

## Planning Committee

Thursday, 7 March 2019  
10.00 am  
Oak Room, County Buildings, Stafford

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

John Tradewell  
Director of Corporate Services  
27 February 2019

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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 7 February 2019** (Pages 3 - 6)
4. **Applications for Permission**  
Reports of the Director for Economy, Infrastructure and Skills
  - (a) Seisdon Quarry - SS.18/08/627 M (Pages 7 - 28)

JPE Holdings Limited's application to vary conditions 3, 12 and 31 of planning permission SS.15/13/627 M relating to an extension of time for working operations and the import of restoration materials to 31 July 2019, and to amend the approved Restoration Concept Plan.

5. **Decisions taken under Delegated Powers** (Pages 29 - 32)

6. **Exclusion of the public**  
The Chairman to move:-

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

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**Part Two**

(All reports in this section are exempt)

Nil

7. **Exempt minutes of the meeting held on 7 February 2019** (Pages 33 - 34)  
(Exemption paragraphs 1, 2, 3, 5 & 7)

**Membership**

David Brookes	Trevor Johnson
Ron Clarke	Alastair Little
Alan Dudson	Kath Perry
Keith James	Kyle Robinson
David Smith (Chairman)	Paul Snape
Ben Adams (Vice-Chairman)	Mike Worthington
John Cooper	Bob Spencer
Julia Jessel	

## 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 7 February 2019**

Present: David Smith (Chairman)

<b>Attendance</b>	
David Brookes	Trevor Johnson
Ron Clarke	Alastair Little
Alan Dudson	Kath Perry
Keith James	Kyle Robinson
John Cooper	Paul Snape
Julia Jessel	Mike Worthington

**Apologies:** Ben Adams and Bob Spencer

**20. Apologies**

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

Name of Member	Nature of Association	Minute No./ Application No.
Julia Jessel	Personal interest as the local member for the division	Item 4a
Paul Snape	Personal interest a member of the Planning Committee at Cannock Chase District Council	Item 8
Alan Dudson	Personal interest as a member of the Planning Committee at Cannock Chase District Council	Item 8

**22. Minutes of the meeting held on 4 October 2018**

**RESOLVED** – That the minutes of the meeting held on 4 October be confirmed and signed by the Chairman.

**23. Applications for Permission**

**24. Newbold Quarry - ES.18/08/201 MW**

The Committee received a presentation by the Case Officer on the proposed application to vary conditions 1, 39 and 40 of planning permission ref. ES.12/03/501 MW to amend the approved Restoration Plan to facilitate the reinstatement of a dwellinghouse, outbuilding and access road at Small Meadows.

Following a vote it was:

**RESOLVED** – To REFUSE the application to vary conditions 1, 39 and 40 of planning permission ref. ES.12/03/501 MW to amend the approved Restoration Plan to facilitate the reinstatement of a dwellinghouse, outbuilding and access road at Small Meadows, Newbold and Tucklesholme Quarry, near Barton under Needwood for the reasons below:

- The proposed reinstatement of Small Meadows would not be compatible with the approved plan to restore the surrounding land to agriculture, woodland and wetland for nature conservation, recreation and amenity uses.
- The proposed reinstatement of Small Meadows would not integrate with the new landscape or enhance the green infrastructure resulting from the restoration of the quarry.
- The proposed reinstatement of Small Meadows would adversely affect the amenities enjoyed by future users of the land.
- Overall it is considered that there are no material planning benefits to outweigh the material planning objections and as such the proposals do not represent sustainable development.

**25. Cotes Hall Farm, Cotes Lane, Swynnerton, Stone - S.18/04/4124 W**

The Committee received a presentation by the Case Officer on the proposed application for agricultural land improvement works involving the importation of 6,144 cubic metres/ 10,400 tonnes of clean uncontaminated soil.

Following a vote it was:

**RESOLVED** – To PERMIT the application to carry out agricultural land improvement works involving the importation of 6,144 cubic metres/ 10,400 tonnes of clean uncontaminated soil at Cotes Hall Farm, Cotes Lane, Swynnerton, Stone, subject to the conditions laid out in the report.

**26. The First Review of the Staffordshire and Stoke-on-Trent Joint Waste Local Plan (2010 - 2026)**

The Committee were presented with a report to inform them of the conclusions of the First Review of the Staffordshire and Stoke-on-Trent Joint Waste Local Plan.

The Committee were advised that there is no need to revise the Waste Local Plan at this time.

**RESOLVED** – (a) That the Cabinet and Full Council be informed that the Planning Committee endorse the conclusions of the First Review of the Staffordshire and Stoke-on-Trent Joint Waste Local Plan (2010 – 2026) that there is no need to revise our Waste Local Plan at this time so that it can continue to carry weight in the determination of planning applications for waste development.

(b) That the Director of Economy, Infrastructure and Skills, after consultation with the Chairman of Planning Committee, be authorised to make minor amendments to the review document prior to it being reported to Full Council.

## **27. The Annual Monitoring Report and partial review of the Minerals Local Plan**

The Committee were presented with a report to inform them of the findings of the Annual Monitoring Report and the partial review of the Minerals Local Plan for Staffordshire to check conformity with the revised National Planning Policy Framework.

The Committee were advised that the findings of the Annual Monitoring Report confirm that there is no current need to update any of the policies in the Minerals Local Plan.

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

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

The Committee received a report of the Director for Economy, Infrastructure and Skills on the planning development control and planning policy making performance over the period 1 April 2018 to 30 September 2018.

The Committee were presented with details of performance against various categories of application and the respective targets. The Committee noted the performance with policy-making; the development control performance against various categories of application and the respective national and local targets; the income from per-application advice; and the staffing changes in the Planning, Policy and Development team.

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

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

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

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

## **30. Exclusion of the public**

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

## **31. Planning Regulation - Performance and Delegated Decisions Report**

(Exemption paragraph 1, 2, 3, 5 and 7)

**Chairman**



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

**Planning Committee                      7 March 2019**

Mineral County Matter

Application No (District):            [SS.18/08/627 M](#) (South Staffordshire)

Applicant:                                      JPE Holdings Limited

Description                                      Application to vary conditions 3, 12 and 31 of planning permission [SS.15/13/627 M](#) relating to an extension of time for working operations and the import of restoration materials to 31 July 2019; and to amend the approved Restoration Concept Plan

Location:    Seisdon Quarry, Ebstree Road, Seisdon (see Plan 1)

Date Received:                                      24 December 2018

**Background/ Introduction**

1. Seisdon Quarry has operated since the late 1940s (originally as three separate quarries) and was acquired by the applicant in 2014.
2. In July 2016, planning permission was granted for the continued winning and working of the remaining sand and gravel mineral reserve and import of restoration materials, enabling the restoration of Seisdon Quarry (ref: [SS.15/13/627 M](#)). This permission requires that working operations, including the export of mineral and the import of restoration materials, should cease no later than 31 December 2018, with final restoration being achieved by 31 December 2019.
3. On 4 October 2018, the Planning Committee, when considering an application for a non-material amendment relating to condition 11 of planning permission [SS.15/13/627 M](#) and a progress report relating to restoration of the quarry, resolved to advise the quarry operator amongst other matters, that any changes to the approved Restoration and Aftercare Scheme would not be looked on favourably if those changes would prolong mineral extraction or the restoration of the site (ref. [4 October 2018 Planning Committee agenda](#) (item15)).

**Summary of Proposals**

4. It is proposed that the following conditions attached to the current permission [SS.15/13/627 M](#), be varied:
  - Condition 3 – to extend the timescale for working operations which would allow the export of sand and gravel from the quarry and the import of waste materials for restoration purposes to continue until 31st July 2019;

- Condition 12 – to allow for up to 35,000 tonnes of soils and clays to be brought into the quarry for restoration purposes in addition to the 200,000 tonnes already permitted up to 31 December 2018;
- Condition 31 – to amend the approved restoration plan for the quarry to address matters that were considered in relation to the approval of the fourth progress report (ref. [4 October 2018 Planning Committee agenda](#) (item15) - paragraph 32 of the report relating to submission ref. [SS.15/13/627 M D5](#)).

Extending the time for extraction, export of mineral and import of restoration materials

5. The proposals are to continue to extract and export the remaining 100,000 tonnes of sand and gravel, as assessed at the beginning of this year. The proposal does not extend the final restoration date which is 31 December 2019.
6. The remaining mineral is to be extracted from that part of the quarry to the north of the lake and south of the existing mineral processing area which is less than 3 hectares of the quarry comprising of 41 hectares (refer to Phase 1a on the “Updated illustrative mineral working and remediation plan – January 2019” (see Plan 2)). The excavations would be worked dry and involve the formation of slopes towards the lake as part of ongoing restoration works in the area shown on the photograph below.



7. Plant within the mineral processing area is currently being decommissioned to allow regrading of this area to achieve restoration levels. Future mineral and soils processing would be undertaken using other mobile and temporary plant.
8. In relation to the continued export and import of materials, the applicant has since the beginning of this year directed HGV drivers to avoid Seisdon village. The applicant has installed a sign to advise drivers to turn right when leaving the quarry and instructions have been issued to drivers.

## Amendments to the Restoration Plan

9. Amendments are sought to the approved restoration landform to allow the following changes (see Plan 3):
  - To retain higher levels of backfill used to restore the former lagoon area in the southern part of the quarry;
  - To retain an extended northern lakeshore boundary; and,
  - To form steeper slopes to the north of the extended lakeshore (1 in 4 average).
10. Details of the extent of changes to the habitats to be created are listed on the revised restoration plan. It is suggested by the applicant that the revised plan is generally in line with the currently approved plan with the predominant land use remaining agricultural and including lowland acid grassland, woodland, hedgerows, the lake and reed beds.
11. Provision is also sought for a maximum of 35,000 tonnes of material to be imported to the quarry for restoration purposes in addition to the 200,000 tonnes already brought on to site. The applicant indicates a potential need for additional soil making material suitable for proposed habitats and clays that would be used for slope engineering.
12. The following key documents accompany the application:
  - Planning Statement
  - Revised restoration concept and land use plan (Dwg No CE-SD0609-DW09 C)

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

13. Seisdon Quarry is currently the applicant's main source of sand products, noting the applicant is bringing forward a replacement facility at Shipley within eastern Shropshire, which benefits from a resolution from Shropshire Council to grant planning permission.
14. The proposal would provide for a more comprehensive recovery of the consented mineral resource and a continuity of mineral supply, whilst the new site at Shipley is prepared for the commencement of sand and gravel production.

[Note: On 25 September 2018, Shropshire Council approved a planning application for a new quarry on land off the Bridgnorth Road, Shipley subject to first completing a legal agreement (ref: [17/05303/MAW](#)) ].
15. The amount mineral remaining at Seisdon Quarry results from periods when the quarry has not operated at peak capacity and there has been adverse weather. Additional mineral production/ export beyond previously permitted quantities of reserves is not proposed.
16. In view of national policy which states that great weight should be given to the benefits of mineral extraction, the applicant refers to the benefit of the continued mineral supply in terms of jobs and supply of building materials to the local

construction market.

17. Overall, the proposal is temporary and short term and seeks to comply with restoration timescales. Existing environmental controls will be retained as well as a further undertaking that HGV drivers would be instructed to avoid Seisdon village.

### **Relevant Planning History**

18. The relevant planning history is as follows:
- a) [SS.15/13/627 M](#) dated 28 July 2016 – planning permission to consolidate the previous planning permissions for Seisdon Quarry, allowing for the continued winning and working of the remaining sand and gravel mineral reserve and import of restoration materials, enabling the restoration of Seisdon Quarry by 31 December 2018. Note: Condition 3 of this permission requires that final restoration should be achieved by 31 December 2019. The planning permission is also subject a Section 106 legal agreement dated 28 July 2016 including obligations relating to vehicle routes, extended aftercare for the quarry when restored and contributions for highway maintenance.
  - b) [SS.15/13/627 M D1](#) dated 5 June 2017 - approved details in compliance with conditions 17 (Wheel Wash), 19 (Noise Monitoring), 20 (Dust Monitoring), 26 (Invasive Species Method Statement), 27, 28, 29 (Ecology Method Statement) and 32 (Restoration and Aftercare Scheme) related to planning permission SS.15/13/627 M.
  - c) [SS.15/13/627 M D2](#) dated 31 March 2017 - approved details in compliance with condition 33 of planning permission SS.15/13/627 M relating to a 6-monthly progress report (first review).
  - d) [SS.15/13/627 M D3](#) dated 28 September 2017 - approved details in compliance with condition 33 of planning permission SS.15/13/627 M relating to a 6-monthly progress report (second review).
  - e) [SS.15/13/627 M D4](#) dated 6 April 2018 - approved details in compliance with condition 33 of planning permission SS.15/13/627 M relating to a 6-monthly progress report (third review).
  - f) [SS.15/13/627 M D5](#) dated 10 October 2018 - approved details in compliance with condition 33 of planning permission SS.15/13/627 M relating to a 6-month progress report (fourth review).
  - g) [SS.15/13/627 M NMA1](#) dated 10 October 2018 - approved non-material amendment relating to condition 11 of planning permission SS.15/13/627 M.
  - h) [SS.15/13/627 M D6](#) received 31 January 2019 - the submission of details in compliance with condition 33 of planning permission SS.15/13/627 M relating to a 6-month progress report (fifth review). [Not yet determined].

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

Screening Opinion: YES      Environmental Statement: NO



19. 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.310/SS.18/08/627 M](#) dated 21 February 2019).

### **Findings of Consultations**

#### Internal

20. The **Environmental Advice Unit (EAT)** – no objections subject to the submission of additional information to define shoreline contours suitable for habitat and testing of soils for those areas to be reinstated as acid grasslands and scrub habitats.
21. **Highways Development Control** (on behalf of the Highways Authority) – no objection subject to the same conditions being imposed (noting that a limit on lorry movements over a 12-month period would no longer be applicable) and a requirement for a further contribution of £5000 towards ongoing maintenance of the highway.

[Note: In the event that planning permission is granted the operator would be obligated to make a further payment of £5,000 (in addition to the £15,000 already paid) in accordance with the undertaking in the Section 106 legal agreement. The legal agreement requires that this money is used by the Council within 24 months of restoration of the quarry to mitigate the impact of HGV traffic on the highways in the vicinity of the quarry.]

22. The **Flood Risk Management Team** (on behalf of the Lead Local Flood Authority) – no objection.
23. The **Planning Regulation Team** – confirmed that they sought legal advice with regard to taking formal enforcement action when operational activity at the quarry continued beyond 31 December 2018. The legal advice was that it would not be expedient to undertake formal enforcement action for continued operational activity until the planning application had been determined. The service of an enforcement notice requiring activity to cease would certainly be appealed and it may potentially be considered unreasonable by an appeal inspector for a planning authority to issue an enforcement notice whilst currently dealing with a valid planning application, arguably prejudging the outcome of the application. This situation will be reviewed when the outcome of the planning application is known.

#### External

24. **Environment Agency** – no objection subject to all the existing conditions that protect the quality or quantity of Controlled Waters being carried forward in to any new consent, these include conditions 21 to 23 (Ground and Surface Water Protection), and condition 10 (Depth of Extraction).
25. **Natural England** – no comment.
26. **Shropshire Council** – no objection.

27. **City of Wolverhampton Council** – no objection.
28. **South Staffordshire Council** – no response received.
29. **Trysull & Seisdon Parish Council** – objects on the following grounds:
- There is not enough material to extract at the quarry to warrant an extension to 31 July 2019 and question why a further extension of time has been requested when there has been no mention of this at the 6 monthly meetings and especially when a six-month extension was granted to run beyond 30 June 2018 to 31st December 2018.
  - With regard to the Restoration Scheme, the Parish Council are concerned to note that JPE are proposing to import additional material to the site and the Parish Council state that surely any lack of material should have been realised well before this very late date.
  - Very large lorries are travelling through Seisdon and Trysull causing serious damage to highways and verges with mud being deposited on the highway causing a danger to motorists. Residents face danger every day when they walk and drive along the country lanes of Seisdon and encounter these lorries. The Parish Council receive many complaints about JPE drivers who have no regard for other motorists and residents.
  - Many conditions of planning application SS/15/13/627M have been infringed upon by JPE and residents of Seisdon are suffering over and over again by these extensions of time for working operations, especially when there are no valid reasons for this application.
30. **Lower Penn Parish Council** – objects and reports that residents have endured noise, traffic inconvenience and nuisance, excessive mud on the road and damage to verges and roads. Furthermore, residents are extremely annoyed and concerned with the excessive speeding and dangerous manoeuvres of the operator's drivers and any extension of the quarry operations will be yet again placing local road users and residents at risk.

### **Publicity and Representations**

31. Site notice: YES      Press notice: YES
32. 155 neighbour notification letters were sent out and 103 representations have been received. The representations raised can be summarised as follows:
- Highway safety;
  - The number of HGV movements and breach of limits;
  - Damage to the highway and cost of repair;
  - Size of HGVs and capacity of local highway;
  - Mud and debris deposited on public highway and the impact on drainage;
  - HGVs continue to pass through village despite intention to divert lorries away from centre of village;

- Failure to regulate and enforce conditions as well as legal agreement e.g. requirement for highway contributions and deadlines for cessation of mineral extraction;
- Questionable justification for additional restoration materials.

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

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

### **Observations**

34. This is an application to vary conditions 3, 12 and 31 of planning permission SS.15/13/627 M relating to an extension of time for working operations and the import of restoration materials to 31 July 2019; and to amend the approved Restoration Concept Plan at Seisdon Quarry.
35. Having given careful consideration to the application and supporting information, 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:
- A review of the circumstances that have led to this application
  - Would the 7-month extension of time to complete mineral extraction have an unacceptable adverse impact on the local highway network?
  - Other matters raised in representations

A review of the circumstances that have led to this application

#### *The restoration requirements*

36. Condition 3 of permission SS.15/13/627 M currently requires that restoration works (i.e. creation of final landform and placement of soils) are completed by 31 December 2019. The reason for this condition is to secure the restoration of the quarry to a beneficial after use at the earliest opportunity which despite changes to planning policy since the grant of permission remains a requirement of national planning policy (refer to paragraph 205 (e) of the National Planning Policy Framework) and an aim of local minerals planning policy (refer to strategic objective 4 and policy 6 of the Minerals Local Plan).
37. The proposals submitted in 2015 sought to achieve a balance between working and restoration of the site within a reasonable timescale while enabling the operator the opportunity to extract sufficient mineral to finance the restoration works. To assure the local community on the restoration works, a requirement to regularly report on progress of the operations was imposed so that an alternative scheme could be adopted if progress was delayed (refer to conditions 33 and 34 of permission SS.15/13/627 M and Schedule 5 of the Section 106 legal agreement dated 28 July 2016).
38. Approved progress reports submitted in accordance with condition 33 of the permission have not indicated any delay in progress but in consideration of the fourth

progress report covering the period up to July 2018, it was indicated by the operator that amendments to the restoration plan were required to address the actual extent of the revised northern lake shore and the extent of backfilling on the former lagoon area within the southern part of the quarry. In approving this progress report, the Planning Committee resolved to advise the operator that “any changes to the approved Restoration and Aftercare Scheme will not be looked on favourably if they would prolong mineral extraction or the restoration of the site as such changes would be contrary to: condition 3 of the planning permission; the purpose of the progress reports (condition 33); and, the undertaking in the Section 106 legal agreement; which were all imposed to ensure that the restoration of the site is achieved within the permitted timescale” (refer to minutes of the Planning Committee meeting on [4 October 2018](#)).

39. Proposals to amend the restoration plan to address those matters raised in the fourth progress report are part of the application now under consideration. It is important to note, however, that the proposed amendments to the restoration plan would not prolong completion of restoration which is required by the end of this year and the changes to the restoration would not extend the period of mineral extraction. For example, the retention of the extended northern shoreline and the proposed steeper slopes above this shoreline would require less backfilling than would be associated with the formation of the current approved landform. Similarly, the retention of higher ground levels in the southern area of the quarry which have been created by backfilling operations would enable a quicker reinstatement than by removing surplus materials to other parts of the quarry.
40. Conclusion: In principle, the proposed amendments to the restoration plan are considered acceptable and provide for practicable and achievable proposals in accordance with policy 6 of the Minerals Local Plan and are compatible with the requirement of completing restoration of the quarry by the end of this year, although further details are required of the proposed shoreline as required by the County Ecologist.

#### *Mineral extraction*

41. The current permission and the approved restoration scheme is based on proposals to extract for sale an estimated 690,000 tonnes of sand and gravel between 1 July 2015 to 31 December 2018 (refer to paragraph 13 of the [report](#) to Planning Committee on 4 February 2016). Commercially confidential data provided with the progress reports submitted under condition 33 concerning the quantities of mineral exported as well as the amount of restoration material imported, confirms that of the original estimated total mineral reserve there are 150,000 tonnes remaining although the applicant quotes a figure of 100,000 tonnes. The applicant explains that full recovery of reserves over the permitted period has not been achieved due to a combination of commercial factors and adverse weather conditions. In response to Trysull & Seisdon Parish Council's concern, it is contended that sand and gravel reserves as previously approved to be exported are available to be extracted.
42. Residents object to the proposal on grounds that the applicant has previously assured the local community that the quarry would cease production and thereby lorry movements by the end of 2018. Notwithstanding, the current application must be considered in terms of its own planning merits. The proposed extension of time to extract mineral offers benefits in terms of being able to recover more of the permitted

reserves within the quarry and reduces mineral sterilisation. This would accord with national policy that endorses that great weight should be given to the benefits of mineral extraction including to the economy e.g. jobs and fulfilling a local need for construction aggregates, (refer to paragraph 205 of the NPPF); and policy 1 of the Minerals Local Plan that makes provision for sand and gravel initially from existing permitted reserves.

43. Importantly, the applicant has confirmed that the proposal to continue working operations to the end of July would not affect the completion date for restoration of the quarry i.e. 31 December 2019.
44. *Conclusion:* Having regard to the policies, guidance, application and supporting information, comments from consultees and representations received, all referred to above, it is reasonable to conclude that the proposals do not adversely affect the permitted timescale for completion of all restoration works and would enable greater recovery of permitted reserves while progressively reclaiming the quarry for beneficial after use generally in accordance with the approved restoration concept.

Would the 7-month extension of time to complete mineral extraction have an unacceptable adverse impact on the local highway network?

45. National planning policy states: "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe" (refer to paragraph 109 of the NPPF). Mineral planning authorities should also consider the cumulative effect of multiple impacts from individual sites (refer to paragraph 205 e) of the NPPF). Policy 4 of the Minerals Local Plan sets out how impacts including traffic on the highway network associated with mineral development proposals should be assessed with the aim of preventing or minimising impacts.
46. The Highways Authority has no objection to the application, subject to the imposition of the previous conditions and a further £5,000 contribution being paid towards the ongoing maintenance of the highway.
47. The Parish Councils and residents, however, object to the continuation of HGV traffic on the local highway network beyond the permitted timescale and refer to concerns about the adequacy of the local roads for HGVs, problems with driving standards, the fouling of roads with mud and dust, and damage caused to roads.
48. The highway objections were forwarded to the Highways Authority for consideration. In response to the current application, the Highways Authority confirmed that the highway situation remains comparable to the proposals considered in 2015/16 with no evidence to support a refusal on safety grounds.
49. One of the concerns raised by residents is the effect of managing HGV movements within the limits required by planning condition. The Planning Regulation Team have found breaches of those limits, but no formal enforcement action has been considered expedient in relation to these breaches. Currently, the applicant continues to export mineral from the quarry as well as import restoration materials and it is understood that the quarry now manages HGV movements on a pre-booking basis so that there is more effective control. An acknowledged issue relating to the

control on HGV movements from the quarry on Ebstree/ Langley Road is that other HGVs use the local roads e.g. to gain access to the landfill site opposite the quarry which operates without limits on HGV movements.

50. To mitigate the impact of quarry traffic, the applicant now voluntarily directs HGV drivers not arrive at or leave the site via Seisdon village. This is a voluntary measure that does not contravene the controls on vehicle routes imposed by the Section 106 legal agreement and is not a measure that is considered to be strictly necessary to mitigate the impact of the current proposals.
51. Recent complaints received about the ongoing HGV movements associated with the quarry have related to driver conduct including speeding wagons and encroachment on road verges. These are traffic regulation issues beyond planning control but the applicant has sought to investigate problems with drivers where there is sufficient evidence to do so. Another problem reported in objections relates to road fouling which in the winter months can be evident with mud and slurry on the highway surface. Planning conditions require vehicles to use wheel cleaning facilities prior to leaving the quarry; and the internal access road between the cleaning facility and the public highway is required to be kept free of mud and dust. The operator regularly brushes the quarry access road and the operator employs a road sweeper on a daily basis to sweep the public highway. In addition, HGVs are required to be sheeted prior to leaving the quarry so that loads are contained. In these circumstances, if it were the case that material from the site is deposited on the public road, the correct response would be through enforcement of the planning conditions or application of highway law (the Highways Act 1980 forbids the depositing on the highway of things that cause danger or injury) to remedy the problem.
52. In response to concerns raised about damage caused by HGVs to the public highway, it is relevant to note that the operator has already paid £15,000 towards the cost of highway maintenance in accordance with the requirements of the Section 106 Legal Agreement and if this application is permitted, a further payment of £5,000 would be required.

*The potential traffic implications of the proposed import of restoration material*

53. The original proposals estimated that 200,000 tonnes of restoration material would need to be imported to restore the site. Recently, the applicant has assessed that there is 50,000 tonnes of restoration material in stockpiles awaiting final placement across the quarry and that this material would be used for soils, backfill and track surfacing. Despite this, the applicant now seeks to import up to 35,000 tonnes for soil forming restoration material or clays to be used in the formation of slopes. The applicant proposes that this additional material is kept under review to account for any engineering requirements; and, to ensure that there is sufficient restoration material suitable for the proposed habitats (note comments of the County Ecologist earlier) as well as for agricultural restoration.
54. The quantity of material now required to be imported is proposed as a maximum amount and the applicant proposes that the need for imports would be kept under review to account for any engineering requirements (where clay type material would be needed as opposed to loose or sandy substrates) and to ensure that there is sufficient suitable restoration materials for the proposed habitat types. Any hardcore requirements for access and management routes would also be kept under review.

Unsuitable materials resulting from the processing of imported are allowed to be exported as recycled aggregate but the majority of imported materials should be used for the benefit of restoration works. It is considered that the allowance for imports is beneficial for restoration progress and it is recommended that condition 12 be varied to allow no more than 35,000 tonnes of material (as defined in the condition) to be brought on to the site for restoration purposes. The quantity of materials imported to the quarry should continue to be monitored.

55. *Conclusion:* Having regard to the policies, guidance, application and supporting information, comments from consultees and representations received, all referred to above, it is reasonable to conclude that, subject to the recommended condition to limit the further import of restoration material, the proposals would not give rise to an unacceptable adverse impact on the highway network. The proposed export of up to 100,000 tonnes of sand and gravel (average of 33 loads per day) and the import of no more than 35,000 tonnes of restoration material (average of 12 loads per day) can be accommodated within approved limits on HGV movements as defined by the current planning conditions i.e. a daily maximum of 110 movements and a weekly maximum of 550 movements.

Other matters raised in representations

*Enforcement action*

56. Concerns are raised about the failure of the applicant to conform with the requirements of the planning permission and associated legal agreement. In particular, objections refer to the failure of the applicant to cease mineral exports on 31 December 2018. In this matter, the Planning Regulation Team Manager has confirmed that legal advice was provided that it would not be expedient to undertake formal enforcement action for continued operational activity until the planning application has been determined. The situation would be reviewed when the outcome of the planning application is known.

*Timing of the submission of the planning application*

57. The timing of the submission of the planning application has been questioned taking into account the advice given by the Planning Committee in October 2018. At that time the applicant was advised that changes to the approved Restoration and Aftercare Scheme would not be looked on favourably if they would prolong mineral extraction or the restoration of the site. However, there is nothing to prevent the applicant making a planning application at any time and planning law requires that every case must be considered on its merits and be determined in accordance with the development plan, unless material considerations indicate otherwise. In this case, as explained earlier, the proposed extension of time to extract mineral would not delay the overall restoration of the site and the impact of the continuation of HGV movements for an additional 7 months is not considered to represent sufficient grounds to recommend refusal of the application.

**Overall Conclusion**

58. 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

to vary conditions 3, 12 and 31 of planning permission SS.15/13/627 M relating to an extension of time for working operations and the import of restoration materials to 31 July 2019; and to amend the approved Restoration Concept Plan should be approved subject to the amended conditions recommended below.

### **Recommendation**

**Permit** the application to vary conditions 3, 12 and 31 of planning permission SS.15/13/627 M relating to an extension of time for working operations and the import of restoration materials to 31 July 2019; and to amend the approved Restoration Concept Plan subject to the conditions of the current planning permission (SS.15/13/627 M) **updated as highlighted in bold** and additional conditions recommended below.

1. To define the permission in accordance with the approved documents, **plans** and details to include: **Revised restoration concept and land use plan (Dwg No CE-SD0609-DW 09 C)** as a replacement for Restoration Concept and Land Use Plan (Dwg No. CE-SD0609-DW09 Final Revision B dated 20 January 2016)
  
3. The 'working operations' and the 'import of restoration materials' shall cease no later than **31 July 2019**, hereafter referred to as 'the cessation date' and final restoration shall be completed no later than 31 December 2019 'the final restoration date' and thereafter subject to 5 years aftercare in accordance with the approved Restoration and Aftercare Scheme (Condition 32). Final restoration shall include placement of soils to the approved landform (ref. **Revised restoration concept and land use plan (Dwg No CE-SD0609-DW 09 C)**) and the removal of all buildings, structures, plant, machinery, equipment, security fencing, internal roads, roadways and hardstanding areas unless they are required in accordance with the approved Restoration and Aftercare Scheme (Conditions 31 to **33**).
  
8. The 'working operations' shall only be carried out as shown on the "Planning Statement Appendix A - Illustrative Mineral Working and Remediation Plan" (Dwg No. CE-SD0609-DW10) **unless otherwise approved in writing by the Mineral Planning Authority in connection with the latest approved Progress Report submitted in accordance with Condition 33.**
  
11. The 'working operations' and 'restoration operations' shall only be carried out in accordance with the phasing shown on the 'Planning Statement Appendix A - Outline restoration phases and timings' plan (Dwg No CE-SD0609-DW15b) **unless otherwise approved in writing by the Mineral Planning Authority in connection with the latest approved Progress Report submitted in accordance with Condition 33.**
  
12. The 'restoration material' **to be imported between 1 January 2019 to 31 July 2019** shall be **no more than 35,000** tonnes of inert and uncontaminated materials comprising soils, subsoils, clays and construction demolition wastes. There shall be no deposition of biodegradable, liquid, odorous or putrescible material including paper, cardboard, timber, plasterboard or related products nor any potentially polluting materials.
  
16. The number of HGV movements to and from the Site shall not exceed:



- a) A daily maximum of 110 movements (55 in and 55 out) Monday to Friday and 54 movements (27 in and 27 out) on Saturdays (but also subject to the limitations of (b) and (c) of this condition); and
- b) A weekly maximum of 550 movements (275 in and 275 out) Monday to Saturday (but also subject to the limitations of (a) and (c) of this condition).
- c) **Delete as this relates to a limit measured over a 12-month period.**

17. **The approved wheel cleaning facilities (refer to details approved 5 June 2017 ref: [SS.15/13/627 M D1](#)) shall be operated, and maintained** in place in full working order until such time as they are no longer required in accordance with the approved Restoration and Aftercare Scheme (Conditions 31 to 34). All vehicles leaving the Site shall use the wheel cleaning facilities as necessary to prevent the deposit of mud, dirt, dust or other deleterious material on the public highway.

19. **Refer to details approved 5 June 2017 ref: [SS.15/13/627 M D1](#).**

19. **Refer to details approved 5 June 2017 ref: [SS.15/13/627 M D1](#).**

26 – 29. **Refer to details approved 5 June 2017 ref: [SS.15/13/627 M D1](#).**

31. **Refer to Revised restoration concept and land use plan (Dwg No CE-SD0609-DW 09 C) as a replacement for Restoration Concept and Land Use Plan (Dwg No. CE-SD0609-DW09 Final Revision B dated 20 January 2016); and, in accordance with the timings shown on ‘Planning Statement Appendix A - Outline restoration phases and timings (Dwg No CE-SD0609-DW15b)’, hereafter referred to as the ‘Restoration Concept’, unless otherwise approved in writing by the Mineral Planning Authority in connection with the latest approved Progress Report submitted in accordance with Condition 33.**

34. **Delete as the review of the Restoration Scheme is no longer necessary.**

Additional recommended conditions

- a) To require the submission of details of the shoreline contours and habitat to be implemented as part of the approved restoration works.
- b) To require the testing of soils for those areas to be reinstated as acid grasslands and scrub habitats and for those results to be submitted to the Mineral Planning Authority so that only soils with the target chemistry are used for those areas.

<p>Case Officer: Matthew Griffin - Tel: (01785) 277275 email: mat.griffin@staffordshire.gov.uk</p>
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<p><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></p>
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**The development plan policies and proposals, and the other material planning considerations, relevant to this decision**

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

(adopted 16 February 2017):

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

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

[Staffordshire and Stoke on Trent Joint Waste Local Plan](#) (2010 – 2026) (adopted 22 March 2013):

- Policy 1: Waste as a resource
  - Policy 1.1 General principles
  - Policy 1.3 Construction, demolition and excavation waste
  - Policy 1.6 Landfill or landraise
- Policy 4: Sustainable design and protection and improvement of environmental quality
  - Policy 4.1 Sustainable design
  - Policy 4.2 Protection of environmental quality

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

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

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

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

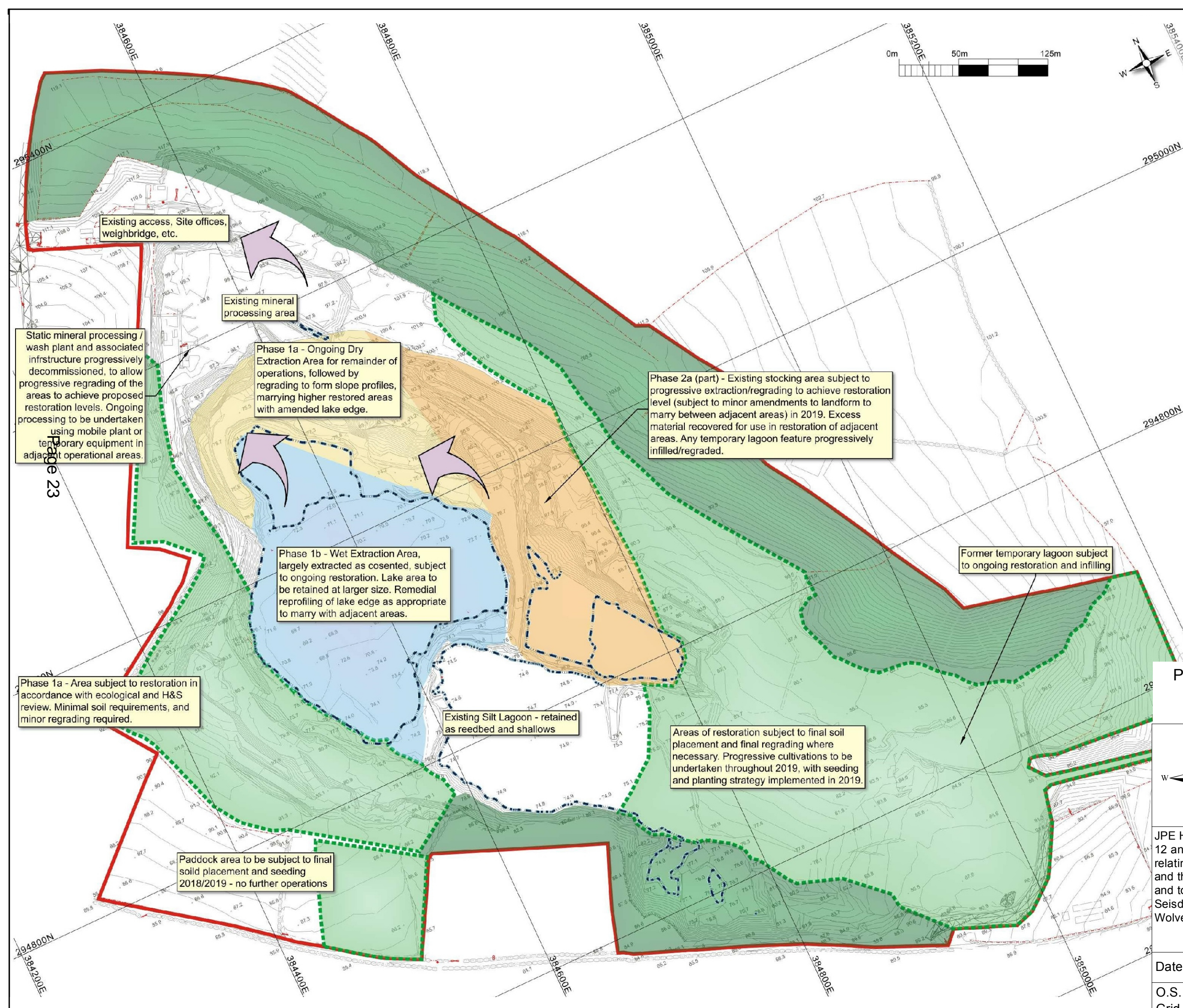
## The other material planning considerations

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

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







**Legend:**

- Planning Boundary
- Dry Mineral Extraction Area
- Wet Mineral Extraction Area - currently extracted to depth. Area retained at larger size and restored
- Areas of regrading/extra material recovered for use in restoration
- Existing restored and natural regeneration areas - remediation works where necessary
- Areas of ongoing restoration (2018-2019) - non-operational
- ↖ General direction of phased restoration and Site withdrawal

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

B	28/01/19	Updates to plan to show ongoing operations	AC	KJ
A	27/01/18	Updates to plan to show ongoing operations	AC	KJ
Final Revision:	Date:	Description:	By:	Chk:

Static mineral processing / wash plant and associated infrastructure progressively decommissioned, to allow progressive regrading of the areas to achieve proposed restoration levels. Ongoing processing to be undertaken using mobile plant or temporary equipment in adjacent operational areas.

Phase 1a - Ongoing Dry Extraction Area for remainder of operations, followed by regrading to form slope profiles, marrying higher restored areas with amended lake edge.

Phase 2a (part) - Existing stocking area subject to progressive extraction/regrading to achieve restoration level (subject to minor amendments to landform to marry between adjacent areas) in 2019. Excess material recovered for use in restoration of adjacent areas. Any temporary lagoon feature progressively infilled/regraded.

Phase 1b - Wet Extraction Area, largely extracted as cosented, subject to ongoing restoration. Lake area to be retained at larger size. Remedial reprofiling of lake edge as appropriate to marry with adjacent areas.

Former temporary lagoon subject to ongoing restoration and infilling

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

Existing Silt Lagoon - retained as rebedded and shallows

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

Paddock area to be subject to final soil placement and seeding 2018/2019 - no further operations

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



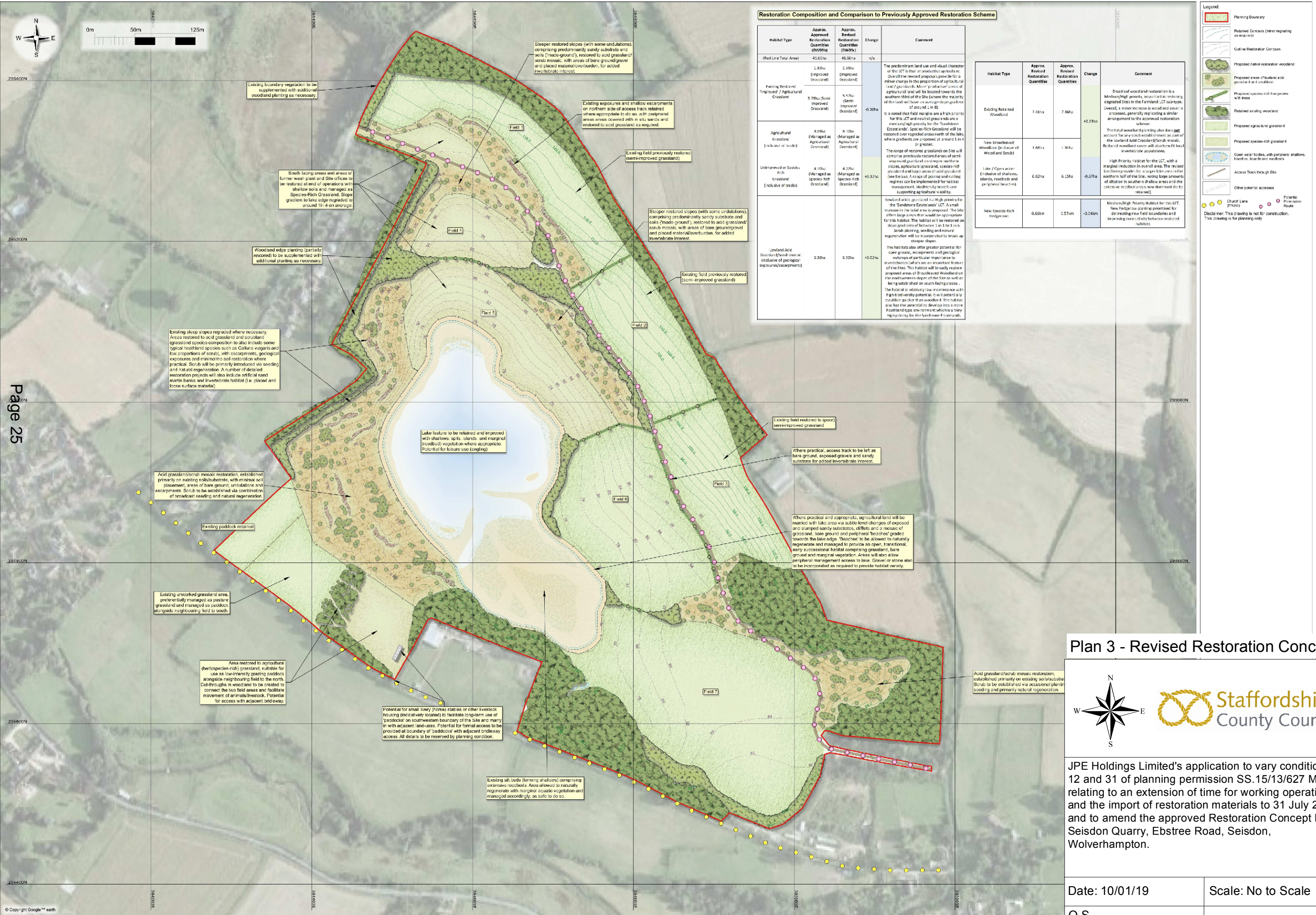
JPE Holdings Limited's application to vary conditions 3, 12 and 31 of planning permission SS.15/13/627 M relating to an extension of time for working operations and the import of restoration materials to 31 July 2019; and to amend the approved Restoration Concept Plan, Seisdon Quarry, Ebtree Road, Seisdon, Wolverhampton.

Date: 21/02/19	Scale: No to Scale
O.S. Grid Ref: SO.847 949	File: SS.18/08/627 M









**Restoration Composition and Comparison to Previously Approved Restoration Scheme**

Habitat Type	Approved Restoration Quantities (2019/20)	Approved Restoration Quantities (2020/21)	Change	Comment
(Red Line Total Area)	42.62ha	41.06ha	-1.56ha	
Existing Restored Improved / Agricultural Grassland	5.78ha (Semi-improved Grassland)	5.57ha (Semi-improved Grassland)	-0.20ha	
Agricultural Grassland (Inclusive of tracks)	8.09ha (Managed as Agricultural Grassland)	8.10ha (Managed as Agricultural Grassland)	+0.01ha	
Unimproved or Species Rich Grassland (Inclusive of tracks)	4.10ha (Managed as Species-rich Grassland)	4.27ha (Managed as Species-rich Grassland)	+0.17ha	
Lowland Acid Standoff/Wash mosaic (Inclusive of geological exposures/escarpments)	5.33ha	6.50ha	+1.17ha	

Habitat Type	Approved Restoration Quantities	Approved Restoration Quantities	Change	Comment
Existing Restored Woodland	7.46ha	7.46ha	+0.23ha	
New Broadleaved Woodland (Inclusive of Wood and Scrub)	1.60ha	1.90ha		
Lake / Open water (Inclusive of shallows, islands, reedbeds and peripheral beach)	6.82ha	6.15ha	-0.67ha	
New species-rich Hedgerow	0.68km	0.57km	-0.11km	

**Legend**

- Planning Boundary
- Retained Contours (minor grading as required)
- Outline Restoration Contours
- Proposed native restoration woodland
- Proposed areas of lowland acid grassland and scrubland
- Proposed species-rich hedgerow with trees
- Retained existing woodland
- Proposed agricultural grassland
- Proposed species-rich grassland
- Open water bodies, with perimeter shallows, heath, islands and reedbeds
- Access Track through Site
- Other potential accesses
- Charge Lane (P250)
- Potential Promotion Route

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

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**Plan 3 - Revised Restoration Concept**

Staffordshire County Council

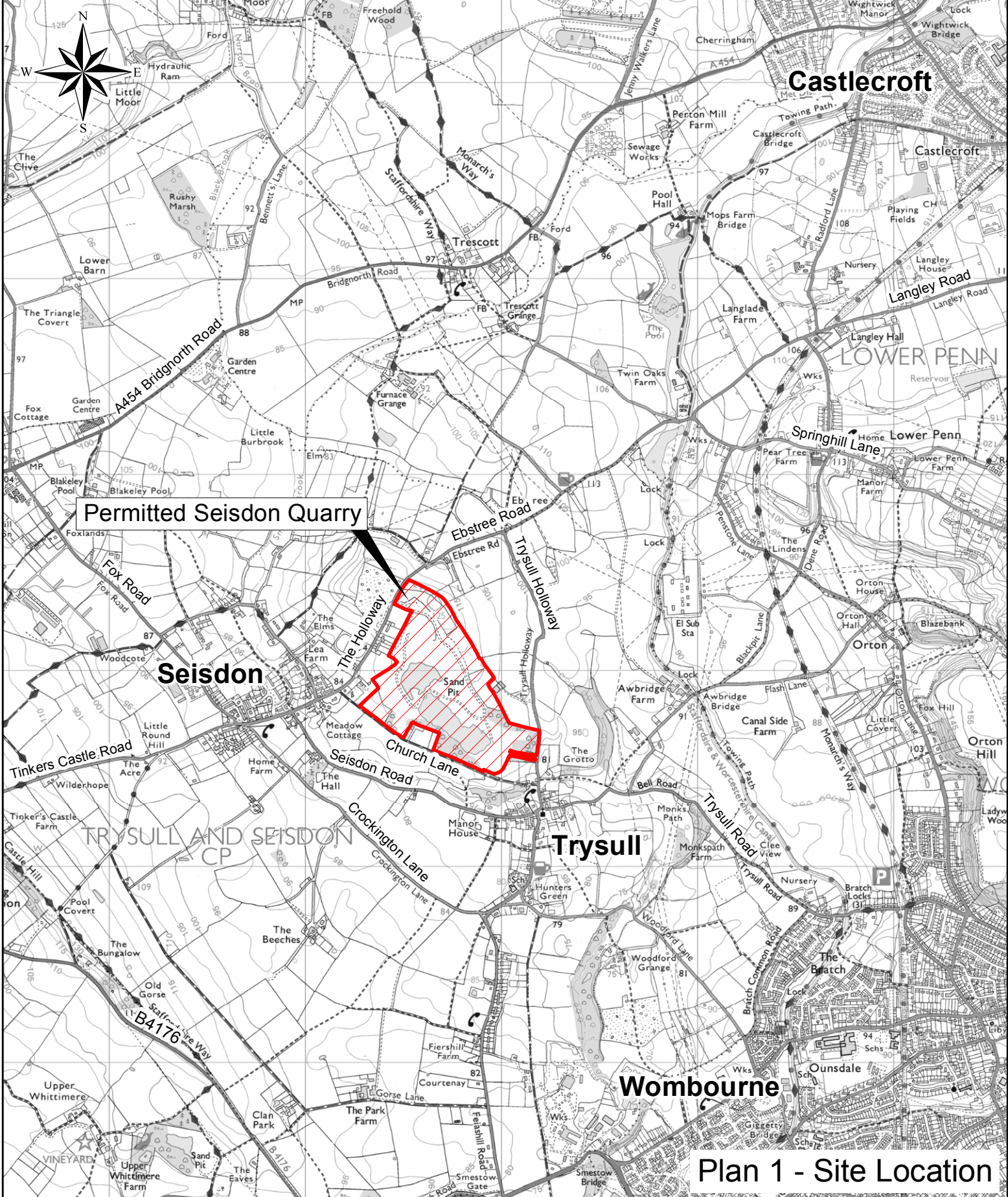
JPE Holdings Limited's application to vary conditions 3, 12 and 31 of planning permission SS.15/13/627 M relating to an extension of time for working operations and the import of restoration materials to 31 July 2019; and to amend the approved Restoration Concept Plan, Seisdon Quarry, Ebtree Road, Seisdon, Wolverhampton.

Date: 10/01/19	Scale: No to Scale
O.S. Grid Ref: SO.847 949	File: SS.18/08/627 M










**Plan 1 - Site Location**

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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>JPE Holdings Limited's application to vary conditions 3, 12 and 31 of planning permission SS.15/13/627 M relating to an extension of time for working operations and the import of restoration materials to 31 July 2019; and to amend the approved Restoration Concept Plan, Seisdon Quarry, Ebtree Road, Seisdon, Wolverhampton.</p>
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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
Page 29 T.63427 AA	24-Jan-2019	AA	Don Bur Bodies and Trailers Limited	Consultation from Stoke on Trent City Council in connection with an application to them for planning permission for Importation of inert material (approx 85,000 tonnes) to increase land levels and change of use to allow storage of finished vehicles/products, including internal ramped access, security portacabin, fencing, retaining walls and landscaping	Don Bur Bodies and Trailers Ltd, Mossfield Road, Adderley Green, Stoke-on-Trent	No Objections -	14/02/2019
L.15/04/805-808 MW D4	15-Jan-2019	MCM	Tarmac (c/o Croxden Quarry)	Submission of details in compliance with condition 28 of planning permission L.15/04/805-808 MW relating to the results of noise monitoring during temporary operations (soil stripping) in December 2018	Hints and Hopwas Quarry	Acknowledgement of information required by condition -	14/02/2019
SCO.81/Rugeley Power	18-Jan-2019	OC	Rugeley Power Limited	Consultation from Lichfield District Council in connection with a request to them for an EIA Scoping Opinion in connection with proposals for the erection of circa 2,300 dwellings and the development of 5 ha of employment land and associated infrastructure	Former Rugeley Power Station, Armitage Road, Armitage, Rugeley	Comment on EIA Scoping Report -	14/02/2019



Application No	Received	CAT	Applicant	Proposal	Location	Decision Taken	Decision date
CH.19/010 MSA	16-Jan-2019	MSA	Restfull Homes Developments Ltd	Consultation from Cannock Chase Council in connection with an application to them for planning permission for the construction of a three storey care home (C2) with roof garden and associated parking	Former Depot Building, Cannock Road, Blackfords, Cannock	No Objections -	01/02/2019
SCO.82/Rugeley Power	29-Jan-2019	OC	Rugeley Power Limited	Consultation from Cannock Chase Council in connection with a request to them for an EIA Scoping Opinion in connection with proposals for the erection of circa 2,300 dwellings and the development of 5 ha of employment land and associated infrastructure	Former Rugeley Power Station, Armitage Road, Rugeley	Comment on EIA Scoping Report -	14/02/2019
SCE.310/SS.18/08/627	24-Dec-2018	ScrO	JPE Holdings Limited	Screening opinion for Variation of conditions 3, 12 and 31 of planning permission SS.15/13/627 M relating to an extension of time for working operations and the import of restoration materials to 31 July 2019; and to amend the approved Restoration Concept Plan	Seisdon Quarry	Screening opinion - Not EIA development -	21/02/2019
SCO.2018/01077 MSA	05-Sep-2018	MSA	Aggregate Industries U.K. Limited	Consultation from East Staffordshire Borough Council in connection with an application to them for planning permission to re-instate a farmhouse and out buildings	Small Meadows Farm, Small Meadows Lane, Barton under Needwood	Object -	14/02/2019
L.14/03/817 MW D2	24-Jul-2017	MCM	Tarmac Quarry	Submission of details in compliance with conditions 20, 21 and 22 (Flood Risk), 41 (Noise Monitoring), 47 (Dust), 51 (Phase 2), 52, 54, 55 and 56 (Nature conservation) of planning permission L.14/03/817 MW	Alrewas Quarry	Approve details -	31/01/2019
N.19/00036 MSA	23-Jan-2019	MSA	Mr Chappell	Consultation from Newcastle under Lyme Borough Council in connection with an application to them for planning permission for 32 residential dwellings	Land off New Road, Madeley	No Objections -	11/02/2019

Application No	Received	CAT	Applicant	Proposal	Location	Decision Taken	Decision date
S.15/15/401 M D1	20-Dec-2018	WCM	Alkane Energy Limited	Submission of details in compliance with Condition 3 of planning permission S.15/15/4001 M relating to commencement of the development	Florence Energy Park, Cocknage Road, Cocknage Farm, Stoke-on-Trent	Acknowledgement of information required by condition -	29/01/2019
S.18/09/4126 W	07-Sep-2018	WCM	ACR Energy Ltd	Application not to comply with (to vary) conditions 2 and 15 of Stafford Borough Council planning permission 18/27801/FUL to facilitate the processing of commercial food waste and farm yard manure in addition to the permitted unprocessed agricultural crop as feedstock for the approved AD facility	Land adjacent to the Severn Trent Water Sewage Treatment Works, Lichfield Road, Rugeley	Grant - with conditions -	06/02/2019
L.18/08/8004 W	13-Nov-2018	WCM	Severn Trent Water Limited	Variation of condition 1 of planning permission L.17/05/8004 W relating to the definition of permission	Little Aston Sewage Treatment Works	Grant - with conditions -	20/02/2019
L.17/09 D1	20-Dec-2018	CD	The Cabinet (Staffordshire County Council)	Submission of details in compliance with condition 3 of planning permission L.17/09 relating to a Construction Environmental Management Plan (CEMP) - temporary haul road phase	Lichfield Southern Bypass (Final Phase) on land between Birmingham Road and London Road, Lichfield	Approve details -	31/01/2019



Not for publication by virtue of paragraph(s) 1, 2, 3, 5, 7  
of Part 1 of Schedule 12A  
of the Local Government Act 1972

Document is Restricted

