to regular review for the duration of the planning permission under condition 14.
56. In support of the proposed deepening and amended phasing, a Site Plan has been submitted to address the requirements of condition 13 together with details of the proposed deepening and the amended phasing. The Plan also indicates the extent of restoration phases proposed to be achieved over the next 5 years which involves backfilling most of the original quarry void.
57. Referring to Policy 6.2 c) of the Minerals Local Plan, the applicant has been asked to confirm whether sufficient backfill materials are likely to be available to restore the site within an acceptable timescale. Currently, restoration operations involving the backfill of the quarry with imported waste are allowed to continue up to 31 December 2030.
58. The applicant has confirmed in their statement that the new plant used for processing mineral is capable of increasing production so that the current cessation date for mineral extraction i.e. 31 December 2028, remains achievable and therefore, increasing the amount of mineral to be extracted should not hinder the timely restoration of the quarry. In terms of achieving restoration proposed over the

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<sup>5</sup> Refer to paragraph 120 in [section 11](#) of the NPPF.

<sup>6</sup> Refer to conditions 50 and 51 of permission SS.16/10/602 MW.

next 5 years, the applicant's agent highlights that much of the original quarry is already backfilled and no problems are apparent in the availability of backfill material to maintain progress. The review of the approved Site Layout Plan is currently required every 5 years but in view of the current uncertainties relating to geology, it is considered that the review is brought forward so that a review takes place every three years for the period prior to the required completion of restoration in 2030.

59. *Conclusion:* Having regard to the development plan policies and in particular policies 4 and 6 of the Minerals Local Plan as well as policy of the Waste Local Plan, it is reasonable to conclude that the proposed changes should not cause any unacceptable adverse impact on the environment. The proposals are considered to conform to policy protecting the Green Belt. Furthermore, the submitted details relating to operation of the quarry including details of tree and hedgerow plant are considered acceptable.

### **Other matters arising from representations**

#### *Protection of Groundwater*

60. As indicated above, the applicant has been required to consider the impact of the proposed deepening on groundwater. The assessment undertaken on behalf of the applicant was also required to consider a representation concerning the potential impact of dewatering operations on the water supply to a moat which is to the south of the quarry in Little Saredon. The assessment concluded that the impermeable faults around the area of deepening prevent derogation to the moat.
61. Further representations have been made by the owner of the moat maintaining that there is a link between dewatering operations at the quarry and the moat which has affected the water level in the moat and the quality of the water. These further concerns have been forwarded to the Environment Agency and the Agency observes that they do not have any plausible explanation for linkage between quarry backfilling and a borehole associated with the moat.
62. *Conclusion:* In this case, the dewatering arrangements and use of the quarry for the disposal of inert waste have been accepted by the Environment Agency and given that there is no objection from the Agency to the proposal, it is considered that there is no reasonable ground for objection in terms of the effect of the proposal on groundwater.<sup>7</sup> The recommended additional groundwater monitoring would also assist with checking the impacts of dewatering the quarry.

#### *Impact of blast vibration*

63. Blasting is necessary in some parts of the quarry to loosen the sand and gravel prior to removal by excavators and as a consequence, conditions have been imposed to limit the ground vibration that results from blasting, to provide notification of blasts, to restrict the times for blasting and to monitor blast vibration at sensitive properties. Objections have been raised by local residents on the basis that current blasting operations affect their amenity and there are concerns that the scale of blasting would affect the structures of their homes.

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<sup>7</sup> Note also advice under paragraph 122 in [section 11](#) of the NPPF.

64. There is no record of a blast exceeding the vibration limit imposed by condition which is a limit set below the threshold at which damage to property would occur. The applicant's statement indicates that blast design within the quarry is aimed at reducing vibration to levels lower than the limit defined by condition although as a consequence, the frequency of blasts may increase.
65. *Conclusion:* Having regard to policy 4.1 d) and to the previously submitted "Assessment of Environmental Impact of Blasting at Saredon Quarry" (October 2013), there is no evidence from recent blasts to suggest that the effect of blast vibration associated with the extended deepening would result in an unacceptable adverse impact and it is concluded that existing planning control on blasting remain adequate.

*Impact of HGV traffic*

66. Local residents have raised concerns about the actual impact of HGV traffic associated with the quarry and remain concerned about road safety (speed of vehicles on Saredon Road/ poor driving/ vehicles waiting on the public highway before the quarry opens) and the effect on their amenity (mud on the road/ vibration from passing HGVs).
67. Previous concerns of local residents about HGV traffic have been addressed with the imposition of conditions relating to the number of vehicle movements; a restriction on the times when vehicles can enter or leave the quarry; provision and use of wheel cleaning facilities; cleaning of the internal haul road between the wheel cleaning facilities and the public highway; and a requirement for all loads to be sheeted prior to leaving the quarry. In addition, the quarry operator is obliged under a section 106 agreement to require that haulage contractors comply with an agreed route to and from the quarry; to advise and regulate good driver behaviour; and to monitor and contribute to the maintenance of Saredon Road and Great Saredon Road. In accordance with the same agreement, the operator has installed wooden kicker rails to prevent parking in the vicinity of the junction of Saredon Road and Great Saredon Road as well as paid for advisory speed signs.
68. There is no proposal to increase the current limit on HGV movements or any proposed extension of the timescale in which to extract mineral despite the increase in the amount of sand and gravel that can be produced through the deepening of the quarry. The applicant explains that this can be achieved through more efficient management of transport whereby 90% of HGVs bringing backfill material to the quarry are leaving the site with a mineral load. In addition, vehicles with an increased carrying capacity up to 30 tonnes are also being used.
69. With regard to the concern raised by Midland Expressway Limited relating to the bridge over which all HGVs have to pass in order to comply with the approved access route, the Highways Officer has carried out an inspection of the access and on the basis of the current proposal does not recommend any further mitigation given that the proposal does not increase HGV movements. The applicant is prepared to contribute additional signage as well as measures to protect the verges of the highway and this would be progressed with direct liaison between the operator and the local highway authority in conjunction with the undertaking to contribute to highway repairs.

70. *Conclusion:* Having regard to policy 4.1 e) of the Minerals Local Plan and the effect of the proposal on traffic associated with the quarry, it is reasonable to conclude that no amendment of conditions relating to HGV movements or additional provision can be justified.

### **The need to review and update the planning conditions**

71. Under [section 73](#) of the Town and Country Planning Act 1990, the local planning authority shall consider only the question of the conditions subject to which planning permission should be granted. In this case, conditions are relatively up to date as the current planning permission SS.16/10/602 MW was granted in November 2016. Most of the conditions remain relevant but in the event that the proposals for deepening and the amended phasing are found acceptable, it would be necessary to update any other conditions that are impacted by the proposals. In this case, it would be necessary to update the following: Condition 1 so that the new permission refers to the approved plans and documents submitted with the current application; Condition 2 in order to define the date of commencement of the development commensurate with the date of the new permission; Condition 13 so that it requires that the site shall be worked and restored in accordance with the revised site plan/site layout plan; Condition 14 so that the date for the first Progress Report is submitted by 31 December 2021 and that the frequency of reporting is increased to every 3 years; Conditions 24 and 46 d) to refer to the submitted site plan; and Condition 47 to refer to approved submitted details and to require further details relating to tree group G1. In the event that the submitted site plan is approved, Condition 12 can be deleted and additional conditions would be necessary to require an annual update survey of protected species and to require the installation and monitoring of 2 boreholes in accordance with a Groundwater Monitoring Scheme.
72. As stated previously, another application which seeks to vary the extant permission is also being reported to this Planning Committee meeting (ref. [SS.17/11/602 MW](#)). It should therefore be noted that if the Planning Committee accept the recommendation to permit that application, then it would be necessary to make further updates to the conditions to accommodate that decision and vice versa.
73. *Conclusion:* Having regard to the requirements of the legislation and the requirement of existing conditions, it would be necessary to vary conditions if the proposed deepening and phasing of the quarry is found acceptable as well as details relating to site layout/ progress and tree/ hedgerow planting. Furthermore, having regard to national and development plan policies and other material planning considerations, there are no significant changes since the grant of the original permission that would justify other variations to the conditions.<sup>8</sup>

### **Overall Conclusion**

74. 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, all referred to above, it is reasonable to conclude that the proposals should be supported, subject to the amended conditions recommended below.

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<sup>8</sup> Refer to "[Annex A: summary comparison table](#)" (paragraph: 019 Reference ID: 17a-018-20140306 of national planning guidance).

## **RECOMMENDATION**

**PERMIT** the application to vary conditions 1, 12, 13, 14, 24, 46 and 47 of planning permission SS.16/10/602 MW to deepen parts of the permitted extraction area and to confirm the working scheme details at Saredon Hill Quarry, Great Saredon Road, Little Saredon, subject to conditions to include those listed below.

**The planning conditions of the new planning permission** to include the conditions of the extant planning permission ref. SS.16/10/602 MW; the updates in the event that application ref. SS.17/11/602 MW is approved; and, the following updates (the updates are highlighted in **bold**):

1. To define the permission in accordance with the approved **documents, plans** and details.
2. To define commencement as being the **date of the permission**.
12. **To delete condition as it is superseded by Site Plan (Dwg No 305/214/PC107 Rev F) and the requirements of condition 13 as amended.**
13. To require the Site to be progressively worked and restored **in accordance with the approved Site Plan (Dwg No 305/214/PC107 Rev F)**.
14. To require Progress Reports and updates to the approved Site Layout Plan **every 3 years** commencing **from the date of this permission** until the cessation of working and restoration operations.
24. To require access and egress to/ from the Site to be via Great Saredon Road as indicated on **the approved Site Plan (Dwg No 305/214/PC107 Rev F)**
46. To require the management of soils, subsoils and soil making materials and stored in mounds as shown on **the approved Site Plan (Dwg No 305/214/PC107 Rev F)**
47. To require the planting and maintenance of trees and hedgerows in accordance with approved details (ref. SS.12/15/602 MWD3 dated 1 August 2016) **including:**
  - **Discharge of Condition 47 of SS16-10-602-MW**
  - **8-12-Year Maintenance Schedule -Trees Hedgerows**
  - **Preliminary Arboricultural Report (refer to Condition 47a)**

**and to require additional details for Tree Group G1.**

### Additional recommended conditions

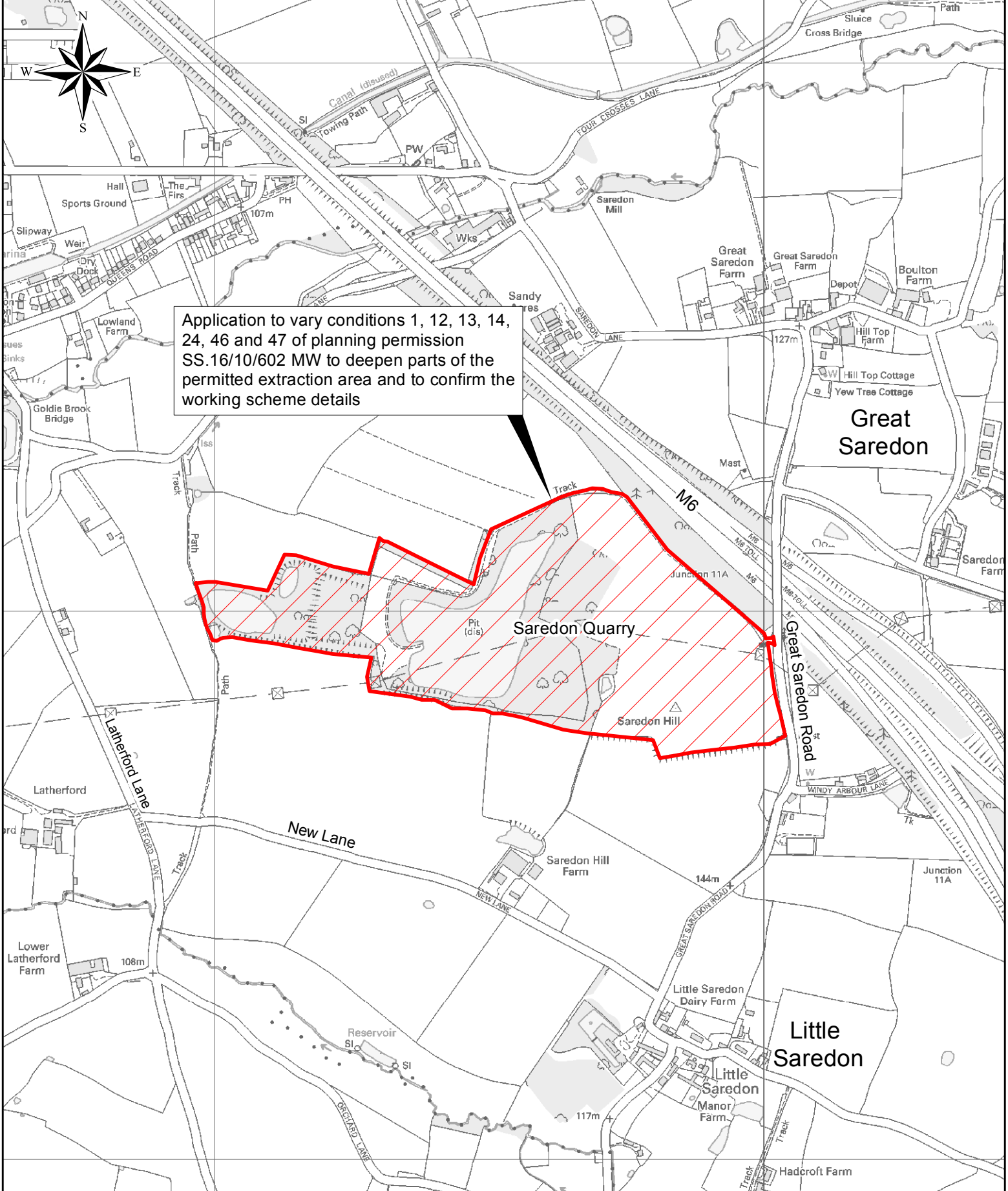
- **To require the installation and monitoring of 2 boreholes in accordance with a Groundwater Monitoring Scheme to be approved by the Mineral Planning Authority, and**
- **To require an Annual Survey for Protected Species.**



Case Officer: Matthew Griffin - Tel: (01785) 277275  
email: mat.griffin@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).*





Application to vary conditions 1, 12, 13, 14, 24, 46 and 47 of planning permission SS.16/10/602 MW to deepen parts of the permitted extraction area and to confirm the working scheme details

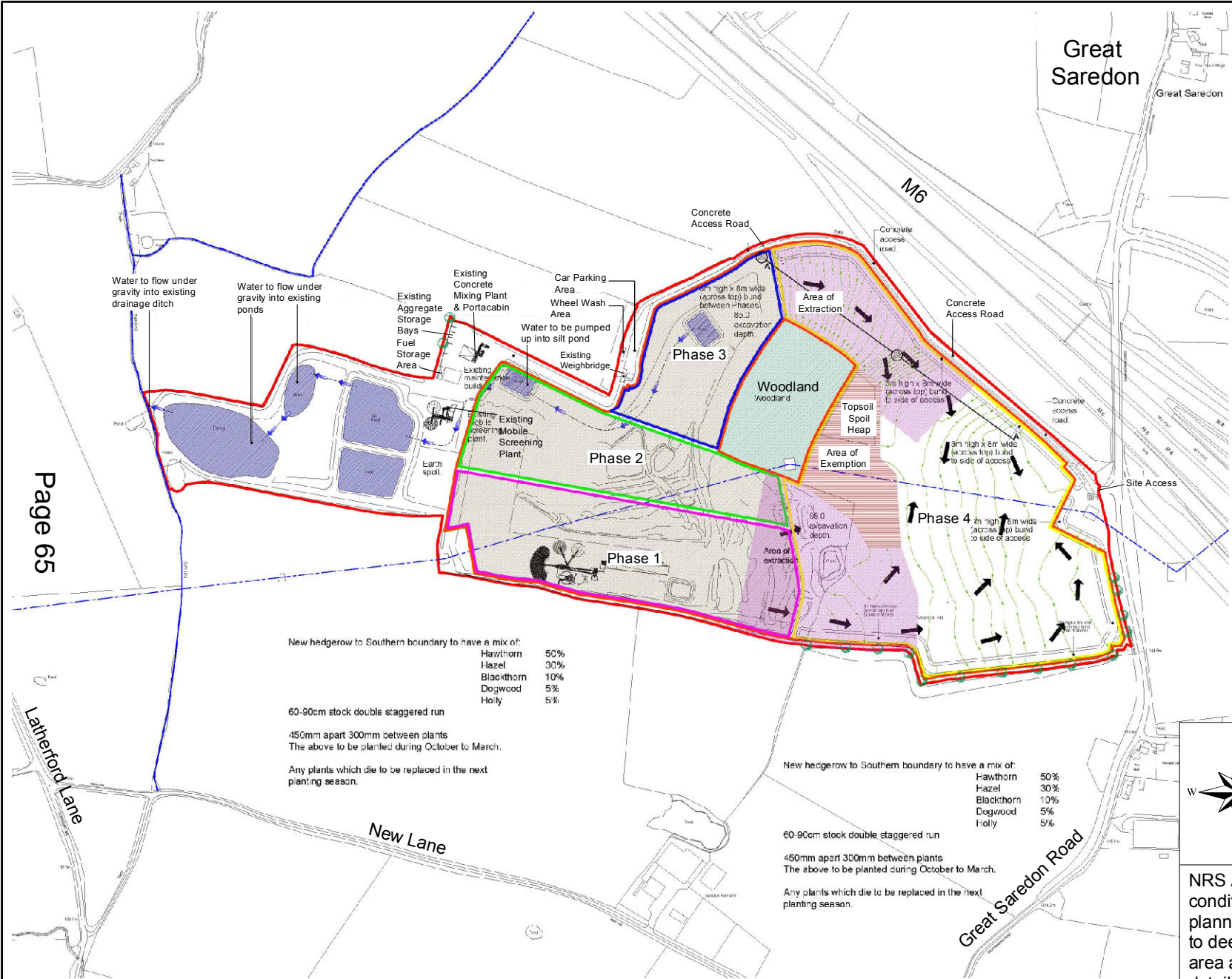
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Planning, Policy & Development Control,  
 Staffordshire County Council,  
 No.1 Staffordshire Place,  
 Stafford, ST16 2LP.  
 Telephone 0300 123 8000

NRS Aggregates Ltd. Application to vary conditions 1, 12, 13, 14, 24, 46 and 47 of planning permission SS.16/10/602 MW to deepen parts of the permitted extraction area and to confirm the working scheme details, Saredon Quarry.  
**Location plan.**





**Legend**

- Site boundary.
- Direction of water flow.
- Excavation contours.
- Direction of excavation.
- Area of extraction.
- Area of exemption.
- Areas that are currently being worked/restored, and areas worked/restored in the next 5 years.
- - - Overhead electricity lines.
- Excavation boundary.
- Phase 1.
- Phase 2.
- Phase 3.
- Phase 4.
- Plant 6No. 'Quercus Robur' trees as indicated.
- Public footpaths.

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New hedgerow to Southern boundary to have a mix of:

Hawthorn	50%
Hazel	30%
Blackthorn	10%
Dogwood	5%
Holly	5%

60-90cm stock double staggered run  
450mm apart 300mm between plants  
The above to be planted during October to March.  
Any plants which die to be replaced in the next planting season.

New hedgerow to Southern boundary to have a mix of:

Hawthorn	50%
Hazel	30%
Blackthorn	10%
Dogwood	5%
Holly	5%

60-90cm stock double staggered run  
450mm apart 300mm between plants  
The above to be planted during October to March.  
Any plants which die to be replaced in the next planting season.



NRS Aggregates Ltd. Application to vary conditions 1, 12, 13, 14, 24, 46 and 47 of planning permission SS.16/10/602 MW to deepen parts of the permitted extraction area and to confirm the working scheme details, Saredon Quarry.  
**Plan showing proposed phases of working and restoration.**

Date: 17/05/18	Scale: Not to Scale
O.S.	File: SS.17/10/602 MW
Grid Ref: SJ.946 079	



Local Members' Interest	
Mrs. K. Perry and Mr. B. Williams	Cheslyn Hay, Essington and Great Wyrley

PLANNING COMMITTEE – 7 June 2018

MINERAL COUNTY MATTER

District: Application No. [SS.17/11/602 MW](#) (South Staffordshire)

Date Received: 15 November 2017

Date Revised/Further Details Received:

- 6 February 2018 – description amended (to allow vehicles to enter site on Saturdays)
- 07 May 2018 – description amended (extension to temporary time period up until 31 August 2018)

NRS Waste Care Ltd for variation of condition no. 23(e) of planning permission SS.16/10/602 MW to allow additional two concrete mixer lorries to enter and leave the site outside of normal operation hours with departures (loaded) daily at 19:00 (Monday to Friday) and single inward journeys (returning unloaded) at 06:00 daily (Tuesday to Saturday) between 15 November 2017 and 31 August 2018 at Saredon Hill Quarry, Great Saredon Road, Little Saredon.

**Background/Introduction**

1. Saredon Hill Quarry has been extracting sand and gravel on and off since 1962 and now operates under planning permission ref: [SS.16/10/602 MW](#) granted 11 November 2016. This permission allows mineral extraction up to 31 December 2028 in accordance with an agreed working scheme which is subject to review. The application seeks to vary this permission. More specifically, the planning application seeks to temporarily vary condition 23(e) of the extant planning permission SS.16/10/602 MW which states that:
  - e) No HCVs shall enter or leave the Site other than between the following hours:
    - 07:00 to 18:00 Monday to Friday; and,
    - 07:00 to 13:00 on Saturdays
2. Temporary permission is sought to accommodate a contract to supply concrete to an overnight Network Rail project in Manchester between 15 November 2017 and 15 May 2018. The applicant has since amended the application to accommodate the return trips on a Saturday morning and to extend the temporary period to 31 August 2018.

### **The Site and Surroundings**

3. Saredon Hill Quarry is located approximately 4 kilometres southwest of Cannock town centre and approximately 500 metres to the north of the hamlet of Little Saredon. The quarry is within the Green Belt in the district of South Staffordshire and is adjacent to the M6 motorway along its north-eastern boundary.
4. Access to the quarry is via the Great Saredon Road which links to Saredon Road and then onto the A4601 / A460 roads. A Routing Agreement requiring all quarry traffic to use these roads is included within a Section 106 legal agreement attached to the permission. The two concrete mixer vehicles use this route to access the M6 motorway junction. The route is shown on the plan attached to this report.
5. The nearest residential properties affected by the proposals consisting of a group of converted farm buildings (Saredon Hall Farm) are located on Saredon Road which lies on the route to and from the M6 motorway junction.

### **Summary of Proposals**

6. The proposal seeks to temporarily vary condition 23(e) of the extant planning permission SS.16/10/602 MW to allow two concrete mixer vehicles (volumetric concrete mixer type) to enter and leave the site outside of normal permitted operating hours (4 movements – 2 in and 2 out).
7. The temporary period is from 15 November 2017 to 31 August 2018.
8. The two concrete mixer vehicles are owned and operated by one of the applicant's subsidiary companies (Midland Mix Concrete). The vehicles are stationed and being operated from Saredon Hill Quarry for the term of the contract. The vehicles are generally otherwise based at another site owned by the applicant.
9. The extended vehicle movement times are sought as the contract requires concrete to be delivered to the project site during the hours of 22:00 to 04:00.
10. The two concrete mixer vehicles are stationed at Saredon Hill Quarry at weekends. The mixer vehicles are loaded by quarry staff during normal working hours on Mondays. Drivers who have keys to the main gates enter the site by car after normal quarry working hours on Mondays (19:00). Drivers then collect loaded vehicles and lock gates when leaving the quarry. The loaded vehicles are then driven to the contract site in Manchester. When returning from the contract site with empty vehicles (or loaded if load not used), the drivers again unlock the main gates and enter the quarry site at 06:00 Tuesdays to Saturdays. The vehicles are then deposited within the quarry alongside the maintenance building (next to the concrete plant) ready for loading by quarry staff the next day; the drivers then leave the quarry by car locking the gates as they leave. The process is then repeated on a daily basis throughout the week with the vehicles finally returning to the quarry on Saturdays (06:00) to be left over the weekend in readiness for the following week.

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

11. The applicant supports the application in that contracts of the nature of the Network Rail project are an important part of quarry activities to provide stability and



continuity for both the supply of materials and for the vehicle drivers who are locally based.

### **Relevant Planning History**

12. [SS.12/15/602 MW](#) granted 16 December 2015, to continue the existing mining permission at Saredon Hill Quarry; to extend the quarry and extract sand and gravel; and, restore the quarry by infilling with inert waste or inert material. A Section 106 Legal Agreement dated 15 December 2015 accompanied the permission and revoked the former Scheme of Conditions [SS.EA/7](#) approved in July 1997. A number of detailed submissions were approved to this permission.
13. [SS.16/03/602 MW](#) granted 18 August 2016, to not comply with (to vary) Condition 1 (the approved documents and plans) and Condition 17 (the height of stockpiled material) of planning permission SS.12/15/602 MW in order to relocate existing washing and grading operations and formation of hardstanding area for the washing and grading plant and storage of washed and graded sand and gravel.
14. [SS.16/10/602 MW](#) granted 11 November 2016 to vary condition no.3 of planning permission SS.12/15/602 MW to allow the importation of limestone to produce higher strength concrete. This is now the extant permission and the application to vary condition 23(e) relates to this permission.

*Note: A Section 106 legal agreement attached to this permission includes a number of schedules relating to traffic matters the most relevant of which are summarised as follows:*

- *Schedule 2 'Traffic Routing' requires all HGVs leaving the site to use a prescribed route to the A460 Wolverhampton Road at Middle Hill, via the M6 motorway overbridge.*
  - *Schedule 3 'Driver Behaviour' requires all drivers leaving the quarry to act in a considerate manner towards other road users in respect of speed restrictions, to avoid running over the roadside verges on local roads and to sheet or otherwise cover or contain all loads before entering or leaving the quarry.*
  - *Schedule 10 'Highway Maintenance' requires the submission of condition surveys for Saredon Road and Great Saredon Road every five years and to carry out approved repairs or to make a financial contribution as deemed necessary by the County Council.*
  - *Schedule 11 'requires the installation and maintenance of advisory speed signs in the public highway either side of the highway near the settlement on Saredon Road.*
15. [SS.16/08/602 MW](#) granted 23 November 2016 for the development of an aggregates recycling facility including associated plant and storage areas.
  16. [SS.17/10/602 MW](#) is a current application to deepen parts of the permitted quarry extraction area and to confirm the working scheme details. This application is also being reported to this committee meeting.

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

Screening Opinion: NO      Environmental Statement: NO

17. As the proposed development does not fall 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 not issued a "Screening Opinion".

## **Findings of Consultations**

### **Internal**

18. Highways Development Control (on behalf of the Highways Authority) no objections.
19. Staffordshire County Council's Noise Engineer no objections. The Noise engineer advises that outside of normal daytime hours, any potential noise impact is often assessed in terms of the likelihood of sleep disturbance. As this application is for a maximum of 2 vehicle movements into the quarry at 6.00 am, this would mean a maximum of 2 discrete events during the so called night time period (2300-0700). Although noise data is not available, a typical level of noise from an HGV at a distance of 10 metres is 81 dB LAFMax. [source BS5228]. Therefore the Noise Engineer does not consider that this is likely to cause sleep disturbance.
20. Staffordshire County Council's Planning Regulation Team advised that there have been 2 complaints about vehicles movements outside of permitted operating hours. These complaints relate to the temporary activities/operations that are being applied for and the Team investigated the complaints through the quarry manager. The Team further advised that the quarry manager had instructed the drivers of the times that the concrete mixer vehicles should enter and leave the site. The Team has also advised that since 01 April 2017 the only other complaints received have included 2 about the state of the road, 1 about noise, 1 about dust, 1 about blasting and 1 about tyres on the site.

### **District/Parish Council**

21. South Staffordshire District Council (Planning and Environmental Health) – no objections.
22. Saredon Parish Council - no objections.

### **Publicity and Representations**

23. Site notice: YES – 28/11/17      Press notice: YES – 30/11/17
24. 69 neighbour notification letters were sent out initially on 23 November 2017 and 7 representations were received. A re-consultation and re-notification was carried out on 23 February 2018 in relation to the amended information that was received on 06 February 2018 (concrete mixer lorries entering the site on Saturdays). The re-consultation and re-notifications resulted in updated comments and representations being received. As the further change to the application was simply to extend the temporary period applied for (to 31 August), and as the operations have already commenced, it was decided not to carry out further publicity as this would have only

delayed to the determination of the application.. The representations raised the following concerns:

- a) Early start is already happening with quarry staff entering the site in readiness for 7am start, and quarry vehicles wait to enter quarry from 6:15 am on the M6 motorway bridge;
- b) Early start and late return of vehicles will adversely impact on amenity, causing loss of sleep, additional noise, vibration, and danger for other road users;
- c) If drivers open gates at 6 am, quarry vehicles will enter quarry earlier than permitted. Complaint was received that concrete mixer vehicles have entered the site at 5.40 am on one occasion (the complaint was passed to the Planning Regulation Team);
- d) Any permission granted will erode existing planning conditions and is a move toward extending the quarry operations and hours of working;
- e) No need for application, as vehicles could park on motorway services and enter quarry at normal time (7am). By the time the application is determined the associated contract will be completed.
- f) Past record of management is questioned in terms of impacts from vehicles speeding and standard of driving, debris on local roads, and damage to verges.
- g) Blasting at the quarry was also raised as a concern (this concern was passed to the Planning Regulation Team);
- h) General comments about amenity that had been made with regard to the previous planning application (ref. SS.12/15/602 MW) granted in November 2016, and the promises made for improvements through the imposition of planning conditions.

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

25. The relevant development plan policies are listed below:

- a) [Staffordshire and Stoke on Trent Minerals Local Plan](#) (2015 - 2030) (adopted 16 February 2017):
  - Policy 4: Minimising the impact of mineral development
- b) [South Staffordshire Core Strategy](#) (adopted 11 December 2012)
  - Policy GB1: Development in the Green Belt
  - Policy EQ9 – Protecting Residential Amenity

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

26. The other material considerations include the following:

- a) [National Planning Policy Framework](#) (NPPF\*) (published on 27 March 2012)
  - Section 1: Building a strong, competitive economy
  - Section 4: Transport
  - Section 9: Protecting Green Belt land
  - Section 13 - Minerals
  - Paragraphs 14 (Presumption in favour of sustainable development); 17 (Core planning principles); 91 (Green Belt); are important considerations

[\* Note: a [review of the NPPF](#) has taking place. The consultation period started on 5 March and ended on 10 May 2018. Having regard to the sections referred to above, the changes in the revised document are not considered to be significant in the determination of this application.]

- b) [Planning Practice Guidance](#) including: [Health and wellbeing](#); [Minerals](#); [Neighbourhood planning](#); [Noise](#); [Travel Plans, Transport Assessments and Statements](#); [Use of planning conditions](#).

### **Observations**

27. This is an application to temporarily vary condition no. 23(e) of planning permission SS.16/10/602 MW to allow additional two concrete mixer lorries to enter and leave the site outside of normal operation hours with departures (loaded) daily at 19:00 (Monday to Friday) and single inward journeys (returning unloaded) at 06:00 daily (Tuesday to Saturday) between 15 November 2017 and 31 August 2018 at Saredon Hill Quarry, Great Saredon Road, Little Saredon.
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, all referred to above, the key issues are considered to be:
- The mineral planning policy considerations
    - The effects on the highway network or local amenity
  - The effects on the Green Belt
  - The need to review and update the planning conditions

### **The mineral planning policy considerations – effects on the highway network or local amenity**

29. The [Minerals Local Plan](#) (policy 4), the [South Staffordshire Core Strategy](#) (policy EQ9), the [NPPF](#) ([section 4](#) and [section 11](#)), and [Planning Practice Guidance](#) ([Minerals](#)) seek to minimise the effects of minerals development and advises when determining planning applications, planning authorities should ensure that there are no unacceptable adverse impacts on the highway network or local amenity, and to take into account cumulative effects. The [NPPF](#) (paragraph 33) advises that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.
30. The representations received raise concerns about the additional traffic movements and the cumulative impact on the local road network and local amenity.
31. The two additional concrete mixer movements are retrospective and the contract to which they were associated is expected to be completed on 31 August 2018. During the process of dealing with the planning application, two complaints have been received, one concerning a concrete mixer vehicle entering the quarry at 05.40am and, one concerning a vehicle entering the quarry on Sunday. These complaints were investigated by the Planning Regulation Team. The Team has advised that the

quarry manager responded to enquiries to the effect that the drivers of the vehicles had been advised of the times when vehicles could enter the quarry. Other than these instances, the Planning Regulation Team has confirmed that no other complaints had been received prior to the application being reported to the Planning Committee about the proposed vehicle movements whilst the temporary contract has been carried out.

32. When the planning application (ref. [SS.12/15/602 MW](#)) was considered in 2015, the operating hours of the quarry and vehicle movements had been a cause for concern to nearby residents. Although that application had sought to allow quarry operations from 06.00 on weekdays, it was not considered reasonable by your officers to accept that a starting time of 06:00 was appropriate as it would not be consistent with conditions imposed within similar mineral permissions in Staffordshire; i.e. which generally operate from 07:00. It was also considered appropriate to control the number of vehicle movements to and from the quarry. In addition, the amended Section 106 legal agreement includes updated schedules for vehicle routing, rules for drivers, the erection of advisory speed signs and for highway maintenance. These measures and conditional controls were imposed in the interests of highways safety and in order to protect the surrounding environment from unacceptable adverse impacts and to protect the amenity of local residents.
33. The application does not seek to permanently increase vehicle movements or permanently extend operating hours. The application seeks only to temporarily extend the hours to allow two concrete mixer vehicle movements associated with a Network Rail contract. Although these vehicle movements had resulted in two complaints about the times of entering the quarry, overall, they have not resulted in unacceptable adverse impacts. Furthermore, no objections have been received from consultees on highways or amenity grounds.
34. *Conclusion:* Having regard to the policies, guidance, the other material considerations, the consultee comments and representations referred to above, it is reasonable to conclude that the proposed temporary traffic movements have not had an unacceptable adverse impact upon the highway network or local amenity.

### **Green Belt**

35. The site lies in the South Staffordshire Green Belt. It is therefore necessary to assess the proposals against the [South Staffordshire Core Strategy](#) (policy GB1), the [Minerals Local Plan](#) (Policy 4.1 (g)), and, the National Planning Policy Framework (the NPPF)(section 9), which all aim to protect the Green Belt from inappropriate development and aim to preserve its openness.
36. The Government attaches great importance to Green Belts, the fundamental aim of which is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
37. The NPPF ([section 9](#)) states that:

*'As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances'* (paragraph 87).

*‘When considering any planning application, 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, is clearly outweighed by other considerations’ (paragraph 88)*

*A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. [subject to a number of exceptions] (paragraph 89)*

*Certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These [include]:*

- *mineral extraction.... (paragraph 90)*

38. The [Minerals Local Plan](#) (policy 4.1) and paragraph 7.33 seek to protect the Green Belt from adverse impacts from minerals development. It acknowledges that mineral extraction need not be inappropriate in the Green Belt. However in this case it is considered that the proposed extension to the operating hours for the ancillary operations may be regarded as inappropriate development, however, it is reasonable to conclude that very special circumstances exist for the following reasons:
- very special circumstances were previously accepted when the ancillary operations to which the proposed traffic movements relate were accepted (ref. [SS.16/08/602 MW](#) granted 23 November 2016 for the development of an aggregates recycling facility including associated plant and storage areas); and,
  - the proposed traffic movements are limited in scale and duration.
39. When considering inappropriate development 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 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 relate to additional traffic movements outside of the current permitted operating hours associated with a permitted ancillary operation at an existing quarry, it is reasonable to conclude that due to the limited scale and duration, it is not necessary to refer the decision to the Secretary of State.
40. *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 limited scale and duration, it is not necessary to refer the decision to the Secretary of State.

## **The need to review and update the planning conditions**

### Condition 23(e) of planning permission SS.16/10/602 MW

41. To accommodate the temporary operating hours it is recommended that condition 23(e) be updated as follows:

e) *No HCVs shall enter or leave the Site other than between the following hours:*

- *07:00 to 18:00 Monday to Friday; and,*
- *07:00 to 13:00 Saturdays.*

except for two concrete mixer vehicles which shall only enter or leave the Site from 15 November 2017 to 31 August 2018 between the following hours:

- *06:00 to 19:00 Monday to Friday; and,*
- *06:00 to 13:00 Saturdays,*

### Review and update of the other conditions attached to planning permission SS.16/10/602 MW

42. The NPPF ([paragraph 203](#)) states that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through conditions. While the permitted mineral operations are not unacceptable and conditions are relatively up to date, it is appropriate when varying a planning permission to review and where reasonable and necessary, update other planning conditions.
43. The extant planning permission (ref. SS.16/10/602 MW) was granted in November 2016. It is therefore necessary to update any other conditions that are impacted by the proposals. In this case, it would be necessary to update Condition 2 in order to define the date of commencement of the development commensurate with the date of the new permission
44. As stated previously, another application which seeks to vary the extant permission (ref. [SS.17/10/602 MW](#)) is also being reported to this Planning Committee meeting. It should therefore be noted that if the Planning Committee accept the recommendation to permit that application, then it would be necessary to make further updates to the conditions to accommodate that decision and vice versa.

### **Overall Conclusion**

45. Overall, as an exercise of judgement, taking the relevant development plan policies as a whole and having given consideration to application, the supporting information including the information subsequently received, the consultation responses, the representations and the other material considerations, all referred to above, it is reasonable to conclude that the proposals should be permitted, subject to the amended conditions recommended above and below.

## **RECOMMENDATION**

**PERMIT** the application to temporarily vary condition no. 23(e) of planning permission SS.16/10/602 MW to allow an additional two concrete mixer lorries to enter and leave the site outside of normal operation hours with departures (loaded) daily at 19:00 (Monday to Friday) and single inward journeys (returning unloaded) at 06:00 daily (Tuesday to Saturday) between 15 November 2017 and 31 August 2018 at Saredon Hill Quarry, Great Saredon Road, Little Saredon, subject to the amended planning conditions listed below.

**The planning conditions of the new planning permission** to include the conditions of the extant planning permission ref. SS.16/10/602 MW; the updates in the event that application ref. [SS.17/10/602 MW](#) is approved; and, as follows (the changes highlighted in **bold**):

- 1) To define the permission in accordance with the approved **documents, plans** and details.
- 2) To define commencement as being the **date of the permission**.
- 23) To require the hours of operation **other than for temporary operations to allow two concrete mixer vehicles outside of normal operation hours between 15 November 2017 and 31 August 2018** to be:
  - e) HCVs entering and leaving the Site

*No HCVs shall enter or leave the Site other than between the following hours:*

- *07:00 to 18:00 Monday to Friday; and,*
- *07:00 to 13:00 Saturdays.*

**except for two concrete mixer vehicles which shall only enter or leave the Site from 15 November 2017 to 31 August 2018 between the following hours:**

- ***06:00 to 19:00 Monday to Friday; and,***
- ***06:00 to 13:00 Saturdays.***

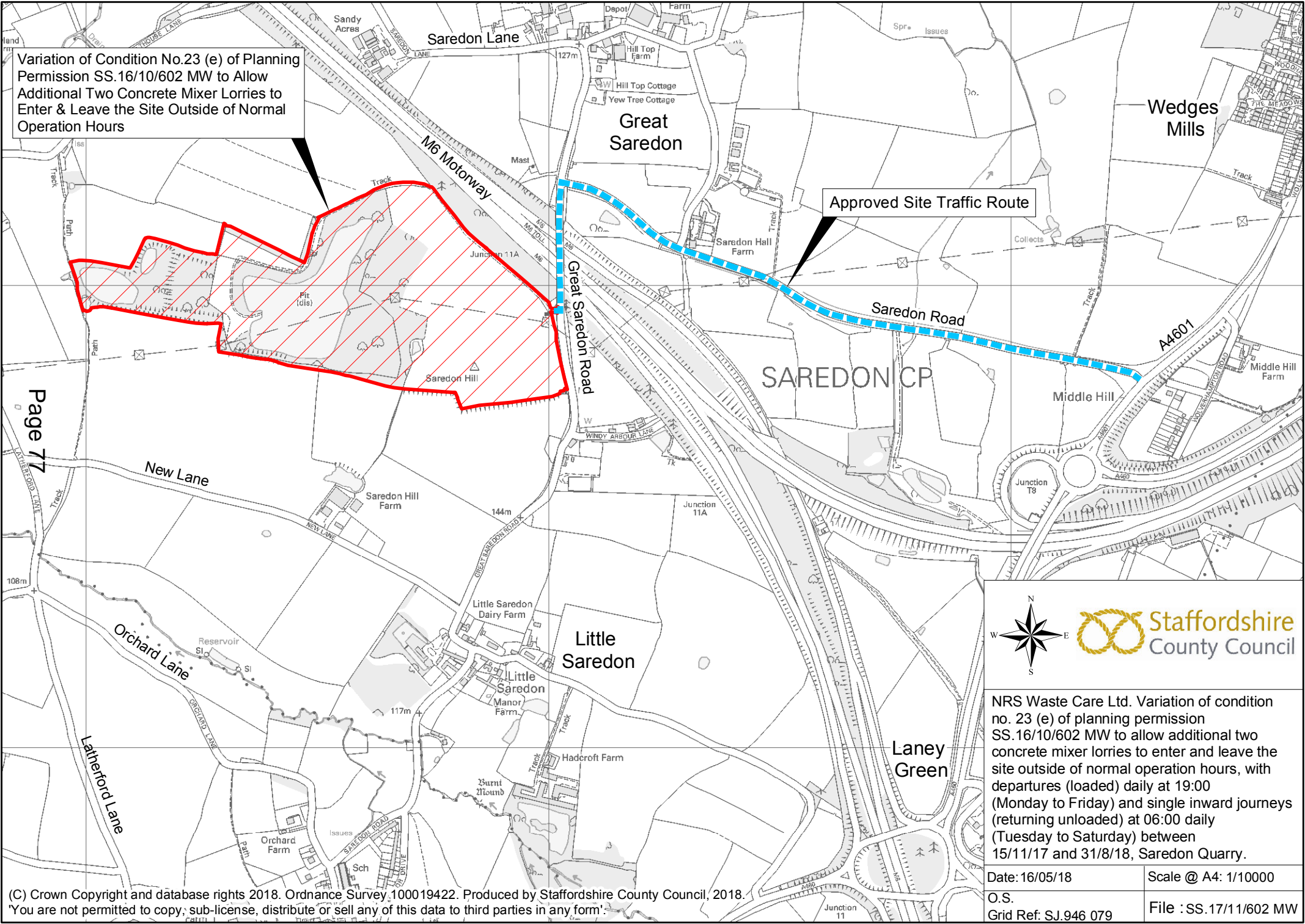
Case Officer: Graham Allen - Tel: (01785) 277299 email: graham.allen@staffordshire.gov.uk
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<i>A list of background papers for this report is available on request and for public inspection at the offices of Staffordshire County Council, 1 Staffordshire 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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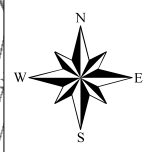


Variation of Condition No.23 (e) of Planning Permission SS.16/10/602 MW to Allow Additional Two Concrete Mixer Lorries to Enter & Leave the Site Outside of Normal Operation Hours

Approved Site Traffic Route



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NRS Waste Care Ltd. Variation of condition no. 23 (e) of planning permission SS.16/10/602 MW to allow additional two concrete mixer lorries to enter and leave the site outside of normal operation hours, with departures (loaded) daily at 19:00 (Monday to Friday) and single inward journeys (returning unloaded) at 06:00 daily (Tuesday to Saturday) between 15/11/17 and 31/8/18, Saredon Quarry.

Date: 16/05/18	Scale @ A4: 1/10000
O.S.	File : SS.17/11/602 MW
Grid Ref. SJ.946 079	



Local Members' Interest
N/A

**Planning Committee – 7 June 2018**

**Report of the Director for Economy, Infrastructure and Skills**

**The Review of the Staffordshire and Stoke-on-Trent Joint Waste Local Plan  
2010 - 2026**

**Recommendation**

1. That the report be noted.

**Reasons for Recommendation**

2. [New regulations](#) which came into effect on 6 April 2018 require us to review our waste and minerals local plans every 5 years. The [Staffordshire and Stoke-on-Trent Joint Waste Local Plan 2010 - 2026](#) (the Waste Local Plan) was adopted in March 2013 (the [Minerals Local Plan](#) was adopted in February 2017). Now is therefore an opportune time to provide the Planning Committee with a timetable for the review of our Waste Local Plan and an explanation of the process that we intend to follow.
3. As the Waste Local Plan was prepared jointly with Stoke on Trent City Council, confirmation is currently being sought on continuing the working arrangements as we carry out the review. The intention is to produce a Joint Statement which will conclude on the kind of plan review that is required (i.e. whether there is no need to update the plan policies or whether a full or partial review is required). The anticipated timetable is to report on the review to the November Planning Committee and to ensure that our conclusions are endorsed by agreeing a Statement(s) of Common Ground / Duty to Cooperate with Staffordshire and neighbouring planning authorities and relevant industry stakeholders.
4. Waste Planning Authorities have an important enabling role in the delivery of waste management facilities and an up to date plan is essential as it provides clarity for developers and communities about where the facilities should be built.

**Background**

**Why is a review required?**

5. The County Council worked jointly with Stoke-on-Trent City Council to prepare the [Staffordshire and Stoke-on-Trent Joint Waste Local Plan 2010 - 2026](#) (Waste Local Plan) which was adopted on 22 March 2013. The Waste Local Plan guides the way the Councils determine planning applications related to the development of sustainable waste management facilities in the county up to 2026.

6. New regulations which came into force on 6 April 2018 [[The Town and County Planning \(Local Planning\) \(England\) \(Amendment\) Regulations 2017](#)] require local planning authorities to complete reviews of their local plans (and statements of community involvement) every 5 years, starting from the date of adoption. [Draft Planning Practice Guidance](#) on plan reviews was also published in March 2018 alongside the [Draft Revised National Planning Policy Framework](#)). The consultation ran from 5 March 2018 to 10 May 2018.

### **What does a plan review involve?**

7. The [draft guidance on plan making](#) states that:

*‘To be effective plans need to be kept-up-to-date..... and reviews should be proportionate to the issues in hand’.*

*Reviewing a plan means undertaking an assessment to determine whether the policies need revising, which should include consideration of any changes to local circumstances and national policy. A local planning authority should consider in particular any necessary changes to policies relating to their strategic priorities.*

*Every five years from the date of adoption of the plan document, a local planning authority must complete its review and decide either:*

- *that their policies do not need revising and publish their reasons for this decision and/or*
- *that one or more policies do need revising, and update their Local Development Scheme to set out the timetable for the revisions to the plan or certain policies within it.*

*If necessary authorities should then update their plan following the [plan-making procedure](#); including preparation, publication, and examination by the Planning Inspectorate on behalf of the Secretary of State. A local planning authority will not necessarily need to revise their entire plan in whole and may publish a list of which policies they will update and which policies they consider do not need updating.’*

8. The draft guidance also states that:

*‘If a local planning authority can justify not updating policies they can continue to have full weight. The National Planning Policy Framework is clear that strategic policies should be prepared over a minimum 15 year period and a local planning authority should be planning for the full plan period. Policies age at different rates according to local circumstances and a plan does not become out-of-date automatically after five years. The review process is a method to ensure that a plan remains appropriate, maintaining its weight. If a local planning authority decides they do not*

*need to update their policies, they must publish the reasons for this decision on their website’.*

### **What evidence is required when carrying out a review?**

9. The draft guidance states that:

*‘A local planning authority may need to gather new evidence to inform their review. Proportionate, relevant and up-to-date evidence should be used to justify a decision not to revise policies’*

10. We intend to carry out the following evidence gathering tasks:

- A review of the waste planning policies and relevant monitoring indicators to answer a series of questions:
  - Is the Plan up-to-date and working in the way it was proposed? i.e. are we meeting or on track to meet our targets;
  - Have waste applications been determined in accordance with the aims of the Plan?;
  - Are any new policies required, or do policies need to be revised or deleted as they are no longer appropriate due to special circumstances or new guidance?
- A review of the key waste management facilities being used to manage the majority of the waste arising in the plan area or entering the plan area to be managed.
- A review of the future demand for waste management facilities (A ‘Waste Needs Assessment’ e.g. to determine the additional need (if any) for new facilities to manage waste arising from future housing / economic growth).

### **What will we produce?**

11. We therefore intend to produce a Joint Statement with the City Council which will conclude on the kind of plan review that is required (i.e. whether there is no need to update the plan policies or whether a full or partial review is required). Confirmation is currently being sought on the joint working arrangements with the City Council.
12. At this stage, based on our Annual Monitoring Reports (AMRs) produced since the adoption of the Waste Local Plan (the AMR reviews waste planning applications determined in the previous financial year), it is reasonable to believe that our current waste planning policies are fit-for-purpose, however, the new guidance requires us to confirm that the plan conforms to national planning policy and that there are no changes to local circumstances which would require any changes to our waste policies.

**What is the timetable to complete the tasks and prepare the Joint Statement?**

13. Our timetable is set out in the table below:

Stage of preparation	Timetable
Produce Evidence: Review of waste policy and indicators; Waste management facilities update; Waste Needs Assessment.	May – July 2018
Produce Draft Joint Statement concluding whether the Waste Local Plan policies require updates or not.	August 2018
Peer review of Draft Joint Statement and supporting evidence. Agree Statement(s) of Common Ground (Duty to Cooperate) with adjoining authorities, Staffordshire local planning authorities, the West Midlands Resource Technical Advisory Board (RTAB) and relevant Industry stakeholders.	September 2018
Finalise Joint Statement and supporting evidence.	October 2018
Report to 1 November 2018 Planning Committee the Statement and supporting evidence concluding if waste planning policy updates are required or not.	November 2018

**What further work may be required?**

14. If it is determined that updates to the Waste Local Plan policies are necessary, then we will have to set out a programme and process to prepare new policies and consult on them before they are an examined by a Planning Inspector.
15. As waste issues transcend administrative boundaries, alongside producing the Statement and supporting evidence, we need to ensure that our conclusions are endorsed by and there is evidence of cooperation with adjoining authorities, Staffordshire local planning authorities, the West Midlands Resource Technical Advisory Board (RTAB) and relevant Industry stakeholders. [The Localism Act 2011](#) introduced a Duty to Co-operate, which is designed to ensure that all the bodies involved in planning work together on issues that are of bigger than local significance. The draft guidance which accompanies the draft review of the National Planning Policy Framework also introduces a requirement to prepare a Statement of Common Ground for minerals and waste plans. Authorities should work jointly with neighbouring authorities to address the need for and distribution of waste facilities and impacts arising from these. District Councils should also be signatories as waste plans will have a direct effect on the development strategy of their areas.

16. An Annual Monitoring Report (AMR), in accordance with [The Planning and Compulsory Purchase Act 2004](#), will also be prepared by the end of the year. The AMR monitors the implementation and effectiveness of policies in both the adopted [Minerals Local Plan for Staffordshire \(2015 – 2030\)](#) and in the [Staffordshire and Stoke-on-Trent Joint Waste Local Plan \(2010 - 2026\)](#) in respect of targets which will influence the need to review policies. The structure of the AMR will be modified this year to incorporate a clearer reporting method which will conclude / trigger when a review of either plan is required.

**Report author:**

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**List of Background Papers**

1. Recommendations of the Council on [15 March 2013](#) "Adoption of the Staffordshire and Stoke-on-Trent Waste Local Plan 2010 – 2026"
2. The [Staffordshire and Stoke-on-Trent Joint Waste Local Plan 2010 - 2026](#)
3. [The Planning and Compulsory Purchase Act 2004](#)
4. [The Localism Act 2011](#)
5. [The Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#)
6. [The Town and County Planning \(Local Planning\) \(England\) \(Amendment\) Regulations 2017](#) – Regulation 4 – 'Review of local development documents' came into effect on 6 April 2018
7. [The National Planning Policy Framework \(October 2012\)](#) – [plan making](#)
8. [Draft Revised National Planning Policy Framework \(March 2018\)](#) - [3 Plan making](#)
9. [The National Planning Policy for Waste \(October 2014\)](#)
10. [Planning Practice Guidance](#) – [Waste](#), [Local Plans](#) and [Duty to Cooperate](#)
11. [Draft Planning Practice Guidance \(March 2018\)](#) – [Plan-Making](#)
12. [Annual Monitoring Report 2017](#)
13. [Minerals Local Plan for Staffordshire \(2015 – 2030\)](#) – adopted February 2017

**Appendix 1**

**Equalities implications:**

This report has been prepared in accordance with the County Council's policies on Equal Opportunities.

**Legal implications:**

[Section 19 of the Planning and Compulsory Purchase Act 2004](#) sets out specific matters to which the local planning authority must have regard when preparing a plan. Regulations 8 and 9 of the [Town and Country Planning \(Local Planning\) \(England\)](#)

[Regulations 2012](#) (The 2012 Regulations) prescribe the general form and content of local plans and adopted policies maps, while regulation 10 states what additional matters local planning authorities must have regard to when drafting their plans. [The Town and County Planning \(Local Planning\) \(England\) \(Amendment\) Regulations 2017](#) make amendments to the 2012 Regulations. A Regulation 10A has been inserted which relates to the review of local development plan documents. The Council is required to complete a review of a local plan every 5 years, starting from the date of adoption of the local plan, in accordance with [Section 23 of the Act](#) (adoption of local development documents).

The Council is also required to maintain a Minerals and Waste Development Scheme and under [amendments](#) introduced by the Localism Act 2011, the local planning authority must resolve that the scheme is to have effect.

[Draft updates to Planning Practice Guidance](#) published in March 2018, which will form part of the Government's online Planning Practice Guidance, set out guidance on 'Plan Making' and in particular: The statutory duty and role of plans; Evidence base for production of local plans; What is a Statement of Common Ground; and, Plan review guidance. [The National Planning Policy for Waste \(October 2014\)](#) also provides guidance on using a proportionate evidence base in preparing waste local plans.

#### **Resource and Value for money implications:**

The review of the Joint Waste Local Plan will be carried out by the Planning, Policy and Development Control Team, working with planners at Stoke-on-Trent City Council.

A budget for this work has been allocated for 2019-20 to cover the County Council's share of the cost of an Inspector and public examination if required. If it is concluded that a full or a partial review is not required then this would represent a saving.

#### **Risk implications:**

Officers are satisfied that there are no direct risk implications arising from this report. The review of the Waste Local Plan is intended to satisfy the requirements of current legislation and the latest emerging guidance.

National policy states that where the development plan is absent, silent or relevant policies are out of date, permission should be granted unless:

- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or
- Specific policies in the NPPF indicate development should be restricted.

The draft planning practice guidance however also states that:

*'If a local planning authority can justify not updating policies they can continue to have full weight'.*

#### **Climate Change implications:**



The Waste Local Plan includes requirements for applicants to address climate change, where applicable, as part of the preparation of planning applications for waste development.

Government planning policy in the National Planning Policy Framework, which refers to climate change ([section 10](#)) is also a material consideration in reaching decisions.

**Health Impact Assessment screening:**

Not applicable.

Government planning policy in the National Planning Policy Framework, which refers to healthy communities ([Section 8](#)) is a material consideration in reaching decisions.



<b>Local Members' Interest</b>
N/A

## **Planning Committee – 7 June 2018**

### **Report of the Director for Economy, Infrastructure and Skills**

#### **Planning, Policy and Development Control – Annual Performance Report**

##### **Purpose of Report**

1. To inform the Planning Committee about our planning policy-making and planning development control performance over the previous 12 months (1 April 2017 to 31 March 2018) and related matters.

##### **Summary and Recommendation**

###### **Planning policy-making performance**

2. We published our 2017 [Annual Monitoring Report](#) in January 2018 and there is a report on the agenda setting out the process and programme to review our Waste Local Plan.

###### **Planning development control performance**

3. There are two measures of development control performance:

###### **a) Speed of major development decisions**

The percentage of the minerals and waste applications determined within 13 / 16 weeks or within an agreed extension of time:

- National target 60% measured over two years
- **Performance 96%** (50 out of 52 )
- Local target 70% measured over the financial year
- **Performance 100%** (20 out of 20)

###### **b) Quality of major development decisions**

The percentage of the minerals and waste decisions overturned at appeal:

- National target 10% measured over two years
- **Performance 1%** (1 out of 67)
- Local target 5% measured over the financial year
- **Performance Nil** (0 out of 20)

**c) Speed of the County Council’s major development decisions**

The percentage of the County Council’s major development applications determined within 13 / 16 weeks or within an agreed extension of time:

- Local target 80% measured over the financial year
- **Performance 100%** (1 out of 1)

**d) Speed of the County Council’s ‘non-major development’ applications**

The percentage of the County Council’s non-major development applications determined within 8 weeks or within an agreed extension of time: <sup>1</sup> and <sup>2</sup>

- Local target 80% measured over the financial year
- **Performance 100%** (9 out of 9)

**e) Delegated decisions on all applications**

The percentage of all applications determined by your officers in accordance with delegated powers.

- Local target 80% measured over the financial year
- **Performance 77%** (23 out of 30)

**Application and Pre-application Advice Service Income**

4. We handled about 90 chargeable applications and submissions and received about £151,000 in fees. We also received about 20 chargeable requests for pre-application advice and received about £6,000 in fees.

**Staffing**

5. Declining development control cases and a pause in policy-making work has led to several adjustments to the team. A Senior Planning Officer has been seconded to the Planning Regulation Team; a Team Leader and a Senior Planning Officer have assisted the County Farms Team by preparing planning applications on their behalf; a Senior Planning Officer is assisting the Regeneration Team on a part-time basis; and, a request for voluntary redundancy by a Principal Planning Officer has been accepted and will take effect in July 2018.

**Recommendation**

6. That the report be noted.

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1 The definition of ‘major’ and ‘non-major’ development is explained at the end of the report.

2 There is no measure of quality of decisions on county development applications as there is no appeals process.]

## **Background**

7. Performance in planning policy-making and planning development control is reported on an annual basis with an update at 6 months. Quarterly performance updates are reported to the Cabinet Member for Economy and Infrastructure and published on our Staffordshire Planning '[A to Z of Planning](#)' web page ('P' for Performance).
8. This is a report about planning policy-making and planning development control performance over the 12 months from 1 April 2017 to 31 March 2018.

## **Planning policy-making performance**

9. We published our 2017 [Annual Monitoring Report](#) in January 2018 and there is a report on the agenda setting out the process and programme we intend to follow to review our Waste Local Plan.

## **Planning development control performance**

10. Appendix 2 provides a summary of performance by quarter in 2017-18.
11. Appendix 3 provides a comparison with the previous two years.

## **Speed and quality in determining minerals and waste applications**

12. The national speed target was to determine 60% of minerals and waste applications in 13 / 16 weeks or within an agreed extension of time (measured over a 2-year period). The local target was 70% measured over a 1-year period. We achieved:
  - **96%** (50 out of 52) October 2015 to September 2017
  - **100%** (20 out of 20) April 2017 to March 2018
13. The national quality target was no more than 10% of decisions on minerals and waste applications should be overturned at appeal (measured over a 2-year period). The local target was 5% measured over a 1-year period. We achieved:
  - **1%** (1 out of 67) April 2015 to March 2017
  - **Nil** (0 out of 20) April 2017 to March 2018
14. *Commentary:* The percentage of mineral and waste applications determined within 13 / 16 weeks, or within agreed extensions of time, remains very high and the number of appeals very low as we continue to try to resolve outstanding matters before reaching a decision. However, the total number of applications continues to decline (see Appendix 3).

## **Speed in determining the County Council's 'major' and 'non-major' development applications**

15. The local speed target was to determine 80% of major development applications within 13 / 16 weeks (8 weeks for non-majors), or within an agreed extension of time. We achieved:
- **100%** (1 out of 1) (major)
  - **100%** (9 out of 9) (non-majors)
16. *Commentary:* Performance remained very high, however, the number of county development applications continues to decline (see Appendix 3).

[Note: The County Council's non-major applications typically involve small scale projects e.g. additional classrooms at schools and new barns on the County Farms. The major applications typically involve much larger scale projects e.g. the Branston Road High School near Burton and the Stafford Western Access Road.]

Applications determined by your officers in accordance with delegated powers

17. We monitor the percentage of all applications determined by your officers in accordance with delegated powers.<sup>3</sup> The local target was to determine 80% measured over a 1-year period. We achieved:

- **77%** (23 out of 30)

18. *Commentary:* Even though the Planning Committee only met on 4 occasions between April 2017 to March 2018 (including one meeting which was cancelled due to elections in May 2017) the percentage of applications dealt with by your officers under delegated powers was just below target. This is in no small part due to the overall decline in the number of applications being determined (see Appendix 3). However, it is important to point out that your officers also dealt with other matters including reviews of old mineral permissions, submissions of detail, applications for non-material amendments and consultations from the districts. This year the total number of matters determined is slightly lower than last year but similar to the year before (199 compared to 224 in 2016-17 and 203 in 2015-16) (albeit that the latest figures include a significant number of consultations from the districts related to our mineral safeguarding policy). For more details refer to the 'Quarterly Performance Reports' published on our Staffordshire Planning '[A to Z of Planning](#)' web page ('P' for Performance).

**Application and Pre-application Advice Service Income**

19. We handled about 90 chargeable applications and submissions and received about £151,000 in fees (see Appendix 1 'Resource and Value for money implications' for more information).

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<sup>3</sup> The delegated powers apply to applications that do not involve a substantial new site or significant extension; applications for county developments; applications where there are no objections from a statutory consultee, district / parish council or local member; or applications where there are no more than 4 objections on material planning grounds.

20. We introduced our chargeable [Pre-application Advice Service](#) on 1 February 2017. From April 2017 to March 2018 we received about 20 chargeable requests and received about £6,000 in fees. We increased our charges slightly in April 2018 to take account of the general 2% increase in charges for council services and our experience in the amount of work required to deliver the service. We intend to carry out a customer survey in 2018-19.

### **Staffing update**

21. The Planning, Policy & Development Control Team:

Team Manager  
2 Policy and Development Control Team Leaders\*  
2 Principal Planning Officers\*\*  
3 Senior Planning Officers\*\*\*  
1 Planning Information Team Leader and 2 Support Officers (1-part time)

22. Several adjustments to the team have been made to respond to the decline in development control cases and pause in policy-making work following the adoption of the Minerals Local Plan in February 2017. The adjustments include:

- a) A Senior Planning Officer was seconded to the Planning Regulation Team in April 2017. The secondment has recently been extended by agreement of all parties.
- b) A Team Leader has assisted the County Farms Team by preparing a planning application. A Senior Planning Officer is currently working on a second planning application.
- c) A Team Leader and a Senior Planning Officer are now working on the review of the Waste Local Plan and Statement of Community Involvement.
- d) A Senior Planning Officer is now assisting the Regeneration Team on a part-time basis.
- e) A Principal Planning Officer's request for voluntary redundancy has been accepted and will take effect in July 2018.

23. The staffing requirements of the team will be kept under review.

24. Finally, the Committee may be interested to learn that we are currently working to replace our planning ICT database (developed in-house in 2003) as it is now vulnerable and lacks functionality compared to more modern, externally hosted, systems used by many other Local Planning Authorities.

### **Report author:**

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Planning, Policy and Development Control Manager  
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## Definitions

'Major development' is defined in the [Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#)

In so far as it is relevant to applications determined by the County Council, a 'major development' means development involving the winning and working of minerals or the use of land for mineral-working deposits; waste development; the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or development carried out on a site having an area of 1 hectare or more.

## List of Background Papers

- Half Year Performance 2017-18 - Planning Committee Report – 2 November 2017 ([see agenda item 26](#))
- 'Quarterly Performance Reports' published on our Staffordshire Planning '[A to Z of Planning](#)' web page ('P' for Performance).
- [DCLG - Improving planning performance: criteria for designation \(November 2016\)](#)
- [DCLG - Live tables on planning application statistics](#)
- [Town and Country Planning \(Section 62A Applications\) \(Amendment\) Regulations 2016](#)

## Appendix 1

### Equalities implications:

This report has been prepared in accordance with the County Council's policies on Equal Opportunities.

### Legal implications:

Officers are satisfied that there are no direct legal implications arising from this report.

### Resource and Value for money implications:

Officers are satisfied that there are no direct resource and value for money implications arising from this report.

Improvements in performance may require additional resources which would have financial implications. Decisions to refuse applications may lead to appeals being made. The funds to cover the cost of appeals would need to be found from the County Council's contingencies.

A budget has been earmarked for the Waste Local Plan review examination in 2019-20 if required.



The Principal Planning Officer voluntary redundancy will contribute towards the Medium Term Financial Strategy.

An ICT budget has been provided to replace our in-house planning ICT system with an externally hosted system (in accordance with the Corporate ICT Strategy). An annual budget for the cost of hosting the new system, beyond the initial contract period, will be required.

[The Town and Country Planning \(Fees for Applications, Deemed Applications, Requests and Site Visits\) \(England\) \(Amendment\) Regulations 2017](#) increased planning application fees by about 20% with effect from 17 January 2018. At the request of the Government, the County Council, together with all other Local Planning Authorities, has agreed to re-invest the additional income in the planning service e.g. pay towards, or at least contribute towards, the cost of an externally hosted planning ICT system.

Planning application fee income was about £151,000 from about 90 cases and pre-application advice service income was about £6,000 from about 20 cases. The additional application fee income transferred to reserves for planning was £6,359.

#### **Risk implications:**

Officers are satisfied that there are no direct risk implications arising from this report

#### **Climate Change implications:**

The Staffordshire Minerals and Waste Local Plans and the Staffordshire District / Borough Local Plans include policies to address climate change which are considered, where applicable, when determining planning applications for mineral and waste development and applications for the County Council's own developments.

Government planning policy in the National Planning Policy Framework, which refers to climate change ([section 10](#)), is also a material consideration in reaching decisions.

#### **Health Impact Assessment screening:**

The Staffordshire Minerals and Waste Local Plans and the Staffordshire District / Borough Local Plans include policies to address health which are considered, where applicable, when determining planning applications for mineral and waste development and applications for the County Council's own developments.

Government planning policy in the National Planning Policy Framework, which refers to healthy communities ([section 8](#)), is also a material consideration in reaching decisions.

**Planning Development Control - Quarterly Performance– 2017-18**

	<b>Target Description</b>	<b>Target (Local)</b>	Quarter 1	Quarter 2	Quarter 3	Quarter 4	<b>Performance (final outturn)</b>
<b>National</b>	Speed of 'major development' decisions	60% (70%)	<b>100%</b> 6 out of 6	<b>100%</b> 1 out of 1	<b>100%</b> 5 out of 5	<b>100%</b> 8 out of 8	<b>100%</b> 20 out of 20
	Quality of 'major development' decisions	10% (5%)	<b>Nil</b>	<b>Nil</b>	<b>Nil</b>	<b>Nil</b>	<b>Nil</b>
<b>Local</b>	Speed of the County Council's own 'non-major development' decisions	(80%)	<b>100%</b> 1 out of 1	<b>100%</b> 4 out of 4	<b>100%</b> 3 out of 3	<b>100%</b> 1 out of 1	<b>100%</b> 9 out of 9
	Speed of the County Council's own 'major development' decisions	(80%)	<b>Nil</b>	<b>Nil</b>	<b>Nil</b>	<b>100%</b> 1 out of 1	<b>100%</b> 1 out of 1
	Applications determined under delegated powers	(80%)	<b>71%</b> 5 out of 7	<b>80%</b> 4 out of 5	<b>88%</b> 7 out of 8	<b>70%</b> 7 out of 10	<b>77%</b> 23 out of 30

**Planning Development Control – Full Year Performance – 2017-18****Comparison with the previous two years**

<b>Year</b>	<b><u>National</u> (Local Target)</b>	<b>Performance</b>
<b>Speed of 'major development' decisions</b>		
<b>2017-18</b>	<b>60%</b> <b>(70%)</b>	<b>100%</b> <b>20 out of 20</b>
2016-17	50% (70%)	94% 29 out of 31
2015-16	30% (70%)	100% 36 out of 36
<b>Speed of the County Council's own 'non-major development' decisions</b>		
<b>2017-18</b>	<b>(80%)</b>	<b>100%</b> <b>9 out of 9</b>
2016-17	(80%)	100% 10 out of 10
2015-16	80%	100% 15 out of 15
<b>Speed of the County Council's own 'major development' decisions</b>		
<b>2017-18</b>	<b>(80%)</b>	<b>100%</b> <b>1 out of 1</b>
2016-17	(80%)	100% 7 out of 7
2015-16	80%	100% 4 out of 4
<b>Applications determined under delegated powers</b>		
<b>2017-18</b>	<b>(80%)</b>	<b>77%</b> <b>23 out of 30</b>
2016-17	(80%)	79% 38 out of 48
2015-16	80%	80% 44 out of 55





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
4/11 D2	20-Nov-2015	CD	The Cabinet (Staffordshire County Council)	Submission of details in compliance with conditions 3 (CEMP), 6 (External Finishes), 7 (Sprinkler Pump House), 8 (Boundary Fencing), 9 (External Lighting), 10 (Landscaping and Ecological Enhancement Plan), 11 (Foul and Surface Water Drainage) and 12 (Outdoor Sports Area) of planning permission L.14/11	Five Spires Academy, Cherry Orchard, Lichfield	Approve details -	06/12/2017
S.16/06	06-Jun-2016	CD	The Cabinet (Staffordshire County Council)	Erection of a new steel portal framed agricultural building	South Cocknage Farm, Woodpark Lane, Cocknage, Stoke on Trent	Grant - with conditions -	02/03/2018
ES.14/13/502 M D2	20-Apr-2015	MCM	Hanson Building Products Limited	Submission of details in compliance with conditions 41(Planting), 49 (Restoration Scheme) and 52 (Aftercare Scheme) of ES.14/13/502 M	Barton Quarry	Approve details -	23/04/2018
SS.15/14/6012 W D2	17-Nov-2016	MCM	Wood Farm Golf and Leisure Ltd	Submission of details in compliance with condition 41 of planning permission SS.15/14/6012 W relating to nesting bird survey	Land adjacent to Wood Farm Golf Club	Approve details -	16/05/2018

Application No	Received	CAT	Applicant	Proposal	Location	Decision Taken	Decision date
L.14/03/817 MW D1	28-Jul-2017	MCM	Tarmac Quarry	Submission of details in compliance with conditions 50 for Phase 1b (Nesting Birds) and 59 (Archaeology) of planning permission L.14/03/817 MW	Alrewas Quarry	Approve details -	07/11/2017
CH.17/03/780 W	09-Jan-2018	WCM	The Raw Material Co. Ltd.	Application for the removal/ variation of conditions 5, 6, 10, 12, 15, 17, 19, 25, 28, 29, 36 and 37 of planning permission CH.15/14/780 W	163 Walford Works, Longford Road, Cannock	Grant - with conditions -	06/04/2018
L.17/05/8004 W	26-Sep-2017	WCM	Severn Trent Water Limited	Planning application for site extension, diversion of public right of way and installation of 4 no. kiosks	Little Aston Sewage Treatment Works, Lichfield	Grant - with conditions -	22/01/2018
ES.17/07/504 M	30-Aug-2017	MCM	British Gypsum Ltd.,	Application for Prior Approval for a Proposed Warehouse	Fauld Mine, Tutbury	Prior written approval in accordance with GPDO -	25/10/2017
CH.00/0577 & S.40018 D	12-Oct-2017	MCM	Cemex UK Materials Limited	Submission of details in compliance with condition 25 of planning permission CH.00/0577 & S.400/18 relating to Noise Monitoring Survey	Rugeley Quarry	Approve details -	24/11/2017
SS.17/00973 MSA	03-Nov-2017	MSA	T Swift & Sons	Consultation from South Staffordshire Council in connection with an application to them for planning permission to develop a new farmstead comprising two agricultural dwellings and a range of farm buildings	Land adj. corner of Lapley Land and Starkeys Lane, Wheaton Aston	No Objections -	24/11/2017
L.17/01495 MSA	08-Nov-2017	MSA	Essington Park Ltd	Consultation from Lichfield District Council in connection with an application to them for planning permission for residential development of 20 dwellings	1 Dark Lane, Alrewas	No Objections -	22/11/2017
ES.17/09/525 W	23-Nov-2017	WCM	Severn Trent Water Ltd (2297 Coventry Rd)	Application for the installation of 2 no. kiosks	Checkley Sewage Treatment Works, Deadmans Green, Checkley	Grant - with conditions -	16/03/2018

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Application No	Received	CAT	Applicant	Proposal	Location	Decision Taken	Decision date
SCE.306/S.17/08/475 W	14-Sep-2017	ScrO	Severn Trent Water Limited (Coventry)	Screening opinion for planning application for Proposed site extension to Wood Easton Sewage Treatment Works	Wood Eaton Sewage Treatment Works, Gnosall Road, Gnosall		undetermined - 22/01/2018
SCE.243/S.17/12/403 W	29-Jan-2018	ScrO	Biffa Waste Services (Wigan)	Screening opinion for application for Variation of conditions 10 and 18 of planning permission S.16/09/403 W to maximise the treatment capacity of the aggregate treatment and recycling facility and increase HGV movements	Biffa Waste Services Ltd., Meece Landfill/SRF Site, Cold Meece	Screening opinion - Not EIA development -	02/05/2018
ES.18/02/534 W	13-Feb-2018	WCM	Severn Trent Water Limited (Coventry)	Installation of 1 Motor Control Centre (MCC) Kiosk	Uttoxeter Sewage Treatment Works, Derby Road, Uttoxeter	Grant - with conditions -	10/04/2018
S.17/04 D1	14-Feb-2018	CD	The Cabinet (Staffordshire County Council)	Submission of details in compliance with Conditions 2a, 4 and 6 of planning permission S.17/04 relating to commencement date (Condition 2a), CEMP (Condition 4) and drainage (Condition 6)	Alleyne's High School, Oulton Road, Stone	Approve details -	26/04/2018
SS.12/08/681 MW D3	13-Feb-2018	MCM	Staffordshire Sand and Gravel Ltd	Submission of details in compliance with condition 5(i) and 5(ii) of planning permission SS.12/08/681 MW relating to notice of commencement of soil stripping and extraction	Calf Heath Quarry	Acknowledgement of information required by condition -	16/03/2018
SMD/2018/0116 MSA	26-Feb-2018	MSA	Mr Andrew Holmes	Consultation from Staffordshire Moorlands District Council in connection with an application to them for a proposed detached dwelling	Land Adjacent 2 Canal Cottages, Stanley Moss Road, Stanley	No Objections -	09/03/2018
SMD/2018/0045 MSA	27-Feb-2018	MSA	Mr R Oldham	Consultation from Staffordshire Moorlands District Council in connection with an application to them for the demolition of existing offices and workshop buildings and redevelopment of the site with 9 no dwellings	Tearne Quarry, Main Road, Hollington	No Objections -	20/03/2018

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SM.14/11/161 M D1	12-Mar-2018	MCM	RSK Environmental	Submission of details in compliance with conditions 6, 8, 12 and 21 of planning permission SM.14/11/161 M relating to staff and visitor parking (Condition 6), ecology (Condition 8), footpath warning signs (Condition 12) and noise monitoring scheme (Condition 21)	Land at Three Nooks Farm, Horton, Leek	Approve details -  13/04/2018
ES.2018/00227 MSA	08-Mar-2018	MSA	J Turner, S Whitehead & R Preston	Consultation from East Staffordshire Borough Council in connection with an application to them for outline planning permission for residential development including details of access	Land off Stubby Lane , Draycott in the Clay	No Objections -  26/03/2018
SMD/2018/0141 MSA	07-Mar-2018	MSA	Merlin Attractions Operations Limited	Consultation from Staffordshire Moorlands District Council in connection with an application to them for 102 accommodation pods, shower and toilet facility buildings, reception building, tipis and associated support buildings, hard and soft landscaping, parking and drainage works	Alton Towers Farley Lane, Farley Farley	No Objections -  20/03/2018
7/08/475 W	14-Sep-2017	WCM	Severn Trent Water Limited (Coventry)	Proposed site extension to Wood Easton Sewage Treatment Works	Wood Eaton Sewage Treatment Works, Gnosall Road, Gnosall	Grant - with conditions -  19/01/2018
S.17/09	12-Sep-2017	CD	The Cabinet (Staffordshire County Council)	Single storey dining hall extension with canopies	Christ Church CE(A) Middle School, Old Road, Stone	Grant - with conditions -  16/11/2017
ES.14/13/502 M D5	11-Oct-2017	MCM	Hanson Aggregates,	Submission of details in compliance with condition 4 of planning permission ES.14/13/502 M relating to notification of commencement of soil stripping and mineral extraction	Barton Quarry	Acknowledgement of information required by condition -  29/11/2017



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SMD/2017/0617 MSA	12-Oct-2017	MSA	Mr & Mrs Dale	Consultation from Staffordshire Moorlands District Council in connection with an application to them for planning permission for the redevelopment of existing manege site to create indoor/covered manege	Turndale Stables, Lodgedale Farm, Main Road, Hollington	No Objections -  07/11/2017
SMD/2017/0539 MSA	18-Oct-2017	MSA	Blakehall Fishery	Consultation from Staffordshire Moorlands District Council in connection with an application to them for planning permission for a campsite and caravan park including alterations and extensions to the existing clubhouse	Blakehall Fishery, New Close, Adderley, Cheadle, ST10 2NJ	No Objections -  25/10/2017
ES.2017/01391 MSA	09-Nov-2017	MSA	Mr T Barkas	Consultation from East Staffordshire Borough Council in connection with an application to them for outline planning permission for the erection of a detached dwelling including details of access	Land adjacent to Rocketts Oaks Cottage, Tatenhill Common, Rangemore, Burton upon Trent	No Objections -  30/11/2017
SMD/2017/0716 MSA	09-Nov-2017	MSA	Mr K Dawes	Consultation from Staffordshire Moorlands District Council in connection with an application to them for retrospective planning permission for the removal and re-siting of a menage	Land Off Jack Haye Lane, Armshead	No Objections -  27/11/2017
ES.16/16 D1	05-Dec-2017	CD	The Cabinet (Staffordshire County Council)	Submission of details in compliance with conditions 2a of planning permission ES.16/16 relating to commencement	Thomas Russell Junior School, Gilmour Lane, Barton-under-Needwood	Acknowledgement of information required by condition -  11/01/2018
SMD/2017/0757 MSA	06-Dec-2017	MSA	Mr C Pointon	Consultation from Staffordshire Moorlands District Council in connection with an application to them for planning permission for Works to form 3 no. Ponds and enhance habitat	Wood End Farm, Westwood, Wetley Rocks	No Objections -  13/12/2017

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S.17/03 D1	19-Dec-2017	CD	The Cabinet (Staffordshire County Council)	Submission of details in compliance with condition 2a (Commencement), 3a-f (CEMP), 5 and 7 (Drainage), and 8 (Landscaping) of planning permission S.17/03	Walton Priory Middle School, Beacon Rise,	Approve details -	08/05/2018
CH.00/0577 & S.40018 D	19-Dec-2017	MCM	Cemex UK Materials Limited	Submission of details in compliance with condition 5 of planning permission CH.00/0577 & S.400/18 relating to soil stripping	Rugeley Quarry	Acknowledgement of information required by condition -	26/01/2018
L.17/01788 MSA	11-Jan-2018	MSA	Bellway Homes (Midlands) Ltd,	Consultation from Lichfield District Council in connection with an application to them for planning permission to create a balancing pond with associated landscaping	Land at Fradley Park, Halifax Avenue, Fradley	No Objections -	30/01/2018
SM.18/01	16-Jan-2018	CD	The Cabinet (Staffordshire County Council)	New single storey extension to provide a Resource Area and associated circulation and classroom storage	Biddulph High School, Conway Road, Knypersley	Grant - with conditions -	27/04/2018
S.17/01001 MSA	17-Jan-2018	MSA	County Town Homes	Consultation from Newcastle under Lyme Borough Council in connection with an application to them for planning permission to construct 22 houses and bungalows with associated access roads and drainage	Land off Eccleshall Road, Hookgate between Pinewood Road and Lower Road	No Objections -	05/02/2018
SMD/2018/0004 MSA	18-Jan-2018	MSA	Manybrook 2008 Limited	Consultation from Staffordshire Moorlands District Council in connection with an application to them for outline planning permission for mixed residential development	Land Between Folly Lane And Cheadle Road, Cheddleton	Holding objection -	08/02/2018
SS.07/03/604 MW D6	01-Feb-2018	MCM	Hanson UK	Submission of details in compliance with condition 17 of planning permission SS.07/03/604 MW relating to Topographical Survey	Pottal Pool Quarry	Acknowledgement of information required by condition -	10/04/2018

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N.18/00062 MSA	06-Feb-2018	MSA	Miss Rachel Large	Consultation from Newcastle under Lyme Borough Council in connection with an application to them for a proposed stables and menage	Lodge Farm, Newcastle Road, Talke, Stoke on Trent	No Objections -	14/02/2018
ES.2935814 OC	26-Mar-2018	OC	Western Power Distribution	Consultation from East Staffordshire Borough Council in relation to requests to them for confirmation of permitted development concerning a new substation; and a section 37 exceptions certificate to install 3 new electricity poles	Kevin Quarry, Ramshorn	No Objections -	18/04/2018
S.17/04 D2	13-Apr-2018	CD	The Cabinet (Staffordshire County Council)	Submission of details in compliance with condition 5 of planning permission S.17/04 relating to landscaping	Alleyne's High School, Oulton Road, Stone	Approve details -	17/05/2018
ES.16/01 D1	24-Jul-2017	CD	The Cabinet (Staffordshire County Council)	Submission of details in compliance with conditions 2a (commencement date) and 3 (Construction Environmental Management Plan (CEMP)) of planning permission ES.16/01	New Primary School, Henhurst Ridge, Branston, Burton on Trent	Approve details -	21/12/2017
SCE.241/SS.17/10/602	07-Nov-2017	ScrO	NRS Aggregates Ltd	Screening Opinion for Application to vary conditions 1, 12, 13, 14, 24, 46 and 47 of planning permission SS.16/10/602 MW to deepen parts of the permitted extraction area and to confirm the working scheme details	Saredon Hill Quarry, Great Saredon Road, Little Saredon	Screening opinion - Not EIA development -	21/11/2017
SMD/2017/0647 MSA	16-Oct-2017	MSA	Mr M Jones	Consultation from Staffordshire Moorlands District Council in connection with an application to them for planning permission for a dwelling and detached garage	Land off Micklea Lane, Longsdon	No Objections -	30/10/2017
S.16/09/403 W D2	13-Nov-2017	WCM	Biffa Waste Services (Wigan)	Submission of details in compliance with Condition 3b of planning permission S.16/09/403 W relating to the date when the development is brought into use	Meece Landfill and Soil Recycling Facility, Cold Meece	Acknowledgement of information required by condition -	19/12/2017

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SMD/2017/0785 MSA	11-Dec-2017	MSA	Mr & Mrs May	Consultation from Staffordshire Moorlands District Council in connection with an outline application to them for planning permission for single dwelling with access and landscaping reserved.	High View, Micklea Lane, Longsdon	No Objections -  19/12/2017
CH.17/452 MSA	12-Dec-2017	MSA	Homes and Communities Agency	Consultation from Cannock Chase Council in connection with an outline application to them for planning permission for 116 dwellings, including access	Parker Hannifin Plc, Walkmill Lane, CANNOCK	No Objections -  20/12/2017
ES.2017/01469 MSA	13-Dec-2017	MSA	Sean Toomes	Consultation from East Staffordshire Borough Council in connection with an application to them for planning permission to demolish the existing cottage and erect a replacement dwelling	The Cottage, Dunstall Road, Barton under Needwood, DE13 8AY	No Objections -  19/12/2017
SMD/2017/0816 MSA	15-Dec-2017	MSA	Mr Peter Wilkinson	Consultation from Staffordshire Moorlands District Council in connection with an application to them for planning permission for alterations and extension at The Raddle Inn and the erection of 3 holiday lodges	The Raddle Inn Quarry Bank Hollington	No Objections -  05/01/2018
N.17/00894 MSA	20-Dec-2017	MSA	Mrs S Watson	Consultation from Newcastle under Lyme Borough Council in connection with an application to them for planning permission for the erection of 3 dwellings	Land between Windy Ridge and Sirocco, London Road, Knighton	No Objections -  29/01/2018
ES.2017/01568 MSA	21-Dec-2017	MSA	Mr & Mrs Cartright	Consultation from East Staffordshire Borough Council in connection with an application to them for the erection of an agricultural building	Land at Church View Meadow, Dodsleigh Lane, Dodsleigh, ST104QA	No Objections -  22/12/2017
L.14/03/817 MW NMA1	17-Jan-2018	MCM	Tarmac	Application for Non Material Amendment to conditions 25 (stockpiling) and 61 (ancillary plant and equipment) of planning permission L.14/03/817 MW	Alrewas Quarry, Croxall Road, Alrewas	Non-Material Amendment -  24/01/2018

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SMD/2018/0092 MSA	15-Feb-2018	MSA	Staffordshire Moorlands District Council,	Consultation from Staffordshire Moorlands District Council in connection with an application to them for planning permission for the reinstatement of single line railway track and replacement footpath on former railway line between Cornhill Leek and boundary of existing operational railway land at Leekbrook	Former railway line, Barnfield Road, Leek	No Objections -  19/03/2018
SS.16/02/613 W NMA1	20-Mar-2018	WCM	Bloomfield Recycling Ltd	Non-material amendment to condition 5 of planning permission SS.16/02/613 W to amend the permitted waste types to include agricultural crop silages and residues	Cocksparrow Lane, Huntington	Non-Material Amendment -  06/04/2018
SMD/2018/0029 MSA	22-Mar-2018	MSA	Mr D Clement	Consultation from Staffordshire Moorlands District Council in connection with an application to them for planning permission for a steel framed cubicle building. Phase 3 200ft x300ft lean to	Land At Ball Green Farm, Woodhouse Lane, Brown Edge Woodhouse Lane, Brown Edge	No Objections -  04/04/2018
SMD/2018/00260 MSA	22-Mar-2018	MSA	J & L Macpherson	Consultation from East Staffordshire Borough Council in connection with an application to them for planning permission for the erection of a detached agricultural building and formation of new vehicular access	Land at Scotch Hills Road, Newchurch	No Objections -  09/04/2018
CH.18/121 MSA	29-Mar-2018	MSA	Marshall Bell Limited	Consultation from Cannock Chase Council in connection with an application to them for planning permission for Residential development comprising 52 no. dwellings including access, landscaping, public open space, and demolition of all existing buildings.	Common Farm, 427, Pye Green Road/Limepit Lane, Cannock	No Objections -  10/04/2018
SS.18/00307 MSA	25-Apr-2018	MSA	Lone Star Land Ltd	Consultation from South Staffordshire Council in connection with an application to them for planning permission for the erection of up to 100 dwellings with associated vehicular access	Land off Cherrybrook Drive, Penkridge	No Objections -  30/04/2018

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ES.2018/00509 MSA	16-May-2018	MSA	Mr & Mrs Stanley	Consultation from East Staffordshire Borough Council in connection with an application to them for planning permission for the siting of 5 holiday lodges, the installation of package treatment plant and formation of access track	1 Slack Lane, Mayfield	No Objections -	23/05/2018
S.17/07/4121 W	22-Aug-2017	WCM	Boultons Skip Hire Limited	Application for a change in the use of land, consisting of the development of a waste transfer station, construction of a building for the sorting and treatment of waste and the creation of concrete perimeter walls	Moorfields Industrial Estate, Cotes Heath, Stafford	Grant - with conditions -	12/12/2017
SMD/2017/0635 MSA	11-Oct-2017	MSA	Mr D Allen	Consultation from Staffordshire Moorlands District Council in connection with an application to them for outline planning permission for erection of dwellings	Highfield, Leek	No Objections -	26/10/2017
T.59721/DTS AA	13-Oct-2017	AA	Mineral Planning Group,	Consultation from Stoke City Council in connection with an application to them for planning permission for Part A-Restoration of marl pit and Part 2-Outline permission for commercial re-development	Land off Hollywall Lane, Stoke-on-Trent	No Objections -	14/11/2017
N.02/17/258 MW D7	14-Nov-2017	MCM	Ibstock Brick Ltd.,	Submission of details in compliance with Condition 9 of planning permission N.02/17/258 MW relating to the submission of a progress report/updated site plan and submission under Schedule 3 of the s.106 legal agreement dated 12 April 2013 (providing details of land and minerals to be worked)	Keele Quarry	Approve details -	10/01/2018
SCE.224/4119 W	20-Jun-2016	ScrO	Blancomet Recycling UK	Screening opinion for planning application for changing B2 and B8 to metal waste recycling facility for the recycling of catalytic converters, car batteries and copper wire	Delice de France Plc., Stone Business Park, Opal Way, Stone	Screening opinion - Not EIA development -	14/11/2017

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ES.13/19 D2	28-Jul-2015	CD	The Cabinet (Staffordshire County Council)	Submission of details in compliance with conditions 11 and 14 of planning permission ES.13/19 relating to drainage and landscaping	Rykneld Primary School, Main Street, Branston, Burton-on-Trent	Approve details -	16/11/2017
SS.17/01022 MSA	14-Nov-2017	MSA	Bloor Homes	Consultation from South Staffordshire Council in connection with an application to them for planning permission for 200 dwellings with access roundabout on Stafford Road, public open space and infrastructure	Stafford Road, Penkridge	No Objections -	05/12/2017
ES.16/12 D1	21-Nov-2017	CD	The Cabinet (Staffordshire County Council)	Submission of details in compliance with Condition 3 of planning permission ES.16/12 relating to a Construction Environmental Management Plan (CEMP)	Land adjoining B5030 and B5031, Rocester	Approve details -	19/01/2018
ES.16/17 D2	19-Dec-2017	CD	The Cabinet (Staffordshire County Council)	Submission of details in compliance with condition 7 of planning permission ES.16/17 relating to archaeological works	Thomas Russell Infants School, Station Road, Barton-under-Needwood, Burton-on-Trent	Approve details -	23/01/2018
SC.17/05303/MAW AA	20-Dec-2017	AA	JPE Holdings Limited	Consultation from Shropshire Council in connection with an application to them for planning permission for phased extraction of sand and gravel	Cannebuff, Bridgnorth Road, near Shipley	No Objections -	19/01/2018
SMD/2017/0792 MSA	04-Jan-2018	MSA	Renew Land Developments Ltd. & Keyworker Homes Ltd	Consultation from Staffordshire Moorlands District Council in connection with an application to them for planning permission for the redevelopment of Coregreen Yard to provide 6 new dwellings	Scrapyard Tenford Lane, Tean	No Objections -	25/01/2018

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SOT.62057 AA	17-Jan-2018	AA	Land Recovery Limited	Consultation from Stoke on Trent City Council in connection with an application to them for planning permission for the redevelopment of former Esso Depot including change of use to accept waste ballast, stone and hardcore (including those contaminated with hazardous substances) for the purpose of recycling	Land at Chemical Lane, Tunstall, Stoke-on-Trent	No Objections -	06/02/2018
N.18/00001 MSA	17-Jan-2018	MSA	Mr C Trevor	Consultation from Newcastle under Lyme Borough Council in connection with an application to them for planning permission for a detached dwelling to replace an existing workshop and storage buildings	The Brackens, Leycett Lane, Leycett, CW3 9LS	No Objections -	02/02/2018
ES.16/01 NMA3	15-Mar-2018	CD	The Cabinet (Staffordshire County Council)	Non-material amendment to Conditions 6, 10, 13 and 16 of planning permission es.16/01 to extend the deadline for submission of details to 31st May 2018	Proposed Henhurst Ridge Primary, Henhurst Ridge, Branston, Burton-upon-Trent	Approve details -	29/03/2018
SS.12/15/602 MW D6	17-Jan-2018	WCM	NRS Aggregates Ltd	Submission of details in compliance with condition 49 of planning permission SS.12/15/602 MW relating to the results of Archaeological Investigations	Saredon Quarry	Acknowledgement of information required by condition -	05/02/2018
N.18/00120 MSA	26-Feb-2018	MSA	Mrs Sharon Massey	Consultation from Newcastle under Lyme Borough Council in connection with an application to them for a proposed detached bungalow (with some matters reserved)	Roeburndale, Leycett Lane, Leycett	No Objections -	19/03/2018
CW9/0218/94 AA	27-Feb-2018	AA	Future Earth Energy	Consultation from Derbyshire County Council in connection with an application to them - S73 to vary condition 4 of planning application CW9/0615/48:erection of a 15MW renewable energy centre and associated infrastructure	Former Drakelow C Power Station	No Objections -	26/03/2018



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SMD/2018/0028 MSA	22-Mar-2018	MSA	Mr D Clement	Consultation from Staffordshire Moorlands District Council in connection with an application to them for planning permission for a steel framed cubicle building. Phase 1- 200ft x 60ft main building	Land At Ball Green Farm, Woodhouse Lane, Brown Edge	No Objections -	04/04/2018
SMD/2018/0164 MSA	27-Mar-2018	MSA	Mr David Weston	Consultation from Staffordshire Moorlands District Council in connection with an application to them for outline planning permission for the development of up to 9 houses	Land west of Leek Road, Wetley Rocks	No Objections -	04/04/2018
DD.18/00311/COND AA	05-Apr-2018	AA	Mr K Swift	Consultation from Derbyshire Dales District Council in connection with an application to them for variation of condition 1 of hazardous substances consent 16/00858/HAZ to allow for an increase of stored substances	Frank Wright Trow Nutrition International, Blenheim House, Blenheim Road Airfield Industrial Estate, Ashbourne	No Objections -	26/04/2018
SE.246/T.18/01/905 M	18-Apr-2018	ScrO	Forterra Building Products Limited	Screening opinion for importation and stocking of clay for use in brick making	Wilnecote Quarry, Hedging Lane, Wilnecote, Tamworth	Screening opinion - Not EIA development -	24/04/2018
ES.15/06/5014 W D2	09-Oct-2017	CDW	The Cabinet (Staffordshire County Council)	Submission of details in compliance with condition 4 of planning permission ES.15/06/5014 W relating to notification of cessation date	Uttoxeter Household Waste Recycling Centre (Temporary Site)	Acknowledgement of information required by condition -	02/11/2017
ES.2017/01409 MSA	28-Nov-2017	MSA	Mr & Mrs Stanley	Consultation from East Staffordshire Borough Council in connection with an application to them for planning permission for 5 holiday lodges, installation of package treatment plant and formation of an access track	Land adjacent to 1 Slack Lane, Mayfield	No Objections -	05/12/2017
ES.2017/01295 OC	27-Nov-2017	OC	Gladman Developments Limited,	Consultation from East Staffordshire Borough Council in connection with a request to them for an EIA Scoping Opinion for residential development	Beamhill Road, Burton on Trent	Comment on EIA Scoping Report -	18/12/2017

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ES.16/17 D1	05-Dec-2017	CD	The Cabinet (Staffordshire County Council)	Submission of details in compliance with conditions 2a and 3 of planning permission ES.16/17 relating to Commencement and External Finishes	Thomas Russell Infants School, Station Road, Barton-under-Needwood	Approve details -	23/01/2018
ES.17/10/5018 W	08-Dec-2017	CLU	Severn Trent Water Ltd (2297 Coventry Rd)	Application for a Lawful Development Certificate for a proposed use of development - Provision of new pumping station including a new SPS compound, layby, Motor Control Centre kiosk, dosing kiosk, bollards, reflective marker posts, underground assets, associated hard-standing and boundary treatment (fencing and new hedgerow)	Land to the east of Sich Lane, Woodhouses, near Yoxall	Permit CLU -	02/02/2018
CH.15/13 NMA1	19-Dec-2017	CD	The Cabinet (Staffordshire County Council)	Non material amendment to Condition 1 of planning permission CH.15/03 to reflect proposed changes to internal footpath	Hob Hill CE/Meth(C) Primary School, Armitage Lane, Brereton, Rugeley	Non-Material Amendment -	26/01/2018
18/01/4122 W	01-Feb-2018	WCM	Stoford Stone Ltd and M Weaver Ltd	Relocation of topsoil from Stone Business Park (during the construction process to deliver Planning Application Ref. No.17/27434/FUL) to adjacent agricultural field	Land south of Stone Business Park, Stone	Grant - with conditions -	29/03/2018
SCE.244/S.18/01/4122	01-Feb-2018	ScrO	Stoford Stone Ltd and M Weaver Ltd	Screening Opinion - Relocation of topsoil from Stone Business Park (during the construction process to deliver Planning Application Ref. No.17/27434/FUL) to adjacent agricultural field	Land south of Stone Business Park, Stone	Screening opinion - Not EIA development -	16/02/2018



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SMD/2017/0434 MSA	11-Aug-2017	MSA	Land Designation Ltd	Consultation from Staffordshire Moorlands District Council for Outline planning application for residential development, including access, with all other matters reserved for future approval	Land South Of Thorncliffe Road, Leek	Holding objection -	14/11/2017
ES.16/25 D5	23-Aug-2017	CD	The Cabinet (Staffordshire County Council)	Submission of details in compliance with the revised Memorandum of Understanding (Schedule 3 Part 2.1 (i)-(xii) (off site highway and other related works) relating to planning permission ES.16/03 as varied by planning permission ES.16/25	Branston Road High School, Burton	Approve details -	27/02/2018
SS.14/08/608A MW D1	27-Nov-2017	MCM	Tarmac Trading Limited	Prior written approval of the planning authority under the provisions of condition 24 of planning permission ss.14/08/608A MW for the installation of plant or machinery / structures or erections (as set out in Class B, Part 17 of the GPDO).	Redhurst Quarry	Prior written approval in accordance with GPDO -	16/05/2018
OT.61768 AA	18-Oct-2017	AA	Stoke on Trent City Council	Consultation from Stoke on Trent City Council in connection with an application to them for planning permission for the construction of a new highway link road	Land to the north of Shelton Boulevard, the south of Newport Lane and in-between Festival Way and the A500 (Queensway), Stoke-on-Trent	No Objections -	02/11/2017
SS.17/00930 MSA	24-Oct-2017	MSA	Craig Watts Holdings Ltd	Consultation from South Staffordshire Council in connection with an application to them for conversion of existing Clubhouse to 26 no. apartments, extension of existing cricket pavilion, and the erection of new hockey pavilion with a new internal drive connection thereto	Chase Park, Church Lane, Hatherton	No Objections -	15/11/2017
ES.10/04/504 M D12	10-Nov-2017	MCM	British Gypsum Ltd.,	Submission of details in compliance with condition 20 of planning permission ES.10/04/504 M relating to blast vibration monitoring results	Fauld Mine	Acknowledgement of information required by condition -	07/12/2017

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CH.16/201 OC	16-Nov-2017	OC	DHL Supply Chain	Consultation from Cannock Chase Council in connection with an application to them for Hazardous Substances Consent for the storage of 10,969 tonnes of dangerous substances (household bleach, flammable aerosols, toilet rim blocks, LPG and diesel)	DHL Supply Chain, Hickling Road, Kingswood Lakeside, Cannock	No Objections -	07/12/2017
SMD/2017/0743 MSA	23-Nov-2017	MSA	T Allen & L Meyrick	Consultation from Staffordshire Moorlands District Council in connection with an application to them for planning permission for 2 no. proposed log cabins for holiday letting	Land Behind Stonewalls Shaw Walls, Foxt	No Objections -	14/12/2017
ES.16/03 M/D MOU-3	08-Dec-2017	CD	The Cabinet (Staffordshire County Council)	Modification to Schedule 4, Section 2.1 of the Memorandum of Understanding (MoU) in connection with planning permission ES.16/03 related to the Foul Sewerage and Surface Water Drainage and Utilities Scheme	Branston Road High School, Burton	Approve modification -	03/05/2018
SM.11/17/142 M NMA2	04-Jan-2018	MCM	Ibstock Brick Ltd.,	Non material amendment to conditions 40 (detailed restoration scheme) and 41 (details of a 5 year aftercare scheme) of planning permission SM.11/17/142 M to amend the timescales for the submission of details	Kingsley Quarry, Leek Road, Kingsley	Non-Material Amendment -	15/01/2018
N.17/01024 MSA	05-Jan-2018	MSA	Bellway Homes (Midlands) Ltd,	Consultation from Newcastle under Lyme Borough Council in connection with an application to them for planning permission for demolition of existing buildings, erection of 97 houses, access, parking and amenity space	Land off Meadow Way, Baldwins Gate, Newcastle under Lyme	No Objections -	15/01/2018
SMD/2018/0017 MSA	17-Jan-2018	MSA	Mrs M Keeling	Consultation from Staffordshire Moorlands District Council in connection with an application to them for outline planning permission for 3 No dwellings within the domestic curtilage of 10 Battlesteads with some matters reserved (except for Access and Layout)	10 Battlesteads, Alton	No Objections -	05/02/2018

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N.18/00119 MSA	14-Feb-2018	MSA	Fair Fisheries	Consultation from Newcastle under Lyme Borough Council in connection with an application to them for outline planning permission for a farm manager's house	Parsons Pools, Home Pools, Peatswood, Market Drayton	No Objections -	28/02/2018
ES.15/04 NMA1	18-Apr-2018	CD	The Cabinet (Staffordshire County Council)	Non Material Amendment to Condition 5 and Condition 6 of planning permission ES.15/04 to extend the timescale for submission of details until 30 April 2018	Land off Ashbourne Road, Rocester	Non-Material Amendment -	03/05/2018
CH.15/13 D2	17-Apr-2018	CD	The Cabinet (Staffordshire County Council)	Submission of details in compliance with condition 2b of planning permission CH.15/13 relating to date building brought into use	Hob Hill CoE Methodist Primary, Armitage Lane, Brereton, Rugeley	Acknowledgement of information required by condition -	09/05/2018
SS.18/00248 MSA	20-Apr-2018	MSA	McCarthy and Stone,	Consultation from South Staffordshire Council in connection with an application to them for planning permission for the erection of retirement living accommodation (43 apartments and 11 bungalows) together with communal facilities, landscaping and car parking	Land On South West Side Of Former Rowan House Stafford Road Penkridge	No Objections -	14/05/2018
S.16/05/4004 W D2	26-Apr-2018	WCM	Lower Reule Bioenergy Limited	Submission of details in compliance with condition 8 of planning permission S.16/05/4004 W relating to submission of a nesting bird report	Brookfield Farm AD Plant, Cowley, Gnosall	Acknowledgement of information required by condition -	14/05/2018
L.18/00632 MSA	02-May-2018	MSA	A B Farms	Consultation from Lichfield District Council in connection with an application to them for planning permission for erection of agricultural building with lean to canopy extension to farmyard etc.	Barn Farm, Cranebrook Lane, Hilton, Lichfield	No Objections -	21/05/2018
SS.17/08/694 W	08-Aug-2017	WCM	Severn Trent Water Limited	Installation of new control kiosk	Trescott Sewage Treatment Works, Bridgnorth Road, Trescott	Grant - with conditions -	02/11/2017

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L.17/04/8000 W	10-Aug-2017	WCM	Severn Trent Water Limited	Installation of 2 no. motor control kiosks	Curborough Sewage Treatment Works, Watery Lane, Curborough, Lichfield	Grant - with conditions -	02/11/2017
L.17/06/862 W	12-Oct-2017	WCM	Plasticity (Worldwide) Ltd	Variation of conditions 10 and 18 of planning permission L.10/01/862 W	Hangar No.1, Gorse Lane, Fradley Park, Lichfield	Refuse -	21/05/2018
SMD/2017/0659 MSA	27-Oct-2017	MSA	Moorlands Homes (Cheadle) Ltd	Consultation from Staffordshire Moorlands District Council in connection with an application to them for planning permission for erection of 39 dwellings	Land at the Birches, Cheadle	No Objections -	08/11/2017
SCE.305/L.17/05/8004	31-Oct-2017	ScrO	Severn Trent Water Limited	Screening opinion for planning application for site extension, diversion of public right of way and installation of 4 no. kiosks	Little Aston Sewage Treatment Works	Screening opinion - Not EIA development -	18/12/2017
SMD/2017/0631 MSA	02-Nov-2017	MSA	Mr C & A Salmon	Consultation from Staffordshire Moorlands District Council in connection with an application to them for planning permission for the construction of 2 no. two storey residential dwellings, 1 no. single storey/bungalow dwelling and the demolition of two external outbuildings	Land adj. to Stoneville, Stanley Road, Stockton Brook, Stoke on Trent	No Objections -	20/11/2017
L.17/09	21-Nov-2017	CD	The Cabinet (Staffordshire County Council)	Proposed construction of a railway bridge and 53m of new carriageway to link with an approved distributor road to create the final phase of the Lichfield Southern Bypass. This includes temporary working space either side of the railway line and a temporary haul road along the line of the planned distributor road	Lichfield Southern Bypass (Final Phase) Land between Birmingham Road and London Road, Lichfield	Grant - with conditions -	27/03/2018

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ES.16/07 NMA2	29-Nov-2017	CD	The Cabinet (Staffordshire County Council)	Non-material amendments to the previously approved finishing materials required under Condition 10 of planning permission ES.16/07 (ref. ES.16/07 D3) to take account of amended RAL colour of external windows, doors and brise soleil	Burton Dementia Centre, Outwoods Close, Burton on Trent	Non-Material Amendment -	17/01/2018
ES.16/17 NMA1	12-Dec-2017	CD	The Cabinet (Staffordshire County Council)	Non-material amendments to Condition 7 (Archaeological Investigation) of planning permission ES.16/17 to extend the deadline for submission of details to 31 December 2017	Thomas Russell Infants School, Station Road, Barton-under-Needwood	Non-Material Amendment -	20/12/2017
CH.17/425 MSA	05-Dec-2017	MSA	Euro Garages	Consultation from Cannock Chase Council in connection with an application to them for planning permission for demolition of existing structures and erection of roadside services	Land at 614 Watling Street, Norton Canes, Cannock	No Objections -	18/12/2017
6/10 D2	27-Mar-2017	CD	The Cabinet (Staffordshire County Council)	Submission of details in compliance with condition 7 (Surface Water Drainage and Flood Risk Management), Conditions 10-14 (Contaminated land), Condition 15 (Landscaping and Ecology) and Schedule 4 of Memorandum of Understanding (Site of special scientific interest) related to planning permission S.16/10	Land between A34 Foregate Street and Martin Drive, Castlefields, Stafford	No Objections -	12/12/2017
S.17/12/403 W	16-Jan-2018	WCM	Biffa Waste Services (Wigan)	Variation of conditions 10 and 18 of planning permission S.16/09/403 W to maximise the treatment capacity of the aggregate treatment and recycling facility and increase of HGV movements	Biffa Waste Services Ltd., Meece Landfill/SRF Site, Cold Meece	Grant - with conditions -	21/05/2018
ES.2017/01569 MSA	03-Jan-2018	MSA	Mr & Mrs Barber	Consultation from East Staffordshire Borough Council in connection with an application to them for planning permission for residential development	72 Stubby Lane, Draycott in the Clay	No Objections -	22/01/2018



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ES.2017/01499 MSA	10-Jan-2018	MSA	Walton Homes Ltd.,	Consultation from East Staffordshire Borough Council in connection with an application to them for planning permission for the erection of 8 dwellings, comprising of 3 pairs of semi-detached dwellings and 2 detached dwellings and the erection of associated garages, including the formation of a vehicular access	Land off Woodlands Rise, Draycott in the Clay	No Objections -	23/01/2018
L.18/00078 MSA	17-Jan-2018	MSA	J.T.Leavesley Ltd,	Consultation from Lichfield District Council in connection with an application to them for planning permission for residential led mixed use development comprising C2 care and assisted living, C3 residential, neighbourhood centre inc. community facilities, open space and landscaping	Hay End Lane, Fradley	No Objections -	31/01/2018
SS.15/13/627 M D4	13-Feb-2018	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 (third review)	Seisdon Quarry	Approve details -	06/04/2018
SS.12/08/681 MW D2	06-Feb-2018	MCM	Staffordshire Sand and Gravel Ltd	Submission of details in compliance with condition 28 of planning permission SS.12/08/681 MW - Noise Monitoring Report	Calf Heath Quarry	Acknowledgement of information required by condition -	16/03/2018
SS.07/03/604 MW D7	19-Feb-2018	MCM	Hanson Aggregates,	Submission of details in compliance with condition 28 of planning permission SS.07/03/604 MW relating to records of groundwater levels	Pottal Pool Quarry	Acknowledgement of information required by condition -	29/03/2018
ES.2018/00152 MSA	23-Feb-2018	MSA	Mr & Mrs J Cross	Consultation from East Staffordshire Borough Council in connection with an application to them for the formation of pond, regrading of part of the field and erection of an animal shelter	Hanbury Grange, Wood Lane, Hanbury, Staffordshire, DE13 8TG	No Objections -	07/03/2018

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ES.2018/00261 MSA	22-Mar-2018	MSA	J & L Macpherson	Consultation from East Staffordshire Borough Council in connection with an application to them for planning permission for the erection of a detached agricultural building (Outbuilding 2)	Land at Scotch Hills, Newchurch	No Objections -	09/04/2018
ES.2018/00262 MSA	22-Mar-2018	MSA	J & L Macpherson	Consultation from East Staffordshire Borough Council in connection with an application to them for planning permission for Erection of a detached agricultural building (Outbuilding 3)	Land at Scotch Hills, Newchurch	No Objections -	09/04/2018
SMD/2018/0027 MSA	22-Mar-2018	MSA	Mr D Clement	Consultation from Staffordshire Moorlands District Council in connection with an application to them for planning permission for a steel framed cubicle building Phase 2 200ft x 300ftlean to	Land At Ball Green Farm, Woodhouse Lane, Brown Edge	No Objections -	04/04/2018
SMD/2018/0180 MSA	05-Apr-2018	MSA	Persimmon Homes North West	Consultation from Staffordshire Moorlands District Council in connection with an application to them for planning permission for 125 dwellings and access to proposed primary school etc.	Land to the East of Froghall Road and North of Ayr Road and Cheltenham Avenue, Cheadle	No Objections -	01/05/2018
SMD/2018/0078 MSA	09-Apr-2018	MSA	Mr & Mrs S Little	Consultation from Staffordshire Moorlands District Council in connection with an application to them for planning permission for erection of a dwelling	Building Opposite Rue Hill House, Ashbourne Road, Rue Hill, Cauldon Low	No Objections -	11/04/2018
SMD/2018/0129 MSA	10-Apr-2018	MSA	Mr J Jervis	Consultation from Staffordshire Moorlands District Council in connection with an application to them for planning permission for Proposed agricultural workers dwelling	Litley Farm, New Haden Road, Cheadle	No Objections -	03/05/2018

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SM.14/11/161 M D2	17-Apr-2018	MCM	RSK Environmental	Submission of details in compliance with Condition 3(a) of planning permission SM.14/11/161 M relating to commencement of the site preparation and construction of the 'energy centre'	Land at Three Nooks Farm, Horton, Leek	Approve details -	04/05/2018
SMD/2018/0245 MSA	23-Apr-2018	MSA	Mr C Barks	Consultation from Staffordshire Moorlands District Council in connection with an application to them for the erection of a detached dwelling	Land at Hurstons Lane, Alton, ST10 4AP	No Objections -	14/05/2018
SCO.79/i54 Western Ext	09-May-2018	OC	City of Wolverhampton	Consultation from South Staffordshire Council relating to an EIA Scoping Report in connection with proposals to develop a western extension to the existing i54 Strategic Employment Area	i54 Western Extension, South Staffordshire	Comment on EIA Scoping Report -	17/05/2018



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