

Planning and Rights of Way Committee

Tuesday, 19 September 2023 at 10:30

County Hall, West Bridgford, Nottingham, NG2 7QP

AGENDA

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| 1 | Apologies for Absence | |
| 2 | Declarations of Interests by Members and Officers | |
| 3 | Declarations of Lobbying | |
| 4 | Minutes of the Last Meeting held on 18 July 2023 | 3 - 10 |
| 5 | Variation of Planning Condition for Two Oaks Quarry, Sutton-in-Ashfield | 11 - 50 |
| 6 | Development Management Progress Report | 51 - 64 |

Notes

- (1) Councillors are advised to contact their Research Officer for details of any Group Meetings which are planned for this meeting.
- (2) Members of the public wishing to inspect "Background Papers" referred to in the reports on the agenda or Schedule 12A of the Local Government Act should contact:-

Customer Services Centre 0300 500 80 80

- (3) Persons making a declaration of interest should have regard to the Code of Conduct and the Council's Procedure Rules. Those declaring must indicate the nature of their interest and the reasons for the declaration.

Councillors or Officers requiring clarification on whether to make a declaration of interest are invited to contact Adrian Mann (Tel. 0115 804 4609) or a colleague in Democratic Services prior to the meeting.

- (4) Councillors are reminded that Committee and Sub-Committee papers, with the exception of those which contain Exempt or Confidential Information, may be recycled.
- (5) This agenda and its associated reports are available to view online via an online calendar - <http://www.nottinghamshire.gov.uk/dms/Meetings.aspx>

Meeting: Planning and Rights of Way Committee

Date: Tuesday 18 July 2023 (commencing at 10:30am)

Membership:**County Councillors**

Mike Quigley MBE (Chairman)
Jim Creamer (Vice Chairman)

Mike Adams (apologies)	Andy Meakin
André Camilleri (apologies)	Nigel Moxon
Robert Corden	Philip Owen
Sybil Fielding	Francis Purdue-Horan
Paul Henshaw	Sam Smith
Rachel Madden (apologies)	

Substitute Members

Chris Barnfather for Mike Adams
Richard Butler for André Camilleri

Officers and colleagues in attendance:

Trish Hennessy	-	Interim Team Manager for Trading Standards
Jaspreet Lyall	-	Solicitor and Legal Advisor to the Committee
Adrian Mann	-	Democratic Services Officer
Joel Marshall	-	Principal Planning Officer
Jonathan Smith	-	Interim Group Manager for Planning

Public speakers in attendance:

Steve Catney	-	Planning Permission for The Yard, Newark-on-Trent (item 6)
Mark Spencer MP	-	Planning Permission for The Yard, Newark-on-Trent (item 6)

1. Apologies for Absence

Mike Adams	-	other reasons
André Camilleri	-	other reasons
Rachel Madden	-	medical / illness

2. Declarations of Interests

No declarations of interests were made.

3. Declarations of Lobbying

In the interests of transparency, the Chairman noted that all members of the Committee had been written to directly by Mark Spencer MP in support of item 6 on the agenda (Planning Permission for The Yard, Newark-on-Trent). Councillor Chris Barnfather, as substitute for Councillor Mike Adams, noted that he had not received a copy of this correspondence, so did not have any instances of lobbying to declare.

4. Minutes of the Last Meeting

The minutes of the last meeting held on 6 June 2023, having been circulated to all Members, were taken as read and were confirmed and signed by the Chairman.

5. Annual Report of the Licensing Work carried out by the Trading Standards and Communities Service

Trish Hennessy, Interim Team Manager for Trading Standards, presented a report on the licensing work carried out by the Trading Standards and Communities Service from 1 April 2022 to 31 March 2023. The following points were discussed:

- a) The Service has delivered a number of licensing and registration schemes that are designed to ensure the safety of communities. The fees chargeable for petroleum and explosives licensing are set at the national level, and a total income of £17,736 was generated in the period from licences, registrations and other related fees, including licences that cover more than one year.
- b) The Service has responsibility for issuing licences for the storage of explosives (such as fireworks, safety cartridges and airbag detonators). A total of 22 licences were issued in this period for renewals and new applications, with one 'all year round' licence issued. A programme of inspections was undertaken ahead of Bonfire Night regarding the storage and sale of fireworks, and businesses were found to be generally compliant. Inspection teams provided on-site advice in relation to any issues identified and observed the corrective actions taken to ensure that storage was compliant before the end of the visit. A programme of visits to both existing high-risk premises and new licence holders will be carried out for October to November 2023, with media coverage proposed to publicise the results of the inspections.
- c) The Service certifies any premises that store petrol for fuelling vehicles, such as retail petrol stations. Approximately 37 enquiries were received from businesses, operators and contractors for advice on petrol storage issues, and the Service carried out 17 current and historical environmental searches, often in respect of locating disused petrol storage tanks.

- d) The licensing function for performing animals has been transferred from the County Council to the individual District and Borough Councils, which now maintain their own records of licences issued.

Resolved (2023/014):

- 1) To note the 2022/23 annual report of the licensing activity carried out by the Trading Standards and Communities Service.
- 2) To agree to the appropriate use of the media to highlight the results of the fireworks safety inspections programme for the coming licensing period of October to November 2023.
- 3) To request that the 2023/24 annual report is received at the Planning and Rights of Way Committee meeting on 23 July 2024.

6. Planning Application for The Yard, Newark-on-Trent

Joel Marshall, Principal Planning Officer, introduced application 3/23/00239/CMW by Briggs Metals Limited in relation to The Yard, Great North Road, Newark-on-Trent for Planning Permission for the reconfiguration and extension of the existing recycling yard, including the raising of ground levels and new and extended buildings, a weighbridge, external walls and access. The following points were raised:

- a) An application has been submitted for a northern extension to the scrap metal recycling facility, following a previous application that had been submitted and then withdrawn in October 2020. The current facility, around 1 hectare in size, is sited on elevated ground with a single access from the Great North Road – which is a causeway that passes over low-lying fields. There is a group of residential properties to the north, in addition to a day nursery.
- b) The existing facility is a long-standing, traditional scrap metal recycling yard that also processes end-of-life vehicles. The proposed extension is of 0.4 hectares immediately north of the yard on land that is at a lower level. The extension would be formed by importing inert waste or aggregate to raise the level of the land by between 1 and 2 metres, which would then be surfaced and tied into the levels of the existing yard.
- c) A 5-metre-high concrete panel or block wall would be installed along the new northern boundary and at the western corner of the site. A lower red brick wall is proposed to form the new eastern boundary, set partially behind the roadside hedgerow, with the potential for some heritage-themed artwork to be established. A new site exit would be created through the hedgerow to create a clockwise entry and exit arrangement.
- d) The proposed extension is intended to enable the facility to increase its overall waste throughput by around 10,000 tonnes per year, which will then be closer to the limit of 75,000 tonnes set by the current Environmental Permit. It would also create new capabilities for the recycling of electric and hybrid vehicles and their

batteries, and so generate further full-time jobs at the facility. The ground may require further testing for potential contamination and remediation as part of the development, and effective drainage measures would be needed to ensure that no polluted surface waters are discharged off-site. The operation of the extended facility would then need a new or expanded Environmental Permit from the Environment Agency.

- e) The proposals would not impact upon the nearby Grade II listed Smeaton's Arches or their setting, though there could be an impact upon archaeology, which would need to be investigated. The site is of limited biodiversity interest.
- f) The site and its wider area are at a very high risk of flooding from the River Trent. Local and national planning policy seeks to move development to areas of lower flood risk wherever possible, while the National Planning Practice Guidance advises that waste management developments should not be permitted in the high-risk areas of a floodplain. As a result, the Environment Agency has objected to the application due to both the current site and its proposed extension being within the high-risk floodplain of the River Trent. Following the publication of the Committee's agenda, a fuller letter of objection with further detail was received from the Environment Agency, and this was forwarded to the applicant.
- g) The substance of the Environment Agency's objection is that the facility would not be able to remain operational during times of flood, and that the proposed extension would result in a loss of floodplain water storage and impede water flows, increasing the risk of flooding elsewhere. The Agency considers that the extension would put users of the site at a high risk of flooding, causing danger to life and increasing the pressures on emergency services during floods. Given the nature of the facility, the risk of hazardous materials and waste floating away during a flood is high, putting site users and third parties in danger. Displaced materials could also cause blockages and damage to flood defences, as well as impact Environment Agency incident response operations during times of flood.
- h) In response to the Environment Agency's concerns, the applicant contends that these issues are mitigated by the site and its proposed extension being raised safely above floodwater levels, and that the loss of flood storage capacity would be very small relative to the overall scale of the floodplain – so the extension would be unlikely to raise the risk of flooding elsewhere in a significant way. In addition, the applicant sets out that the expansion to the facility would bring important benefits in terms of retaining and growing jobs, expanding local waste processing capacity and capability (including new services to recycle electric and hybrid vehicles), and establishing a safer and more efficient one-way access system to the site from the road. The applicant has also submitted a sequential site assessment that it believes demonstrates that there are no other reasonably available alternative sites for development in the local area that are at a lesser flood risk.
- i) Ultimately, in balancing all of the Planning issues in relation to the application, officers view the concerns raised by the Environment Agency on flooding grounds as a vital consideration. The proposed development, therefore, is considered to be contrary to the development plan overall, where the potential benefits do not

outweigh the likely drawbacks of further development on the high-risk floodplain. Officers consider that there are potential alternative sites that could be used to deliver either a relocated facility or satellite site, so recommend that the application is refused.

With the permission of the Chairman, Steve Catney addressed the Committee on behalf of the applicant. The following points were raised:

- j) The recycling yard has been in operation for between 50 and 80 years under a Lawful Development Certificate. The proposed extension to the site would bring significant benefits, including the capacity to recycle lithium batteries, and is appropriate in terms of the relevant Planning policies provided that it does not have an unacceptable environmental impact. The area to be used for the proposed expansion is very small and its development would not have an adverse impact on the wider, much larger floodplain, or lead to an increased flood risk elsewhere. A sequential site assessment has been carried out, but there are no other alternative sites in the local area that are suitable and available for this development.

With the permission of the Chairman, Mark Spencer MP addressed the Committee in support of the application. The following points were raised:

- k) The recycling yard is a long-established business that is working hard to improve the operation, access and safety of the site, including increasing its capacity to meet the growing need for the recycling of hybrid and electric cars. It is not ideal that the facility was established on the floodplain in the past, but the small extension to a long-standing site would allow for important improvements and the creation of new job opportunities without having a significant impact on the effectiveness of the wider floodplain. Other, larger developments have taken place on the floodplain, so it can be appropriate for suitable developments to take place despite the Environment Agency's default position of objection.

The Chairman then opened the application for debate. The following points were discussed:

- l) The application site has been raised to be above current floodwater levels and the proposed extension would be similarly elevated. However, the whole Trent Valley experiences flooding during most winters, so the site and its surrounding area are at a very high risk whenever the Trent floods. The Environment Agency's objection to the proposal is based on its assessment of the site and the specific circumstances of the proposal, resulting in an 'in principle' objection.
- m) The Environment Agency is the Flood Authority responsible for the management of the flooding of the River Trent, while the County Council (as the Lead Local Flood Authority) has a remit covering smaller watercourses and surface water. As such, the particular flooding matters in the context of the current application concern the Trent and fall within the remit of the Environment Agency, meaning that the County Council did not need to raise any objections or comments associated with its remit as the Lead Local Flood Authority as part of the formal consultation process on the application.

- n) The Committee acknowledged that the proposed extension to the facility would, taken of itself, bring useful benefits to the business and the locality. Members noted, however, that the wider area can and does flood regularly, and that it is important to mitigate against the potential for flooding by ensuring that as much of the Trent floodplain as possible remains able to capture and drain floodwater effectively, in line with the current policy context – particularly if flooding has the potential to become more regular and severe in the future through climate change. Members expressed concern that the extension proposals as presented did not contain mitigation measures for managing any displaced floodwater, leading to the potential for an increased flood impact elsewhere.
- o) The Committee noted that the applicant had produced a sequential site assessment that set out that there were no other available alternative sites for development in the local area that were at a lesser flood risk, but that this view was not supported by officers.
- p) The Committee noted that in terms of further information arising between the publication of the Committee’s agenda and the Committee meeting itself, such as the follow-up representation from the Environment Agency (dated 7 July but nevertheless received after the publication of the Committee’s agenda on 10 July), everything possible should be done to ensure that both representors and members are able to discuss and respond to all of the details relevant to an application in a fully informed way.

The motion to refuse the grant of Planning Permission was put to the vote and carried by a majority.

Resolved (2023/015):

- 1) To refuse Planning Permission for the reasons as set out in Appendix 1 to the report.

7. Variation of Planning Conditions for Calverton (Burntstump) Quarry, Arnold

Joel Marshall, Principal Planning Officer, introduced applications 7/2022/0752NCC and 7/2022/0751NCC by Tarmac Trading Limited in relation to the Calverton (Burntstump) Quarry, Ollerton Road, Arnold for the variation of Planning Conditions to extend the time to work the remaining mineral reserves until 7 January 2042 (with restoration works to be completed by 7 January 2043) and to retain the existing weighbridge, associated buildings and soil mound for the duration of the mineral extraction operations. The following points were raised:

- a) Two applications have been made to vary the conditions to the previous permissions relating to the Burntstump Quarry, to extend the duration of mineral extraction until 2042 using the existing ancillary facilities and then to restore the site by 2043.
- b) The sandstone quarry is located in the Green Belt, by the A614 – from which the site is accessed via a priority junction. A small number of other properties are

located nearby and there is a restored landfill site to the north. The quarry covers approximately 25 hectares and is currently in phase 3 of 5, with approximately 1.5 million tonnes of mineral remaining to be worked as part of phases 4 and 5 – the sites of which remain arable farmland, currently. No changes to the extraction methods or area are proposed, but the current level of quarrying activity would need to be increased to complete the works within the 20-year period. The quarrying would continue in the same direction as granted permission originally, first moving south and then north-east, with progressive partial restoration works following.

- c) No local objections have been received. The majority of the existing controls would remain appropriate for the protection of the environment and surrounding residential properties, including noise controls and limits, and pollution control measures. However, the dust management and monitoring scheme should be updated. The continued presence of the quarry will prolong its visual impact on the landscape, but the site is well screened. Any gaps in the site hedgerow will be replanted and the planned supplementary woodland in the eastern corner will be delivered early.
- d) The revised restoration plan will improve the biodiversity value of the site whilst maintaining a partial agricultural use at the centre, where two central fields suitable for grazing will be created and bounded by new hedgerow planting. Around this, heathland will be expanded on the steeper western, northern and southern slopes, as well as two wetland corners being introduced. Tree planting will be carried out in the eastern corner to further supplement the woodland area. The revised restoration will provide biodiversity gains of 39% in area and 62% for hedgerows when compared to the existing site situation, which is predominantly of low ecological value.
- e) There is a clear need to continue quarrying at this site, which is effectively allocated within the Minerals Local Plan to contribute to maintaining a 7-year local landbank of Sherwood Sandstone. Closing the quarry would result in the minerals becoming sterilised and unusable. Overall, the benefits of continuing mineral extraction at the quarry and then completing the revised restoration scheme are considered to clearly outweigh the largely limited and temporary adverse landscape and visual impacts.

The Chairman then opened the application for debate. The following points were discussed:

- f) The quarry was originally granted Planning Permission in 2001, with a 20-year time limit for extraction that expired in January 2022. The variation applications were received initially in December 2021, but there have been significant delays for an acceptable Environmental Impact Assessment to be completed and a revised restoration scheme agreed. As such, the 20-year time extension to January 2042 would start from when the previous permission ended, in January 2022.
- g) The Committee was encouraged to see that no objections to the proposed extension of the quarry's operational lifetime had been received, and thanked

officers for their hard work in ensuring that the final restoration of the site would result in a net biodiversity gain for the area.

The motion to approve the grant of Planning Permission was put to the vote and carried unanimously.

Resolved (2023/016):

- 1) To approve the grant of Section 73 Planning Permission for the variation of Conditions 7, 8 and 50 to Planning Permission 7/2005/0263 to extend the time to work the remaining mineral reserves until 7 January 2042, with restoration works to be completed by 7 January 2043 (Proposal 1), subject to the conditions as set out in Appendix 1 to the report.
- 2) To approve the grant of Section 73 Planning Permission for the variation of Condition 2 to Planning Permission 7/2003/1323 to retain the existing weighbridge, associated buildings and soil mound for the proposed duration of mineral extraction operations to 7 January 2042 (Proposal 2), subject to the conditions set out in Appendix 2 to the report.

8. Development Management Progress Report

Jonathan Smith, Interim Group Manager for Planning, presented the regular Development Management Progress Report. The following points were discussed:

- a) The report sets out the planning applications received by the Council between 12 May 2023 and 30 June 2023, the decisions taken on planning applications since 6 June 2023, the applications likely to come to a future meeting of the Committee, and the Council's performance against the statutory targets for the speed and quality of decisions.

Resolved (2023/017):

- 1) To note the Development Management Progress Report and confirm that no additional actions are required in relation to its contents.

There being no further business, the Chairman closed the meeting at 11:44am.

Chairman:



19 September 2023

Agenda Item 5

REPORT OF THE INTERIM CORPORATE DIRECTOR FOR PLACE

ASHFIELD DISTRICT REF. NO.: 4/V/2023/0424

PROPOSAL: VARIATION OF CONDITION 34 OF PERMISSION REF 4/V/2022/0876 TO PERMIT THE IMPORTATION OF 250,000 TONNES OF SAND FROM AN EXTERNAL SOURCE

LOCATION: TWO OAKS QUARRY, COXMOOR ROAD, SUTTON IN ASHFIELD, NG17 5LZ

APPLICANT: MANSFIELD SAND COMPANY LIMITED

Purpose of Report

1. To consider a planning application to vary condition 34 of planning permission 4/V/2022/0876 to allow sand to be imported for processing at Two Oaks Quarry. This is proposed as a one-off variation linked to a separate development project in Mansfield which is expected to yield up to 250,000 tonnes of sand as a precursor to building works. Currently condition 34 prohibits mineral from offsite sources from being brought into the quarry.
2. This application is being reported to committee because the quantity of additional importation (250,000 tonnes over a 12 month period) exceeds the 30,000 tonnes per annum threshold for delegated decisions as set out within the Committee's Code of Best Practice:

b) Section 73 variations [of planning conditions] on existing minerals or waste sites which involve increasing the rate of extraction/input by more than 30,000 tonnes per annum.
3. The application does not give rise to any major issues however transport and haulage require consideration. The recommendation is to grant section 73 planning permission subject to the updated conditions set out in Appendix 1.

The Site and Surroundings

4. Two Oaks Quarry is a silica sand quarry on the corner of the A611 Derby Road and Coxmoor Road, situated between Kirkby in Ashfield and the southern edge of Mansfield. The site lies in open countryside and is designated Green Belt.

Thieves Wood (managed by Forestry England) borders the quarry on the south-eastern and north-eastern boundaries and is a Local Wildlife Site (LWS). To the north-west, on the opposite side of the A611, is Coxmoor Golf Club, itself covered by a LWS designation. The woods form part of a wider area covered by a potential prospective Special Protection Area (ppSPA), owing to a population of Nightjar and Woodlark and suitable heathland habitats, but which has not been formally proposed for designation. The site and surroundings are shown on the appended Plan 1.

5. Access is taken from a dedicated access road off Coxmoor Road. Landscaping/screening bunds have been established along the boundaries with Coxmoor Road and the A611.
6. Extraction is currently in the latter parts of phase 1 in the north-eastern quadrant adjacent to Thieves Wood. Future phases 2 to 4 remain in agricultural use at this time.
7. The former farm (in the control of the applicant) is retained vacant to the centre-north. The nearest residential receptors are located at Forest Lodge (550m to the north within Thieves Wood); properties at Stonehills Farm, Derby Road (approx. 250m north-east from the future phase 3 area); Coxmoor House, Derby Road (approx. 300 east of future phase 2) and Forest Farm (800m to the south). The Sherwood Observatory is approx. 1km to the east, alongside residential properties lining this section of Coxmoor Road.
8. Within the centre of the quarry is a substantial array of processing plant and stocking areas (sand washing plant, sand drying plant, Fibresand mixing plant, soil steriliser, bagging plant, gravel plant, silos, conveyors etc). There is a complex of modular site offices, parking for staff and HGVs and a set of weighbridges at the end of the access road. Mineral products are delivered by road to customers across the UK including to industry, general construction, sports clubs and the equestrian sector.

Planning history

9. Planning permission (Ref 4/2010/0178) was first granted for the development of the quarry by the Minerals Planning Authority (MPA) in March 2013 following the completion of a s106 legal agreement to secure various planning obligations. There have been several subsequent applications to vary planning conditions in the subsequent years, in particular condition 13 relating to maximum permitted HGV movements.
10. Permission was granted in April 2016 (Ref 4/V/2016/0062) to vary condition 13 for a one-off increase to HGV numbers in the months of May and June of that year without increasing the annual limits. This was to satisfy a seasonal demand in the sports sector.
11. In September 2017 permission was granted (Ref 4/V/2016/0655) for a permanent variation to condition 13 to increase the annual limits for HGV movements to and from the site from 27,800 to 34,000 (17,000 in 17,000 out)

but retaining the separate daily and weekly limits at existing levels. (The May/June peak was temporarily discontinued).

12. In March 2018 a further approval (ref 4/V/2017/0690) to vary condition 13 was granted in order to reintroduce a peak May/June increase of 20% to the daily and weekly HGV movements during these months every year (from 200 to 240 movements a day), whilst maintaining the annual limit as approved under planning permission 4/V/2016/0655.
13. In December 2019 two section 73 applications were granted. The first (ref 4/V/2019/0614) varied conditions 5, 22, 31 and 55 making changes to the layout and numbers of temporary silt lagoons in phase 1, with a consequential change to the restoration plan. This also permitted an additional motor scraper to be operated on site.
14. The second (ref 4/2019/0300) again amended condition 13 to increase the permitted daily, weekly and annual HGV movements with a maximum 380 movements per day during April, May, June and July and maximum 320 per day during the remainder of the year. The annual limit was raised to 50,000 movements. This permission was later brought into effect following the installation of traffic monitoring cameras at two nearby junctions, as required by a planning condition.
15. Variations to processing hours were approved in September 2021 (permission ref 4/V/2021/0397) allowing 24-hour processing Mondays to Saturdays, but leaving permitted HGV movement times unchanged. The permission was also varied to add a security cabin resulting in the current site planning permission (4/V/2022/0876).

Proposed Development

16. In addition to the Two Oaks Farm sand quarry, the Mansfield Sand Company operate a separate concrete brick manufacturing facility located on Crown Farm Way, Mansfield. The company is looking to expand the brickworks but the site contours are currently sloped and variable and in order to create a suitable level site for the proposed development, sand must be removed. Up to 250,000 tonnes of sand could be won and removed from site. It is understood that a planning application, or planning applications, are shortly to be submitted for these works (whether this will be to Mansfield District Council and/or Nottinghamshire County Council is currently under discussion).
17. As sand is a valuable mineral commodity it is sustainable to ensure that the sand is put to beneficial uses. The company therefore wishes to haul this material over a 12 month period to their Two Oaks Quarry where it can be processed through the onsite processing facilities and sold as part of their range of sands and aggregates. However condition 34 as currently worded prohibits this:

Only sand and gravel extracted from within the site, as detailed on 'Plan PA2 – Planning Application Area' received by the MPA on 30 March

2010, shall be processed on the site. No sand and gravel shall be imported into the site for processing.

Reason: To limit vehicle movements at the proposed quarry in accordance with Policy DM9 of the Nottinghamshire Minerals Local Plan.

18. The applicant states that they do not in this instance need to further vary condition 13 as the required haulage of these sands can be undertaken within the current permitted HGV movements for the quarry site as confirmed by a recent automated traffic survey which has been carried out on the junctions through which quarry traffic presently passes. Additional estimations have also now been provided as evidence.
19. The route required to move the sand would follow established HGV roads from Crown Farm Industrial Estate via the A6117, A60, B6020 and B6139 (Coxmoor Road) to Two Oaks Quarry a distance of some 11 km (see Plan 2).
20. Working hours for the proposed sand importation would be as per the approved working hours for the quarry specifically in terms of approved hours for vehicles entering and leaving the site, which are 6.30 a.m. to 7.30 p.m. Monday to Friday and 7.30 a.m. to 12.30 p.m. on Saturday. (No traffic movements are permitted on Sundays, Bank or Public Holidays).
21. Access to the site would be via the existing quarry access roadway. There are no proposals to alter the terms of the mineral planning consent, which enables access to and from the quarry site, or the measures implemented to control environmental matters associated with the ongoing mineral extraction e.g. sweeping and cleaning of the access road.

Consultations

22. **Ashfield District Council – No objections.**
23. *The impact of the proposal on the Green Belt will be a matter of planning judgement for the decision maker. Should the proposal constitute appropriate development in the Green Belt, and should it avoid harm to the Green Belt's openness, permanence and reasons for designation, Ashfield District Council would not wish to raise any objections.*
24. *The importation of sand is to take place on a temporary basis (12 months). It may be prudent to impose a condition which defines the temporary period.*
25. *An automated traffic survey has confirmed that the HGV movements for the sand importation can be undertaken within the parameters of the existing planning consent, in particular condition 13, which regulates HGV movements. Should the decision maker accept the validity of this finding, the proposal should not induce significant harm to residential amenity as the upper limits of condition 13 were found to be acceptable at the time of imposition. There does not*

appear, however, to be any evidence on file which might substantiate such claims. [This has since been provided].

26. **NCC (Highways) – No objections subject to reimposition of condition 13.**
27. *Highways are content with this proposal as long as the required HGVs are kept within the agreed limits as per the 2019 variation of planning permission. This variation increased daily, weekly and annual HGV movements to accommodate seasonal variation in sales.*
28. *According to the applicant's figures the quarry proposes to balance the outgoing exports and local incoming loads to be processed from Crown Farm Way, within the previously agreed 2-way movement limits. Furthermore, they intend to use the same lorry routing agreements established to limit any environmental nuisance to nearby residential urban areas. Therefore no objection is raised as the additional short term HGV movements cannot be considered material, as these will have minimal impact on the nearby critical junctions and highway links.*
29. **NCC (Planning Policy) - No objections.** *Condition recommended to tie the grant to the donor site (brickworks).*
30. *The Planning Statement details that the importation of the sand would not lead to any adverse impacts at Two Oaks quarry, with conditions already in place to limit any such impacts. The applicant also details that HGV movements to import the sand can be undertaken under the parameters of condition 13 which restricts vehicle movements. The case officer will need to be satisfied that there will be no further impacts and the Development Management Policies within Chapter 5 of the Nottinghamshire Minerals Local Plan are satisfied.*
31. *As the proposal would prevent the unnecessary sterilisation of the mineral resource and ensure its use, Policy SP7: Minerals Safeguarding, Consultation Areas and Associated Minerals Infrastructure would be supportive. However, any future application for the extension of the brickworks will need to consider Policy SP7 and demonstrate the need for the non-mineral development in the mineral safeguarding area to satisfy this policy.*
32. *Suggest that permission be tied to the granting of planning permission for the extension at the brickworks. Further comment from the Planning Policy team will be provided on any future applications made to Mansfield District Council and County Council for the incidental extraction of sand from the brickwork site and the applicant should consider and address the Nottinghamshire Minerals Local Plan within these applications, in particular Policies SP7 and DM13 (Incidental Mineral Extraction).*
33. *As detailed in the planning statement any application for the brickwork extension, which would be determined by Mansfield District Council, should be submitted at the same time as any separate planning application to the County Council for the extraction of sand to ensure the applications are compatible.*
34. **NCC (Nature Conservation) – No objections.**

35. *There will be no direct impacts on ecology, with the primary potential indirect impact being changes to air quality, particularly nitrogen deposition, due to additional HGV movements.*
36. *As the application states that the HGV movements for the proposed sand importation can be undertaken within the parameters of the present planning consent (condition 13) it is assumed that this means that there would not be a change in the conclusions of the air quality assessment previously undertaken for the site. No evidence has been provided to back up the assertion, such as the number of current HGV moments or anticipated additional HGV movements. [This has since been provided].*
37. **Environment Agency** – *No objections and no flood related concerns are raised.*

Publicity

38. The application has been publicised by means of a site notice and a press notice in accordance with the County Council's adopted Statement of Community Involvement. No neighbours have been consulted in this instance owing to the existing traffic limits not being exceeded and no representations have been received.
39. Cllr Samantha Deakin has been notified of the application.

Observations

Planning policy assessment

40. Condition 34 currently limits the quarry to processing site won minerals and prohibits any importation of minerals from elsewhere. The reason for the condition is to safeguard against any traffic growth over and above that previously assessed.
41. In principle there is nothing unusual about importing off site won mineral to a quarry for processing and not all quarries necessarily have their own processing facilities. There are instances where mineral operators choose to share the capacity of a processing plant between different extraction sites, or where there is a need to blend different minerals to create a certain end product.
42. In the case of temporary incidental mineral extraction sites associated with a construction project, as is foreseen by the applicant at Crown Farm Way, it could be unfeasible to establish anything other than a basic screening operation to screen as dug mineral and even then there may not be the space or time to undertake this around the pressures of a construction programme. There are also potential environmental impacts associated with processing the as dug mineral at that site. Hauling the as dug mineral a short distance and employing the full range of washing and screening facilities as are present at Two Oaks

Quarry would be economically and operationally feasible and could actually be sustainable development as not only would this potentially avoid sterilisation of the mineral, (for example if the material was simply disposed of or poorly utilised) but by transporting this mineral to the nearest appropriate processing facility a range of aggregate products could then be created for differing end uses and customers. This would assist with maximising the recovery of the mineral resource and provide greater benefits to society. There would also clearly be benefits to the applicant as a local business and local employer (approx. 75 full time staff) in adding value to the mineral and supporting existing sales through the quarry business as well as for contracted haulage services.

43. The importation of the sand would not affect the overall operations at Two Oaks Quarry, its timescales (which are controlled by a separate condition), or delay restoration works. No physical works are proposed and no other changes to planning conditions are required or being sought. There would be neutral impacts for Green Belt purposes.
44. A one-off relaxation of the condition would indirectly facilitate the prospective development to expand the brickworks at Crown Farm Way and would help realise an opportunity to undertake incidental mineral extraction ensuring the mineral is recovered for society's benefit. It should be noted however that a decision on varying the condition will have no bearing on the separate planning application(s) that will be required to actually undertake the expansion of the brickworks and the incidental mineral extraction as part of that development. Varying the condition would however provide the applicant with some certainty to inform the decision whether to proceed with planning the expansion project.
45. Overall this is a straightforward proposition which supports the objectives of the Minerals Local Plan in safeguarding minerals as per Strategic Objective 4 and Policy SP7.

Traffic and Access

46. A safeguard against increased traffic was the reason for the imposition of condition 34 prohibiting the importation of minerals from elsewhere. However condition 13 appears to be the main way these traffic movements are regulated by the planning permission.
47. The applicant claims that the calculated importation can be undertaken within the approved maximum HGV figures as set out in condition 13 and as such they have no requirement to vary this condition. As noted in the planning history, condition 13 has been subject to previous variations to increase permitted HGV movements and so some 'headroom' will have been created for the applicant. Officers have had sight of company estimates which shows that the HGV limits would only be in danger of being exceeded in an exceptionally busy month for sales, well in excess of previous peaks. This has also been shared with NCC Highways.
48. During the quieter business months, typically either side of the summer, the sand importation could, depending on sales, make up around half of the total

HGV movements in/out of the quarry- around 50 HGVs per day (100 two-way movements) out of around 100 in total (200 movements). This would be well within the 160 movements permitted under condition 13 from August through to March. Whilst during the peak period the exports of processed sand would take over as the dominant share with total movements in excess of 150 a day (300 movements) of which around 40 could be importing sand, but the total would still be within the 190 movements as permitted under condition 13 during the period April to July.

49. The above are indicative estimates, but in effect the quarry can and will need to continue to comply with condition 13 by balancing the mix of HGV traffic accessing the quarry site including those exporting sand and those importing unprocessed mineral over the envisaged temporary 12-month period. Given the applicant's involvement in both the brickworks expansion and as the operator at Two Oaks Quarry, backhauling may also be possible.
50. The applicant also notes that background traffic levels on the adjacent highways have not seen the growth that had previously been expected. Traffic surveys have shown there have been insignificant changes to traffic patterns when comparing data from 2015, 2018 and 2023.
51. The sand would be imported over a relatively local distance of 11km using suitable route(s) whilst continuing to comply with the HGV routeing agreement for the quarry as well as abiding by the existing hours of operation in terms of traffic movements.
52. On this basis NCC Highways raises no objection subject to reimposing and retaining conditions (including condition 13) and the routeing controls.
53. Condition 13 also requires the quarry to maintain written records of all HGV movements accessing the site for a two-year period. This is achieved through the weighbridge. The MPA can also request this data for monitoring compliance purposes and in the circumstances it may be appropriate for it to do so.
54. In conclusion the maximum permitted HGV movements would not be exceeded and so the traffic associated with importing the mineral to the quarry would not be 'additional' to the quarry and would abide by all the other requirements. The maximum permitted HGV movements set under condition 13 were previously found to be acceptable in terms of impacts to the local highway network (and local amenity). The proposals to import sand therefore would continue to ensure compliance with MLP Policy DM9 (Highways Safety and Vehicle Movements / Routeing).

Amenity

55. Two Oaks Quarry is situated in the open countryside with very few near neighbours. It operates largely without local complaint or concern. There are comprehensive planning conditions regulating its operation to protect local amenity including those relating to operational hours and traffic controls. A site liaison committee is also in place through the Section 106 Agreement.

56. The proposed importation of sand would take place within the current hours as specified under condition 21 relating to *vehicles entering and leaving the site for the purposes of collecting mineral or delivering soils, compost and synthetic fibres* which are specified as 6.30 am to 7.30 pm Monday to Friday and 7.30 am to 12.30 pm on Saturdays. No such movements are permitted on Sundays, Bank or Public Holidays. A minor textual change could be made for clarity purposes by rephrasing the term 'collecting mineral' to 'transporting mineral'. As noted above, the traffic levels would remain within the bounds of condition 13 and would abide by the routeing agreement. A routeing agreement could also be requested against any planning permission that might be granted for the expansion of the brickworks to ensure full compliance.
57. A range of HGVs and other commercial vehicles access the quarry and the types of vehicles utilised to import the sand would likely be similar and thus would not be readily distinguishable amongst the other site traffic. The only difference would be that these vehicles would be laden with mineral upon entering rather than not. Condition 10 will continue to require measures to keep the public highway outside of the quarry site free of mud and other deleterious materials. Condition 29 requires all HGVs entering the site *to deliver soil, compost, and synthetic fibres, and all HGVs leaving the site with sand and sand-based products*, to be fully sheeted. For completeness this can be amended to include HGVs entering with deliveries of sand.
58. Once delivered to the quarry the processing of the sand would be absorbed into the existing operations and is not expected to create any additional noise, dust or other local nuisance. The proposals therefore satisfy MLP Policy DM1 (Protecting Local Amenity).

Ecology

59. The importation of sand would not lead to any direct ecological impacts and the mineral would be handled within the established processing and stocking areas of the quarry. The ecological impacts arising from the prospective expansion of the Crown Farm Way brickworks are not relevant for the current decision and are for that separate and subsequent planning application to consider.
60. The haulage operations associated with Two Oaks Quarry has potential to cause indirect ecological impacts to local woodland habitats through exhaust emissions and deposition of nutrients. These LWS woodlands and the heathland glades contribute to the Sherwood area's interest for breeding woodlark and nightjar and remain subject to Natural England advice regarding a potential prospective designation as a Special Protection Area, despite the UK leaving the EU. All previous changes to raise the permitted maximum HGV movements under condition 13 included assessments on air quality and impacts to these habitats and found acceptable.
61. As there is no requirement to vary or raise HGV traffic numbers permitted by condition 13 in this instance, and no changes to vehicle routeing, it can be concluded that there would be no further potential impacts to the nearby/surrounding habitats (or the species they support) through indirect

deposition of pollutants/nutrients. No other ecological issues arise and so the proposals accord with MLP policies SP5 (The Built, Historic and Natural Environment) and DM4 (Protection and Enhancement of Biodiversity and Geodiversity).

Conclusions

62. The variation of condition 34 to allow sand to be imported into Two Oaks Quarry for processing and onward sale can be supported and in the circumstances is a sustainable solution to process incidental minerals arising from a prospective local development project, i.e. an expansion of the applicant's brick factory in Mansfield. Although subject to separate planning permission, a variation to condition 34 would provide developer certainty and indirectly facilitate the subsequent factory development proposal. Around 250,000 tonnes of sand could be safeguarded and recovered over some 12 months for the wider public benefit as well as supporting the ongoing quarry business and its local employment.
63. The applicant can undertake the importation within the existing approved HGV traffic limits for the quarry under condition 13 and so there are no proposals to raise the quarry's permitted HGV traffic levels or alter any other operational controls such as operational hours, or HGV routeing. Subject to the reimposition of these controls it follows that there would be no additional local amenity or environmental impacts over and above that previously assessed and found acceptable.
64. The proposed variation is therefore supported by development plan policy and principally by the following policies of the Nottinghamshire Minerals Local Plan: policies SP5, SP7, DM1, DM4, and DM9.

Updates to conditions

65. The applicant is not seeking the complete removal of condition 34 and is instead seeking its variation. The applicant has not tabled any suggested revised wording for the condition as part of their submission, however the recommended revised wording (as included in Appendix 1) has been agreed. This will make an allowance to import mineral arising as an incidental part of an expansion of the brick works on Crown Farm Way. However it is not considered necessary to specify a time limit, other than allowing 3 years to commence.
66. As noted above, a minor change should be made to conditions 21 and 29. Condition 1 is also updated.
67. Some minor updates are also required to conditions 7 and 14 to incorporate recently approved non-material amendments concerning site fencing and the location of a security cabin respectively.

Legal Agreement

68. A legal agreement is in place covering the matters listed below and it will continue to have effect should the variation be granted.
- i) HGV routeing scheme preventing HGVs travelling up Coxmoor Road, north of the crossroads junction with Derby Road, as well as preventing the use of Little Ricket Lane, Ravenshead and the B6020 east of the A60.
 - ii) Maintenance of the site access.
 - iii) An annual dilapidation survey of the B6139 Coxmoor Road and repair if necessary.
 - iv) Prevention of queueing on the highway prior to site opening.
 - v) Lizard translocation.
 - vi) Additional aftercare.
 - vii) A site liaison committee.

Other Options Considered

69. The report relates to the determination of a planning application. The County Council is under a duty to consider the planning application as submitted. Accordingly no other options have been considered.

Statutory and Policy Implications

70. This report has been compiled after consideration of implications in respect of crime and disorder, data protection and information governance, finance, human resources, human rights, the NHS Constitution (public health services), the public sector equality duty, the safeguarding of children and adults at risk, service users, smarter working, and sustainability and the environment, and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

Data Protection and Information Governance

71. Given that no representations have been received from the public, it is considered that no data protection issues have been raised.

Human Rights Implications

72. Relevant issues arising out of consideration of the Human Rights Act have been assessed. Rights under Article 8 (Right to Respect for Private and Family Life), Article 1 of the First Protocol (Protection of Property) and Article 6 (Right to a

Fair Trial) are those to be considered. In this case, however, there are no impacts of any substance on individuals and therefore no interference with rights safeguarded under these articles.

Public Sector Equality Duty Implications

73. The report and its consideration of the planning applications has been undertaken in compliance with the Public Sector Equality duty and there are no identified impacts to persons/service users with a protected characteristic.

Implications for Sustainability and the Environment

74. These have been considered in the Observations section above. Processing the sand through the Two Oaks Quarry processing plant would enable recovery of the mineral and its production into a range of products for the benefits of society whilst minimising further environmental impacts.
75. There are no implications with regards to crime and disorder, safeguarding children/adults at risk; finance; human resources; or for service users.

Statement of Positive and Proactive Engagement

76. In determining this application, the Minerals Planning Authority has worked positively and proactively with the applicant by assessing the proposals against relevant Development Plan policies, all material considerations, consultation responses and any valid representations that may have been received. This approach has been in accordance with the requirement set out in the National Planning Policy Framework.

RECOMMENDATIONS

77. It is RECOMMENDED that section 73 planning permission be granted subject to the conditions set out in Appendix 1. Members need to consider the issues set out in the report and resolve accordingly.

DEREK HIGTON

Interim Corporate Director for Place

Constitutional Comments (JL 07/09/2023)

78. Planning & Rights of Way Committee is the appropriate body to consider the contents of this report by virtue of its terms of reference set out in the Constitution of Nottinghamshire County Council.

Financial Comments (SES 06/09/2023)

79. There are no specific financial implications arising directly from this report.

Background Papers Available for Inspection

80. The application file is available for public inspection by virtue of the Local Government (Access to Information) Act 1985 and you can view them at: www.nottinghamshire.gov.uk/planningsearch/plandisp.aspx?AppNo=V/4538

Electoral Division and Member Affected

Sutton Central & East - Cllr Samantha Deakin

Report Author/Case Officer

Joel Marshall

0115 9932578

For any enquiries about this report, please contact the report author.

RECOMMENDED PLANNING CONDITIONS

Commencement and duration of the permission

1. This permission is for the continuation of the extraction and processing of silica sand, including the provision of a site access road, landscaping and screening bunds, processing plants, lagoons, offices and other associated infrastructure with restoration thereafter to agriculture and for nature conservation, subject to a variance to condition 34 to permit temporary mineral importation.

Reason: For the avoidance of doubt and to define the permission.

2. The Minerals Planning Authority (MPA) shall be notified in writing of the date of commencement at least 7 days, but not more than 14 days, prior to the commencement of this permission.

Reason: To assist with the monitoring of the conditions attached to the planning permission and for the avoidance of doubt.

3. The extraction of minerals from the application site shall be completed no later than 13th October 2064.

Reason: To ensure that mineral extraction is completed within an acceptable timeframe.

Approved plans

4. From the commencement of the development to its completion, a copy of this permission including all plans and documents hereby approved, and any other plans and documents subsequently approved in accordance with this permission, shall always be available at the site offices for inspection by the MPA during normal working hours.

Reason: To enable the MPA to monitor compliance with the conditions of the planning permission.

5. The development hereby permitted shall only be carried out in accordance with the details contained within the planning application forms, Planning Application Document and Environmental Statement (ES) received by the MPA on 30 March 2010, and the Regulation 22 Submissions received by the MPA on 30 March 2012, 19 September 2012 and 14 December 2012, including any subsequent approved modifications and in particular the plans and details identified below, unless amendments are made pursuant to the other conditions below:

- (i) 'Plan PA2 – Planning Application Area' received by the MPA on 30 March 2010;
- (ii) Dwg TW952-D1v2 Rev D and document entitled 'Notes to accompany TW952-D1D received by the MPA (in respect of Condition 6 of Planning Permission 4/2010/0178) on 15 May 2013 and approved in writing by the MPA on 28 May 2013;
- (iii) 'Figure L5 – Mitigation Cross Sections' received by the MPA on 30 March 2010;
- (iv) Drawings numbered '192-S-03 – Sheet 1 – Access Junction', '192-S-04 – General Arrangement Long Section Chainage 0.000 – 300.000', '192-S-06 – General Arrangement to Show Visibility Splay at Junction' and 192-S-21 – General Arrangement to Show Visibility Splay at Junction – Sheet 2', and the accompanying statement entitled 'Extracts from Richard Parker Consultancy (RPC) report issued in support of the planning application', all received by the MPA on 19 April 2013 and approved in writing by the MPA on 6 June 2013 pursuant to NMA/2810;
- (v) Drawing Number PL13-1 Rev 6– Proposed Plant Layout and Elevations and Drawing Number PL13-2 Rev 6– Cross Sections Through Proposed Plant, both received by the MPA on 19 October 2015 and approved on 6 November 2015 in respect of NMA/3385 amending condition 14 of Planning Permission 4/2010/0178 and the subsequent amendments as listed under condition 14 below;
- (vi) 'Plan PA10 – Cross-Sections Through Proposed Design' received by the MPA on 30 March 2010;
- (vii) Dwg 'Working Method -Phase 1 Revised May 2019' received by the MPA on 3 September 2019 and 'Appendix A- High Level Lagoons' received by the MPA on 28/02/19 (in respect of application ref 4/V/2019/0614) and as further amended by dwg titled 'Quarry Site Plan- May 2020', dated 11/05/2020 and received by the MPA on 10/06/2020 (pursuant to NMA/4144 for a new fresh water storage lagoon in lieu of planned silt lagoon no. 11 within phase 1c).
- (viii) Dwg 'Working Method- Phase 2a+2B Revised January 2014' received by the MPA on 11 February 2014 (pursuant to NMA/2994) and approved in writing by the MPA on 7 April 2014.
- (ix) 'Plan R22-5 – Working Method – Phase 2c' received by the MPA on 30 March 2012;
- (x) 'Plan R22-6 – Working Method – Phase 3' received by the MPA on 30 March 2012;
- (xi) 'Plan R22-7 – Working Method – Phase 4a' received by the MPA on 30 March 2012;
- (xii) 'Plan R22-8 – Working Method – Phase 4b' received by the MPA on 30 March 2012;
- (xiii) 'Plan R22-9 – Final Site Soil Movements' received by the MPA on 30 March 2012;
- (xiv) 'Plan PA3 – Proposed Restoration Scheme & Cross Section' received by the MPA on 28 February 2019 (in respect of application ref 4/V/2019/0614).

- (xv) 'Plan R22-12 – Site Location and 400m Margin to Residential Properties' received by the MPA on 30 March 2012;
- (xvi) Planning application forms and Supporting Statement received by the MPA on 28/02/19. Landscape and Visual Appraisal Statement received 03/09/19;

Reason: To enable the MPA to monitor compliance with the conditions of the planning permission.

Site screening, planting and security

6. Perimeter landscape protection and planting shall be maintained throughout the life of the development in accordance with the following details previously approved by the MPA:

- i) Dwg TW952-D1v2 Rev D and document entitled 'Notes to accompany Tw952-D1D received by the MPA (in respect of Condition 6 of Planning Permission 4/2010/0178) on 15 May 2013 and approved in writing by the MPA on 28 May 2013, except where the approved details were subsequently amended by:
- ii) Drawing Number PL13-1 Revision 4 – Proposed Plant Layout and Elevations; Drawing Number PL13-2 Revision 4 – Cross Sections Through Proposed Plant; Working Method – Phase 1 Revised January 2014; and Working Method – Phase 2a and 2b Revised January 2014 as approved under NMA/2994 on 7 April 2014 (which permitted the replacement of rabbit proof fencing with individual guards and an extension of the screening bund at the site entrance and incorporated a revised bund alongside Thieves Wood);
- iii) Drawings PL13-1 Revision 6 – Proposed Plant Layout and Elevations; and PL13-2 Revision 6 – Cross Sections Through Proposed Plant received by the MPA on 19 October 2015 as approved under NMA/3385 on 6 November 2015.

Reason: In the interests of visual amenity and biodiversity in accordance with policies DM1 and DM4 of the Nottinghamshire Minerals Local Plan.

7. All security fencing erected around the perimeter of the site shall be erected and maintained in accordance with the following details so as to ensure the site's security throughout the life of the development.

- i) Document entitled 'Condition 7 – Fencing scheme 2, 28 Jan 2013' received on 28 January 2013 and approved in writing by the MPA on 13 March 2013 (in respect of Condition 7 of Planning Permission 4/2010/0178) (except for phase 2 and 3 fencing which are to be combined and installed prior to phase 2 of mineral extraction and existing phase 1 fencing to remain in place- as per NMA/4525).

- ii) Drawing entitled 'Peart Fencing – Masterview Profile Panel 2.0m x 3.0m' received on 3 January 2013 and approved in writing by the MPA on 13 March 2013 (in respect of Condition 7 of Planning Permission 4/2010/0178);
- iii) Document entitled 'MasterView Profile' received on 3 January 2013 and approved in writing by the MPA on 13 March 2013 (in respect of Condition 7 of Planning Permission 4/2010/0178);
- iv) Dwg No. SH 1.73M X 3.0M 'Masterview Profile 1.8m Mesh Panel (New)' and Dwg titled PREPROF18INT received on 10 May 2023 and approved in writing by the MPA on 11 May 2023 pursuant to NMA/4525.
- v) 'NMA May 23-1 Proposed Phase 2 & 3 Fencing Plan' received on the 10 May 2023 and approved in writing by the MPA on 11 May 2023 pursuant to NMA/4525.
- vi) Drawing Number 'TOF – SF1 – Proposed Security Fencing' received by the MPA on 3 January 2013 and approved in writing by the MPA on 13 March 2013 (in respect of Condition 7 of Planning Permission 4/2010/0178) (except for phases 2 and 3 - as per NMA/4525);
- vii) Plan PL13-1 Rev 6 – Proposed Plant Layout & Elevations received by the MPA on 19 October 2015 and approved 6 November 2015 pursuant to NMA/3385 (relating to amendments to post and wire fencing in phase 1).

Reason: To ensure the security of the site and also to minimise the opportunity for human disturbance from the site on adjacent habitats suitable for nightjar and woodlark.

Quarry access and protection of the public highway

8. Throughout the life of the development hereby permitted, all vehicles entering and leaving the site shall only use the access road as constructed in accordance with the following details previously approved by the MPA pursuant to NMA/2810 on 6 June 2013:

Drawings numbered '192-S-03 – Sheet 1 – Access Junction', '192-S-04 – General Arrangement Long Section Chainage 0.000 – 300.000', '192-S-06 – General Arrangement to Show Visibility Splay at Junction' and 192-S-21 – General Arrangement to Show Visibility Splay at Junction – Sheet 2', and the accompanying statement entitled 'Extracts from Richard Parker Consultancy (RPC) report issued in support of the planning application', all received by the MPA on 19 April 2013.

Reason: To ensure that all quarry traffic obtains access to the site along a permanently bound hard surfaced road thus ensuring that there is no damage to the public highway and to ensure compliance with Policy DM9 of the Nottinghamshire Minerals Local Plan.

9. The access road shall be maintained in a satisfactory condition at all times to ensure that vehicles travelling between the public highway and the plant site travel along a permanently bound surfaced road.

Reason: To ensure that all quarry traffic obtains access to the site along a permanently bound hard surfaced road thus ensuring that there is no damage to the public highway and to ensure compliance with Policy DM9 of the Nottinghamshire Minerals Local Plan.

10. Measures shall be employed throughout the life of the development to prevent the deposit of mud, clay and other deleterious materials upon the public highway in accordance with the document entitled 'Mansfield Sand, Two Oaks Quarry, Condition 10' received by the MPA on 7 June 2013 and approved in writing by the MPA on 17 June 2013.

Reason: To ensure that no vehicle shall leave the site in a condition whereby mud or other deleterious material is carried onto the public highway in accordance with Policy DM9 of the Nottinghamshire Minerals Local Plan.

11. In the event that the measures approved under Condition 10 above prove inadequate, then within one week of a written request from the MPA, a scheme including revised and additional measures to be taken in order to prevent the deposit of materials upon the public highway shall be submitted to the MPA for its approval in writing. The additional measures to protect the surrounding roads shall be implemented within one month of their approval and thereafter maintained and used at all times.

Reason: To ensure that no vehicle shall leave the site in a condition whereby mud or other deleterious material is carried onto the public highway in accordance with Policy DM9 of the Nottinghamshire Minerals Local Plan.

12. Signage erected on the site to notify HGV drivers of the lorry routing agreement in place shall be maintained for the life of the development in accordance with the previously approved details 'Mansfield Sand, Two Oaks Quarry, Condition 12' received by the MPA on 13 May 2013 (in respect of Condition 12 of Planning Permission 4/2010/0178) and approved in writing by the MPA on 13 May 2013.

Reason: In the interest of local amenity in accordance with Policy DM1 of the Nottinghamshire Minerals Local Plan.

13. The number of HGVs entering and leaving the site shall not exceed the following:

- a) Except for the period 1 April to 31 July inclusive there shall be no more than 320 HGV movements to and from the site in any one working day (160 in, 160 out) and no more than 1650 HGV movements to and from the site in any one week (675 in, 675 out).

- b) For the period 1 April to 31 July inclusive there shall be no more than 380 HGV movements to and from the site in any one working day (190 in, 190 out) and no more than 1950 HGV movements to and from the site in any one week (825 in, 825 out).

Over the course of any calendar year, total HGV movements to and from the site shall not exceed 50,000 (25,000 in, 25,000 out).

Written records shall be maintained of all HGV movements into and out of the site, including HGVs taking sand and sand-based products off site, HGVs delivering soils, compost and other materials into the site, and HGVs delivering plant and machinery to the site for operations such as soil stripping, with the records kept for a minimum period of two years. Copies of the HGV vehicle movement records shall be made available to the MPA within 7 days of a written request being made by the MPA.

Reason: To limit vehicle movements at the proposed quarry in accordance with Policy DM9 of the Nottinghamshire Minerals Local Plan.

Quarry plant area

14. The quarry plant area, plant, equipment and supporting infrastructure shall be maintained in accordance with the following previously approved details:
- (a) Dwgs PL13-1 Rev 6– Proposed Plant Layout and Elevations and PL13-2 Rev 6– Cross Sections Through Proposed Plant, (both received by the MPA on 19 October 2015 and approved by the MPA on 6 November 2015 in respect of NMA/3385 amending condition 14 of Planning Permission 4/2010/0178 and as further amended by:
 - (b) Dwg 'TO 18-1 V3 Proposed Site Offices' received by the MPA on 27/11/08 along with the accompanying photographs (additional photographs received on 20/11/18) pursuant to NMA3928 approving additional site offices etc on 04/12/18;
 - (c) Dwg QF-901 '8' x 8' Steel Anti-Vandal Unit' dated 18/03/19 and received by the MPA on 17/11/22 and plan ref TOW001- 'Two Oaks Quarry, Location of Security Cabin (Revised)' received by the MPA on 01/02/2023 (under NMA/4504);
 - (d) Dwgs 'Gravel Plant Location & Lagoon 11 Design – Plant Area November 2019' dated 27/11/19, 'Gravel Plant Location & Lagoon 11 Design – Quarry Area November 2019' dated 09/08/19 and 'Indicative Gravel Plant Sections' dated 27/11/19 received by the MPA on 29/11/19 along with the accompanying overview document received by the MPA on 11/07/19, pursuant to NMA4018 approving a revised gravel washing plant on 29/11/19 and;

- (e) Dwg titled 'Gravel Stocking Area Design' dated 15/10/2020, received by the MPA on 30/10/2020 (Revision to include cut 1 and cut 2) pursuant to NMA/4194 for an enlarged gravel stocking area.

Reason: In the interest of visual amenity to ensure compliance with Policy DM1 of the Nottinghamshire Minerals Local Plan and to protect the openness of the Green Belt in accordance with the National Planning Policy Framework.

15. Unless a new scheme is subsequently approved by the MPA pursuant to this condition, all floodlighting to be used at the site shall be maintained for the life of the development in accordance with Drawing Number D21071/PY/I, dated 22/04/21 and received by the MPA on 28/04/21 and the accompanying statement - Condition 15 Floodlighting Revised (appendix D) received by the MPA on 06/05/21.

Floodlighting shall be angled downwards and suitably shielded to ensure that it does not result in glare or dazzle to surrounding land, property and other users and shall ensure that no lighting levels over 1Lux occurs in habitat suitable for nightjar and woodlark during the bird breeding season (February to August).

The floodlighting shall not be used on Sundays, Bank or Public Holidays. Outside these hours any external lighting shall be individually operated through a movement sensor switch with a maximum lighting cycle not exceeding 5 minutes.

Reason: In the interest of visual amenity and to ensure compliance with Policy DM1 of the Nottinghamshire Minerals Local Plan.

16. Throughout the life of the development hereby permitted, the external appearance of all fixed plant, equipment and supporting infrastructure shall be maintained to the satisfaction of the MPA in order to preserve their original external appearance. Any works which the MPA considers are required to maintain the external appearance of all fixed plant, equipment and supporting infrastructure shall be carried out within one month of a written request being made by the MPA.

Reason: In the interest of visual amenity and to ensure compliance with Policy DM1 of the Nottinghamshire Minerals Local Plan.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any subsequent amended legislation, no buildings, fixed plant, or machinery, other than those approved under Condition 14 above, shall be erected or placed on the site without the prior written approval of the MPA.

Reason: To protect the openness of the Green Belt in accordance with the National Planning Policy Framework.

Phasing and cessation of mineral extraction

18. Mineral extraction shall only be carried out in accordance with the phasing plans listed in condition 5 above. Mineral extraction in any phase or sub-phase shall not commence until mineral extraction has been completed, or substantially completed, within the preceding phase or sub-phase to the satisfaction of the MPA. The MPA shall be notified in writing of the date of commencement of mineral extraction in any phase or sub-phase at least seven days, but not more than 14 days, prior to the commencement of mineral extraction in that phase or sub-phase.

Reason: To ensure the phased working and timely restoration of the site in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

19. The MPA shall be notified in writing of the date of the cessation of mineral extraction.

Reason: To enable the MPA to monitor compliance with the conditions of the planning permission.

20. All plant, equipment, buildings and supporting infrastructure shall be removed from the site and the site shall be entirely restored within 12 months of the cessation of mineral extraction, as notified under Condition 19 above.

Reason: To secure proper restoration of the site within an acceptable timescale and in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

Hours of working

21. Except in the case of an emergency when life, limb or property are in danger (with such instances being notified in writing to the MPA within 48 hours of their occurrence), or with the prior written approval of the MPA, the following shall not take place except within the hours specified below, except as provided for in Condition 22 below:

	Mondays to Fridays	Saturdays	Sundays Bank/ Public Holidays
Mineral Extraction	6am to 8pm	7am to 1pm	Not at all
Mineral conveying, processing or treatment	24 hours	24 hours	Not at all
Stripping, replacement, regrading or ripping of soils or overburden	7am to 7pm	7am to 1pm	Not at all
Servicing, testing, or maintenance of plant or machinery	24 hours (urgent or emergency situations only 8pm-	24 hours (urgent or emergency situations only 8pm-	Only with the prior written consent of the MPA

	6am)	6am)	
Vehicles entering and leaving the site for the purposes of transporting mineral or delivering soils, compost and synthetic fibres	6.30am to 7.30pm	7.30am to 12.30pm	Not at all

Reason: To minimise the impact of the development on the amenity of the local area in accordance with Policy DM1 of the Nottinghamshire Minerals Local Plan, to minimise the impact of the development on the public highway network in accordance with Policy DM9 of the Nottinghamshire Minerals Local Plan, and to reduce the disturbance on nearby breeding birds in accordance with the Conservation of Habitats and Species Regulations 2010.

22. Notwithstanding the hours of operation detailed in Condition 21 above, mineral extraction and the use of mobile plant and machinery, shall not take place between 6am and 7am within the 400 metre buffer zones identified on 'Plan R22-12 – Site Location and 400m Margin to Residential Properties' received by the MPA on 30 March 2012. Where mineral extraction is taking place in close proximity to any of the 400 metre buffer zones, the extent of the buffer zones shall be clearly marked in accordance with details previously submitted to, and approved in writing by, the MPA.

Reason: To minimise the noise impact of the development on the amenity of the local area, in accordance with Policy DM1 of the Nottinghamshire Minerals Local Plan.

Noise

23. All mobile plant, machinery and vehicles (excluding delivery vehicles which are not owned or under the direct control of the operator) used on the site shall incorporate white noise reversing warning devices and be fitted with silencers maintained in accordance with the manufacturers' recommendations and specifications to minimise noise disturbance to the satisfaction of the MPA.

Reason: To minimise the noise impact of the development on the amenity of the local area, in accordance with Policy DM1 of the Nottinghamshire Minerals Local Plan, and to ensure that breeding birds are not adversely affected.

24. The free field noise levels associated with the development, when measured in the curtilage of any of the noise-sensitive properties listed below, shall not exceed the following limits measured as an Equivalent Continuous Noise Level for a 1 hour LAeq (free field):

Criterion Noise Levels LAeq, 1 hour			
Location	LAeq (7am – 7pm)	LAeq (7pm – 10pm)	LAeq (10pm– 7am)
Bright Sparks/ Stonehills House, Derby Road	55	52	42
Coxmoor House, Derby Road	55	52	42
Forest Farm, off Derby Road	55	52	42
Forest House, Thieves Wood Lane	55	52	42

Reason: To minimise the noise impact of the development on the amenity of the local area, in accordance with Policy DM1 of the Nottinghamshire Minerals Local Plan.

25. Prior to commencing mineral extraction in each of phases 3 and 4, where this would involve any new or relocated conveyor system, an updated Noise Impact Assessment shall be submitted to and approved in writing by the MPA. The assessment shall inform the methods of working and design/location of any conveyor system and shall demonstrate that the noise limits set out in conditions 24 and 27 can be complied with.

Reason: To inform the future design and working arrangements for phases 3 and 4 should this involve conveying of minerals and to ensure that noise levels including from extended night time operations would be minimised and remain within the noise limits set to protect nearby residential and ecological receptors.

26. Notwithstanding the requirements of Condition 24 above, for temporary operations such as soil stripping, replacement and bund formation, the LAeq 1 hour (free field) noise level in the curtilage of any noise sensitive property shall not exceed 70 dB(A). Temporary operations which exceed the normal day to day criterion shall be limited to a total of eight working weeks in a year at any individual noise sensitive property. The dates of these occurrences shall be recorded and available to the MPA in writing with one week of a written request from the MPA.

Reason: To minimise the noise impact of the development on the amenity of the local area, in accordance with Policy DM1 of the Nottinghamshire Minerals Local Plan.

27. Operational noise at the site shall be managed in accordance with the 'Protocol for Control of Noise to Protect Nightjar and Woodlark' – May 2013, received by the MPA on 10 May 2013 and approved in writing by the MPA on 30 May 2013 (in respect of Condition 26 of Planning Permission 4/2010/0178), whereby it shall be ensured that the continuous sound level from the site does not exceed 55 dB LAeq and the peak sound level does not exceed 80 dB LA(max) at any point on land surrounding the site that has the potential to support breeding nightjar and woodlark.

In accordance with the approved details, the following details shall be submitted to the MPA for its approval in writing throughout the life of the development (except where otherwise stated):

- i) An annual review of potential new breeding areas for nightjar and woodlark created by forestry operations on adjacent land, to be carried out in advance of the breeding season;
- ii) The results of noise monitoring carried out in January or February each year in positions adjacent to any potential nesting/breeding areas for nightjar and woodlark;
- iii) The results of noise monitoring carried out periodically throughout the nightjar and woodlark breeding seasons adjacent to areas identified as potential nesting sites.

The approved noise management measures shall be implemented in accordance with the approved details throughout the life of the development.

Reason: To ensure that breeding birds are not adversely affected by the development in accordance with the National Planning Policy Framework and to also protect the amenity of nearby recreational users.

Dust

28. Measures shall be taken to minimise the generation of dust and reduce its impact on nearby dust sensitive receptors, including the Sherwood Observatory, nearby properties and habitats suitable for nightjar and woodlark, to acceptable levels and provide for dust monitoring.

The dust management plan ('Dust Management Plan V.1 – 9.01.2013' received by the Minerals Planning Authority on 22 March 2013 and approved on 3 June 2013 (in respect of Condition 27 of Planning Permission 4/2010/0178)) shall be implemented for the life of the development.

Reason: To ensure that dust impacts associated with the operation of the development are minimised, in accordance with Policy DM1 of the Nottinghamshire Minerals Local Plan.

29. All HGVs entering the site to deliver soil, compost, minerals and synthetic fibres, and all HGVs leaving the site with sand and sand-based products, shall be fully sheeted.

Reason: To ensure that dust impacts associated with the operation of the development are minimised, in accordance with Policy DM1 of the Nottinghamshire Minerals Local Plan.

Archaeology

30. Development shall progress in accordance with the approved Archaeological Mitigation Strategy by Pre-Construct Archaeological Services Ltd, received by the MPA on 12 April 2013 and approved in writing by the MPA on 21 May 2013 (in respect of Condition 29 of Planning Permission 4/2010/0178), including the programme of further archaeological investigations required by this strategy which shall be completed and the findings submitted to the MPA for its approval in writing prior to any works commencing on phases 2 and 3.

Reason: To ensure that that adequate archaeological investigation and recording is undertaken prior to the development taking place, in accordance with policies SP5 and DM6 of the Nottinghamshire Minerals Local Plan.

Stockpile heights

31. Following the commencement of extraction from Phase 1b, stockpiles in the plant site area including stockpiles of excavated (as dug) minerals; site-sourced soils waiting to be processed; imported soils, compost and synthetic fibres waiting to be processed; and processed materials shall not exceed 10 metres above the ground levels of the plant site as set out in the details submitted and approved under Condition 14 above.

Reason: In the interest of visual amenity to ensure compliance with Policy DM1 of the Nottinghamshire Minerals Local Plan and to protect the openness of the Green Belt in accordance with the National Planning Policy Framework.

Mineral extraction

32. Mineral extraction shall only be carried out using an excavator and dump-trucks. All excavated mineral shall be transported from the working phase to the processing plant area by field conveyor only. The conveyor shall be maintained throughout the life of the development hereby permitted to the satisfaction of the MPA.

Reason: To minimise the impact of the development on the amenity of the local area, in accordance with Policy DM1 of the Nottinghamshire Minerals Local Plan.

33. No blasting shall take place on the site in association with the mineral extraction hereby permitted.

Reason: To minimise the impact of the development on the amenity of the local area in accordance with Policy DM1 of the Nottinghamshire Minerals Local Plan.

34. Unless with the prior written approval of the MPA no sand and gravel shall be imported into the site for processing. Such approval is hereby given in respect of planning permission 4/V/2023/0424 to facilitate a prospective development of the brickworks at Crown Farm Way, Mansfield.

Reason: To limit vehicle movements at the proposed quarry in accordance with Policy DM9 of the Nottinghamshire Minerals Local Plan.

Pollution control

35. A scheme for surface water drainage for the site shall be implemented and maintained in accordance with the following details previously approved by the MPA on 30 May 2013 (in respect of Condition 34 of Planning Permission 4/2010/0178):

- a) Documents entitled 'Design Philosophy for Surface Water Drainage Revision 1'; 'Halfren Water Report'; and 'Two Oaks Quarry -Environmental Statement' all received by the MPA on 10 April 2013;
- b) Drawings Numbered '192-S-02 (Site Plan) B'; '192-S-03 (Junction GA) F'; '192-S-04 (Long Section 0-300) G'; '192-S-05 (Long section 300 - 500) F'; '192-S-06 (Visibility Splay sheet 1) E'; '192-S-07 (Parking Layby) C'; '192-S-08 (Corner to plant area) C'; '192-S-09 (Section @30m) E'; '192-S-10 (Section @50m 100m) G'; '192-S-11 (Section @150m 200m) E'; '192-S-12 (Section @250m) D'; '192-S-13 (Section @300m) D'; '192-S-14 (Section @350m) D'; '192-S-15 (Section @400m) D'; '192-S-16 (Section @450m) B'; '192-S-17 (Section @500m) A'; '192-S-18 (Section @525m) A' all received by the MPA on 20 March 2013.
- c) Surface Water Calculations received by the MPA on 20 March 2013;
- d) Documents entitled 'Balancing Lagoons –No Discharge Off Site' and 'Balancing Lagoons – Greenfield Run-Off Rate' both received by the MPA on 15 May 2013.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system in accordance with Policy DM2 of the Nottinghamshire Minerals Local Plan.

36. A scheme for the disposal of foul drainage shall be implemented in accordance with the following details previously approved by the MPA on 30 May 2013 (in respect of Condition 35 of Planning Permission 4/2010/0178):

- a) Document entitled 'Design Philosophy for Foul Water Drainage – Revision 1';
- b) Document entitled 'Biotec 1 and Biotec 2 – Installation and Operation Guidelines';

- c) Document entitled 'Biotec 3 and Biotec 4 – Installation and Operation Guidelines';
- d) Document entitled 'Installation Guidelines for BioDisc Units BA, BAx, BB and NB';
- e) Document entitled 'Installation Guidelines for BioDisc Units BC, NC';
- f) Drawing Number 'DS1146P: BA-BB-BAx BioDisc Gravity Sales Drawing';
- g) Drawing Number DS0456P: 'BC BioDisc General Dimensions Customer Drawing';
- h) Document entitled 'BioDisc Sewage Treatment Plans Units BA – BG';
- i) Document entitled 'Siting and Installation Considerations for BioDisc Units BA – BG and Nitrification Versions';
- j) Drawing Number '192-S-38: Weigh Bridge and Office Proposed Foul Drainage Plan.

All received by the MPA on 10 April 2013.

Reason: To ensure the satisfactory means of foul drainage disposal from the site in accordance with Policy DM2 of the Nottinghamshire Minerals Local Plan.

37. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water from parking areas, and hard standings susceptible to oil contamination shall be passed through an oil separator designed and constructed to have a capacity compatible with the site being drained. Roof water shall not pass through the oil separator which shall be maintained in accordance with the manufacturer's instructions throughout the life of the development.

Reason: To protect the water environment in accordance with Policy DM2 of the Nottinghamshire Minerals Local Plan.

38. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the banded compound shall be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, of the combined capacity of the interconnected tanks, plus 10%. All filling points, vents, gauges, and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land, or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

Reason: To prevent pollution of the water environment in accordance with Policy DM2 of the Nottinghamshire Minerals Local Plan.

Ecology

39. Prior to the commencement of mineral extraction in each phase or sub-phase, ecological management plans shall be submitted to the MPA for its approval in writing. The plans shall detail measures to improve the biodiversity of those areas of the site not subject to operational activities and shall include, but not necessarily be limited to, any or all of the following measures as appropriate:
- (i) Management of hedgerows to increase their size and density to the benefit of breeding birds and bats;
 - (ii) The provision of suitable field margins (wild bird seed areas) sown with high energy seed yielding plant species that shall remain intact during the winter months;
 - (iii) The location of the wild bird seed areas shall be notified in writing to the MPA each year within two weeks of being sown.
 - (iv) Timescales for the provision and ongoing maintenance of the proposed measures.

Additionally with respect to phase 1:

- a) The wild bird seed areas shall continue to be sown, established and maintained in accordance with the details in the document entitled 'Condition 38: Ecological Management Plan' produced by Eco-Tech and received by the MPA on 24 April 2013 (pursuant to Condition 38 of Planning Permission 4/2010/0178) albeit that the location of the areas shall be rotated from year to year;
- b) The location of the wild bird seed areas shall be notified in writing to the MPA each year within two weeks of being sown;

The ecological management plans shall be implemented in accordance with the approved details.

Reason: In the interest of protecting species and their habitats in accordance with the National Planning Policy Framework.

40. Site clearance works within each phase and sub-phase, and that involve the destruction and removal of vegetation, including felling, clearing or removal of trees, shrubs or hedgerows or the removal of any standing crops, shall not commence until all potential habitats for protected species have been investigated by a qualified ecologist and a report of the investigation has been submitted to, and approved in writing by, the MPA. In the event that protected species or nesting birds are present, the report shall provide a working design, method and timetable to mitigate any undue adverse effects on the species involved. The mitigation measures shall be implemented as approved prior to any site clearance works taking place within that phase.

Reason: In the interest of protecting species and their habitats in accordance with the National Planning Policy Framework.

Soil stripping, handling and storage

41. The MPA shall be notified in writing at least 5 working days before soil stripping is due to commence on any phase or sub-phase, or part phase or part sub-phase in the event that a phase or sub-phase is not stripped in its entirety in one stripping campaign.

Reason: To ensure the proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy DM3 of the Nottinghamshire Minerals Local Plan.

42. Soil handling shall be undertaken in accordance with the general Soil Handling and Soil Movement Scheme for Two Oaks Quarry received by the MPA on 19/4/13 (under 4/2010/0178). A detailed soil handling scheme for each phase, sub-phase, part phase or part sub-phase of the development shall be submitted in writing to the MPA at least one month prior to the stripping of any soil from that area of the site. Such a scheme shall include the following details:

- (i) The size, location, volume and composition of soil storage mounds;
- (ii) A methodology statement for the stripping and storage of soils;
- (iii) The types of machinery to be used;
- (iv) The routes to be taken by plant and machinery involved in soil handling operations;
- (v) The depths of subsoil and topsoil to be stripped;
- (vi) Which soils are to be retained for restoration purposes and which are to be used in the production of 'fibresand' products.

The soil handling schemes shall be carried out in accordance with the approved details.

Reason: To ensure the proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy DM3 of the Nottinghamshire Minerals Local Plan.

43. No plant or vehicles shall cross any area of unstripped topsoil or subsoil except where such trafficking is essential and unavoidable for purposes of undertaking permitted operations. Essential trafficking routes shall be marked in such a manner as to give effect to this condition. No part of the site shall be excavated or traversed or used for a road, or storage of topsoil, subsoil or mineral deposits, until all available topsoil and subsoil has been stripped from that part.

Reason: To ensure the proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy DM3 of the Nottinghamshire Minerals Local Plan.

44. Soil stripping shall not commence until any standing crop or vegetation has been cut and removed.

Reason: To ensure the proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy DM3 of the Nottinghamshire Minerals Local Plan.

45. Topsoil, subsoil, and soil making material shall only be stripped when they are in a dry and friable condition and movements of soils shall only occur:
- (i) When all soil above a depth of 300mm is in a suitable condition that it is not subject to smearing;
 - (ii) When topsoil is sufficiently dry that it can be separated from subsoil without difficulty;
 - (iii) When there are no areas of standing water on the surface of soils in the area to be stripped, traversed or used for soil storage.

Reason: To ensure the proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy DM3 of the Nottinghamshire Minerals Local Plan.

46. All further storage mounds that will remain in situ for more than 6 months, or over winter, shall be seeded within 3 weeks of their construction with British Seed House A4 Low Maintenance seed mix at 35g/m² unless an alternative seed mix is otherwise previously agreed in writing by the MPA. Seeding should aim to provide a suitable grass sward on the outside faces of any perimeter storage mounds/screening bunds and a winter supply of high energy seed yielding plant species on the inside faces as well as on all internal soil storage mounds. The mounds shall thereafter be maintained free of weeds until used for restoration purposes.

Reason: To ensure the proper restoration of the site, conserving and managing all available soil resources, in accordance with Policy DM3 of the Nottinghamshire Minerals Local Plan and in the interests of biodiversity.

47. Details of the volumes and locations of soils stored on the site shall be submitted to the MPA by 31 December each year.

Reason: To ensure there are sufficient soils available for the restoration of the site and to ensure all available soil resources are conserved and managed, in accordance with Policy DM3 of the Nottinghamshire Minerals Local Plan.

Phased restoration

48. Details of the restoration of the four main phases of the site and the plant site shall be submitted in writing to the MPA within the following timescales:

Phase	Date for restoration details to be submitted
1	Within 12 months of the completion of mineral extraction within phase 1a

2	Within 12 months of the completion of mineral extraction in phase 2a
3	Within 12 months of the commencement of mineral extraction in phase 3
4	Within 12 months of the completion of mineral extraction in phase 4a
Plant site	Within 12 months of the commencement of mineral extraction in phase 4b

Reason: To ensure the phased working and restoration of the site in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

Soil replacement for agricultural and woodland restoration

49. The MPA shall be notified in writing at least 5 working days before each of the following:

- (i) Overburden/sand substrate has been prepared ready for soil replacement to allow inspection of the area before further restoration of this part is carried out; and
- (ii) When subsoil has been prepared ready for topsoil replacement to allow inspection of the area before further restoration of this part is carried out; and
- (iii) On completion of topsoil replacement to allow an opportunity to inspect the completed works before the commencement of any cultivation and seeding operation.

Reason: To ensure the proper restoration of the site, conserving and managing all available soil resources, in accordance with policies DM3 and DM12 of the Nottinghamshire Minerals Local Plan.

50. Topsoils and subsoils shall only be replaced when they and the ground on which they are to be placed are in a dry and friable condition and no movements, respreading, levelling, ripping or loosening of subsoils or topsoils shall occur:

- (i) When it is raining; or
- (ii) When there are pools of water on the surface of the storage mound or receiving area.

Reason: To ensure the proper restoration of the site, conserving and managing all available soil resources, in accordance with policies DM3 and DM12 of the Nottinghamshire Minerals Local Plan.

51. Plant and vehicles shall not cross any area of replaced and loosened ground, replaced subsoil, or replaced topsoil except where essential and unavoidable for the purposes of carrying out soil replacement, ripping and stone picking or

beneficially treating such areas. Only low ground pressure machines shall work on prepared ground.

Reason: To ensure the proper restoration of the site, conserving and managing all available soil resources, in accordance with policies DM3 and DM12 of the Nottinghamshire Minerals Local Plan.

52. Prior to the placement of any subsoils, the quarry floor shall be ripped to a minimum depth of 250mm with tine spacings no wider than 1.5m.

Reason: To ensure the proper restoration of the site, conserving and managing all available soil resources, in accordance with policies DM3 and DM12 of the Nottinghamshire Minerals Local Plan.

53. The top soil and upper subsoils shall be replaced to an overall combined depth of no less than 750mm.

Reason: To ensure the proper restoration of the site, conserving and managing all available soil resources, in accordance with policies DM3 and DM12 of the Nottinghamshire Minerals Local Plan.

54. The re-spread subsoil shall be approximately, and at least a minimum of, 350mm in depth and shall be cross-ripped:

- (i) To provide loosening to a minimum depth of 400mm with tine spacings no wider than 1.5m, and
- (ii) Any rock, boulder or larger stone greater than 200mm in any dimension shall be removed from the loosened surface before further soil is laid. Materials that are removed shall be utilised for the creation of refugia areas for reptiles and amphibians, or buried at a depth not less than 2 metres below the final settled contours.

Reason: To ensure the proper restoration of the site, conserving and managing all available soil resources, in accordance with policies DM3 and DM12 of the Nottinghamshire Minerals Local Plan and in the interest of habitat creation.

55. The re-spread topsoil shall be approximately, but no more than a maximum of, 400mm in depth and shall be rendered suitable for agricultural cultivation by loosening and ripping:

- (i) To provide loosening to a minimum depth of 450mm with tine spacings of 1.5 metres or closer;
- (ii) Any non-soil making material or rock or boulder or larger stone lying on the loosened topsoil surface and greater than 100mm in any dimension shall be utilised for the creation of refugia areas for reptiles and amphibians, or buried at a depth not less than 2 metres below the final settled contours.

Reason: To ensure the proper restoration of the site, conserving and managing all available soil resources, in accordance with policies

Restoration of areas to heathland, wetland areas and woodland

56. Within the timescales prescribed in Condition 48 above for those phases, part phases, sub-phases or part sub-phases to be restored to heathland, wetland areas and woodland, details of the restoration of those areas shall be submitted to the MPA for its approval in writing. The details shall be in accordance with 'Plan PA3 – Proposed Restoration Scheme & Cross Section' received by the MPA on 28 February 2019 with the aim of creating a mosaic of heathland, acid grassland, short ephemeral vegetation and bare ground with a varied micro-topography, including areas of open water of varying sizes and in clusters, and clumps of scrub and oak-birch woodland. The details shall include the following:
- (i) The results of a walk-over survey carried out to identify evidence of, or potential for, protected species along with the results of any further detailed protected species carried out as necessary;
 - (ii) The results of surveys carried out to identify features that have arisen naturally or as a consequence of excavation works which are of value (or have the potential to be of value) in the context of creating a diverse heathland habitat, and details of how the survey results have been taken into account when drawing up the restoration details;
 - (iii) Target habitats with reference to the UK Biodiversity Action Plan;
 - (iv) Woodland, wetland margin and heathland species mixes and establishment methods which should be of native genetic origin and appropriate to the local area, including the source of heather brash and numbers, species, planting, positions and sizes of all trees and shrubs;
 - (v) Substrate preparation (where required), including the creation of micro-topography features;
 - (vi) Details of the reshaping of the silt lagoons in phase 1 to a shallower edge profile;
 - (vii) Habitat transition areas between the agricultural grassland areas and the heathland areas;
 - (viii) Sandstone faces;
 - (ix) The provision of appropriate refugia areas for reptiles and amphibians using, where appropriate, any rocks, boulders or stones picked in accordance with Conditions 54 and 55 above;
 - (x) Timetable for the implementation of the restoration works.

The restoration of the site shall be provided in accordance with the approved details.

Reason: To ensure the phased restoration of the site in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan and to provide for extensive heathland and acid grassland after use in

accordance with Policy SP2 of the Nottinghamshire Minerals Local Plan.

Aftercare

57. Following the restoration of any phase or sub-phase of the site, that phase or sub-phase shall undergo aftercare management for a 5 year period.

Reason: To provide for the aftercare of the restored site, in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

58. Prior to any phase or sub-phase being entered into aftercare, the extent of the area and its date of entry into aftercare shall be agreed in writing with the MPA. The 5 year aftercare period shall run from the agreed date.

Reason: To provide for the aftercare of the restored site, in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

59. An aftercare scheme and strategy for each phase or sub-phase shall be submitted for the written approval of the MPA at the same time as the submission of the restoration details for that phase or sub-phase in accordance with the timescales detailed in Condition 48 above. The aftercare scheme and strategy shall outline the steps to be taken, the period during which they are to be taken, and who will be responsible for taking those steps to ensure the land is restored and brought back to its intended restored afteruse. The aftercare scheme shall include but not be restricted to details of the following:

- (i) Cultivations;
- (ii) Weed control;
- (iii) Scrub control on heathland areas;
- (iv) Sowing of seed mixtures;
- (v) Soil analysis;
- (vi) Keeping of records and an annual review of performance and proposed operations for the coming year, to be submitted to the MPA between 31 March and 31 May each year;
- (vii) Drainage amendments;
- (viii) Subsoiling and underdrainage proposals;
- (ix) Management practices such as the cutting of vegetation;
- (x) Tree protection;
- (xi) Remedial treatments;
- (xii) Irrigation;
- (xiii) Fencing;

- (xiv) Proposals for a survey visit by a suitably qualified ecologist, to be undertaken in year 5, to assess the ecological interest of those parts of the site restored to heathland, wetland areas and woodland, including their habitats, flora and fauna, to inform management practices for the additional periods of aftercare secured through legal agreement; and
- (xv) A report detailing the findings of the survey visit referred to in (xiv) above, to be submitted to the MPA at the end of year 5.

Reason: To provide for the aftercare of the restored site, in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

60. Site management meetings shall be held with the MPA each year to assess and review the detailed annual programmes of aftercare operations referred to in Condition 59 (vi) above, having regard to the condition of the land, progress in its rehabilitation and necessary maintenance.

Reason: To provide for the aftercare of the restored site, in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

61. The aftercare programme shall be implemented in accordance with the details approved under Condition 59 (vi) above, as amended following the annual site meeting carried out in accordance with Condition 60 above.

Reason: To provide for the aftercare of the restored site, in accordance with Policy DM12 of the Nottinghamshire Minerals Local Plan.

Alternative Restoration

62. Should, for any reason, mineral extraction from the application site cease for a period in excess of 12 months, then, within three months of the receipt of a written request from the MPA, a revised scheme for the restoration of the site shall be submitted in writing to the MPA for its approval in writing. Such a scheme shall include details of the final contours, provision of soiling, sowing of heathland habitat, planting of trees and shrubs, drainage and fencing in a similar manner to that submitted with the application and modified by these conditions.

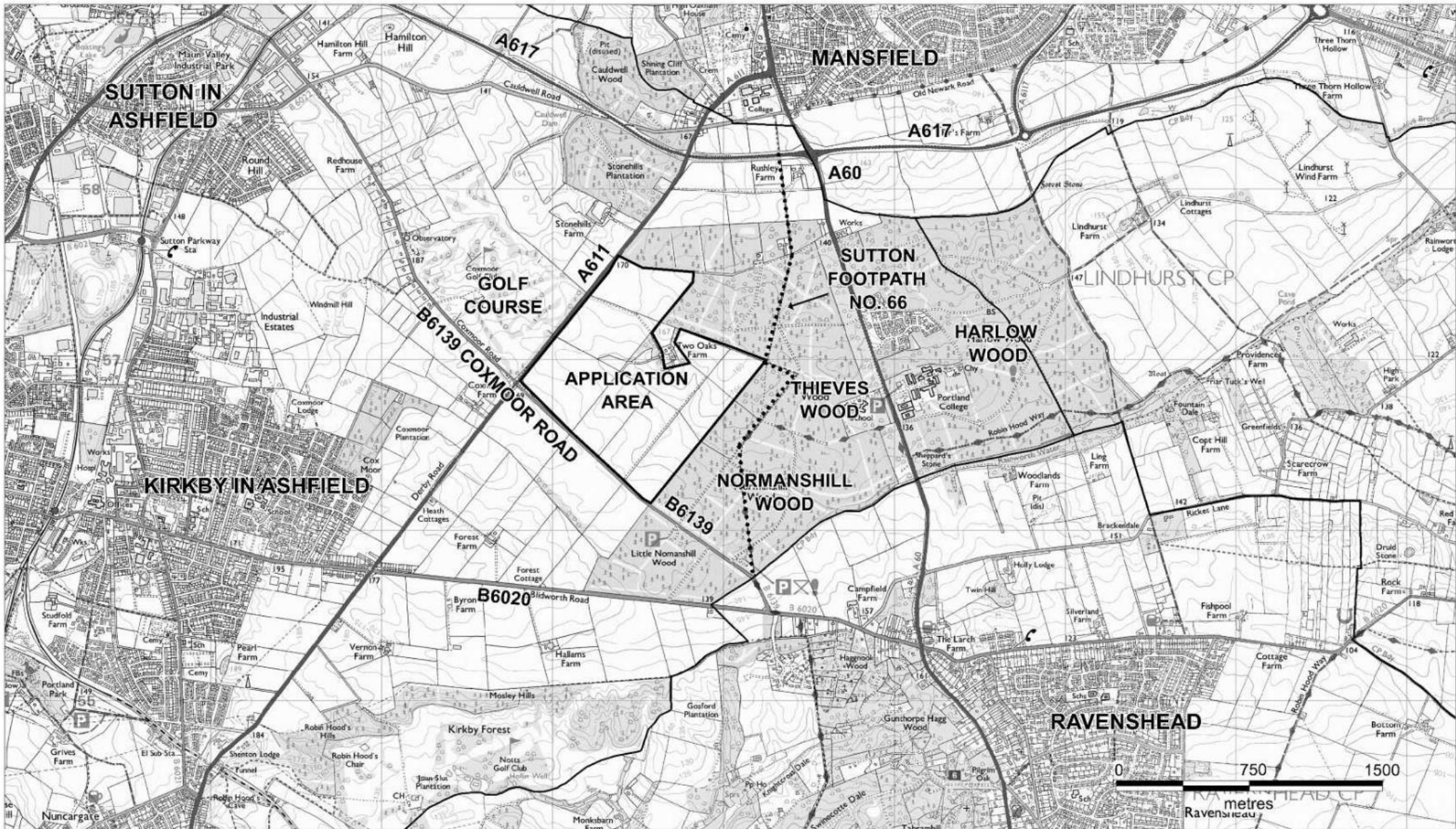
Reason: To secure the proper restoration of the site within an acceptable timescale.

63. The revised restoration scheme approved under Condition 62 shall be implemented within 12 months of its approval by the MPA, and shall be subject to the aftercare provisions of Conditions 59 – 61 above.

Reason: To secure the proper restoration of the site within an acceptable timescale.

Informatives/notes to applicants

1. This notice of planning permission and the attached conditions should be read alongside the associated Section 106 legal agreement dated 19 September 2017.



Variation of conditions 34 of planning permission 4/V/2022/0876 to permit the importation of 250,000 tonnes of sand from an external source.

Two Oaks Quarry, Derby Road, Mansfield, Nottinghamshire.

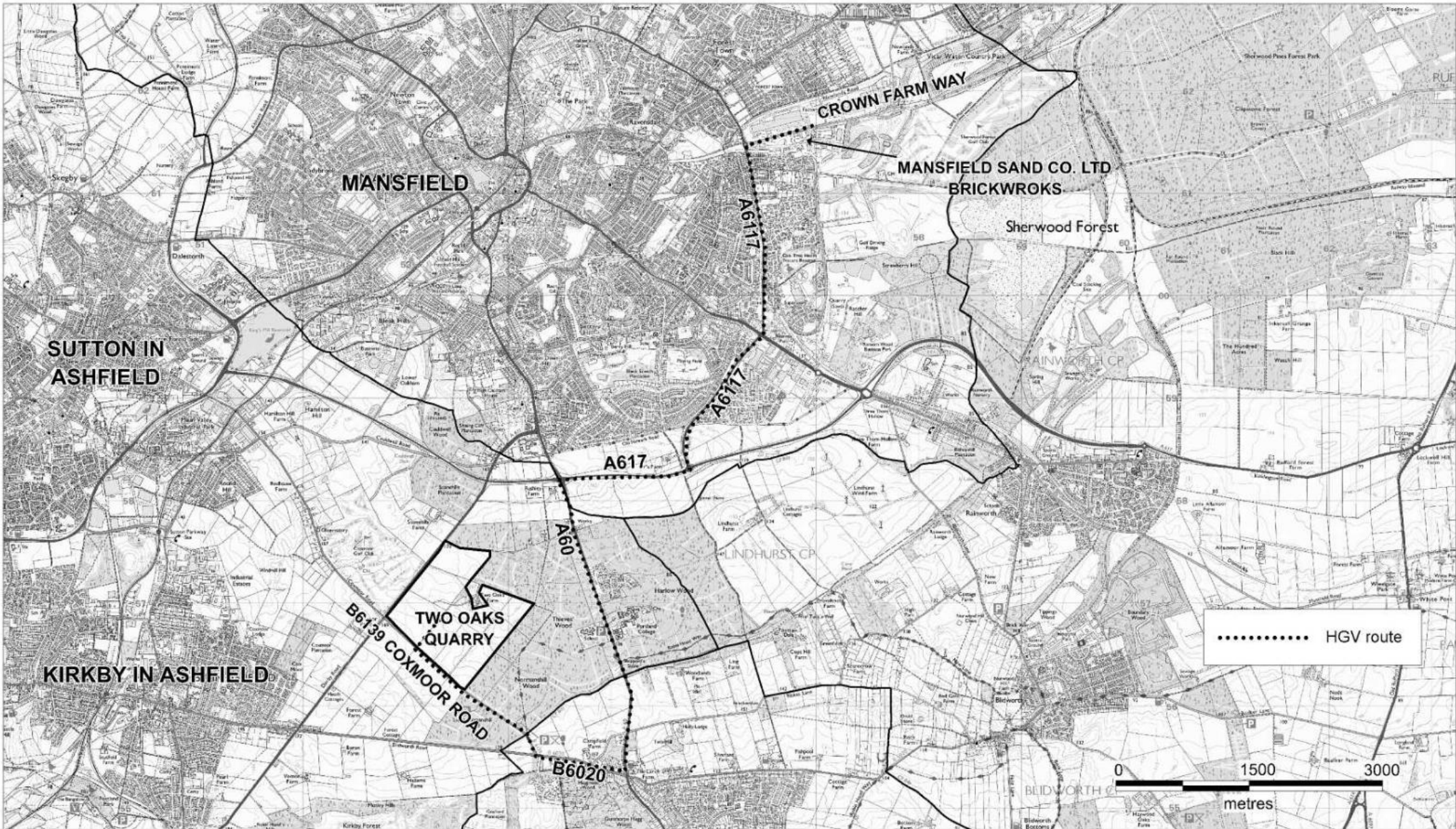
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Date: SEPT 2023



Variation of conditions 34 of planning permission 4/V/2022/0876 to permit the importation of 250,000 tonnes of sand from an external source.

Two Oaks Quarry, Derby Road, Mansfield, Nottinghamshire.

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REPORT OF THE INTERIM CORPORATE DIRECTOR FOR PLACE DEVELOPMENT MANAGEMENT PROGRESS REPORT

Purpose of the Report

1. To report on the current activity of the Development Management Team and matters arising of interest to the Committee, including:
 - details of planning applications received between 30th June 2023 and 18th August 2023;
 - confirmation of the decisions made on planning applications since the last report to the Committee on 18th July 2023;
 - details on the Council's current performance; and
 - details of the applications likely to come before the Committee in the coming months.

Information

2. **Appendix A** highlights the applications received and those determined since the last report to the Committee on 18th July 2023. **Appendix B** reports on the Council's performance against statutory targets for the speed and quality of decisions. **Appendix C** sets out the Committee's work programme for forthcoming meetings and members are asked to give consideration to the need for any site visits that would be beneficial on any application scheduled to be reported in the near future.

Government response to the technical consultation on increasing planning fees and performance

3. A report was brought to the Committee on 18th May 2023 to inform members of a Government consultation entitled "Stronger performance of local planning authorities supported from an increase in planning fees". The report set out the Council's proposed comments, which were submitted to the Government.
4. The Government's response to this consultation was received on 25th July 2023. The main proposals are as follows:
 - An increase in planning fees by 35% for major applications and 25% for all other applications, and this includes fees for monitoring.
 - From 1st April 2025, the introduction of an annual inflation-related adjustment to planning fees (this increase will be capped at 10%).
 - The Removal of the 'free-go' for repeat applications.
 - There is currently **no** proposal to double the fees for retrospective applications, but this may be introduced at a future date.

- The reduction of the planning guarantee to 16 weeks for all non-major applications (26 weeks will be retained for major applications).
 - The Government expect local planning authorities to protect the increase from planning fees for direct investment in their planning services (although this will not be legislated for, but left to local decision-making).
 - The response stated the Government's intention to introduce a new planning performance framework once it has increased planning fees and invested in supporting the capacity and capability of planning departments.
5. The changes set out above will be legislated for in a revised Statutory Instrument to be introduced shortly (though no specific date has been given). The Government confirms that it plans to undertake a wider review of the planning fees system in due course.

Waste Transfer Station, Colwick Industrial Estate

6. On 13th December 2022, the Committee refused planning permission for the variation of condition 24 of planning permission 7/2021/0648/NCC to enable the proposed new waste transfer station at Colwick Industrial Estate to operate without the use of the previously consented air filtration plant during periods when there is no waste shredding/refuse derived fuel preparation activities undertaken within the building. The Committee did not wish to see the facility operate with less robust odour controls in place.
7. As with any refusal of planning permission, the applicant has the right to appeal, with the appeal needing to be made within six months of the date of the decision notice being issued. This deadline passed in July and no appeal was made. The applicant has since confirmed that, in the interim period following the refusal of planning permission, a decision was taken to undertake refuse-derived fuel preparation from day one of operations on site, hence the carbon filtration system would be installed and operational immediately. The applicant is, therefore, going to implement the original planning permission granted in September 2021.

Other Options Considered

8. To not produce a progress report and work programme for the Committee: this option is discounted as the progress report and work programme are important in keeping members fully informed on planning matters, particularly where a site visit for an upcoming application may be beneficial in advance of the Committee meeting where it will be considered.

Reasons for Recommendations

9. To keep members informed of planning activity and to assist the Committee in carrying out its responsibilities and preparation its future work effectively.

Statutory and Policy Implications

10. This report has been compiled after consideration of the implications in respect of crime and disorder, data protection and information governance, finance, human resources, human rights, the NHS Constitution (public health services), the public sector equality duty, safeguarding of children and adults at risk, service users, smarter working, sustainability and the environment and, where such implications are material, they are described below.

Appropriate consultation has been undertaken and advice sought on these issues, as required.

RECOMMENDATIONS

- 1) That the Committee reviews the Development Management Progress Report and considers whether any further actions are required, including the arrangement of any site visits.

Derek Higton
Interim Corporate Director for Place

For any enquiries about this report, please contact:

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Constitutional Comments (JL, 25/08/2023)

11. The Planning and Rights of Way Committee is the appropriate body to consider the contents of this report.

Financial Comments (PAA, 25/08/2023)

12. The Government's proposed changes to planning fees as set out in paragraphs 3-5 should result in additional fee income being received by the Council. Local planning authorities are expected to invest any additional fee income arising from these changes in their planning services, although this will be a matter for each planning authority.

Background Papers and Published Documents

13. Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

- None

Electoral Divisions and Members Affected

- All

Planning Applications Received and Determined

From 30th June 2023 – 18th August 2023

Division	Member	Received	Determined
BASSETLAW			
Worksop South	Cllr Nigel Turner	Installation of two single storey Portakabin buildings for use as classroom and dining accommodation for a temporary period of 2 years at Outwood Academy Portland. Validated: 07/07/2023.	GRANTED: 18/08/2023.
Misterton	Cllr Tracey Taylor	Installation of new leachate tank to be installed in existing compound area to replace two existing leachate tanks which will be decommissioned at the Access Road To Landfill Site At Daneshill Road. Validated: 16/08/2023.	
MANSFIELD			
Mansfield North	Cllr Anne Callaghan BEM/Cllr Ben Bradley MP		Existing condition to be extended to allow continuation of the crushing and screening operations to produce recycled aggregates for a further 6 years, at Cast Quarry. GRANTED: 10/08/2023.

Division	Member	Received	Determined
NEWARK & SHERWOOD			
Ollerton	Cllr Mike Pringle	<p>Planning application to retain existing modular classrooms know as Building 2 and 3 and ancillary access ramps /steps and associated landscape works for a further 5 years (current planning permission ref: 3/20/01750/CMA expires 31 July 2023), at Walesby C of E Primary School.</p> <p>Validated: 25/07/2023.</p>	
Muskham and Farnsfield	Cllr Bruce Laughton	<p>Resurfacing of playground and access drive, and surfacing of car park. Associated drainage works including replacement/relocation of existing soakaways, installation of linear channel drain and new soakaway, at Muskham Primary School.</p> <p>Validated: 07/07/2023.</p>	GRANTED: 04/08/2023.

Division	Member	Received	Determined
Farndon & Trent	Cllr Sue Saddington		Reconfiguration and extension of existing recycling yard including raising ground levels, new/extended buildings, weighbridge, external walls and new access, at The Yard, Great North Road. REFUSED: 18/07/2023.
ASHFIELD			
Hucknall North	Cllr John Wilmott	Retention of existing temporary classroom No. 5 for 3 years, at Leen Mills Primary School. Validated: 02/08/2023.	
Hucknall North	Cllr John Wilmott	Retention of existing temporary classroom No. 4 for 3 years, at Leen Mills Primary School. Validated: 02/08/2023.	
Hucknall North	Cllr John Wilmott	To replace grass area with Duralawn Surfacing and install a range of low-level play equipment, at Beardall Fields Primary and Nursery School. Validated: 20/07/2023.	
Kirkby South	Cllr Rachel Madden/Cllr David Martin		Installation of 1 no. activated sludge plant motor control centre Kiosk, 1 no. laboratory kiosk, 1 no. low voltage distribution board kiosk and 1 No. tertiary solids removal kiosk, at Kirkby-in-Ashfield Sewage Treatment Works. GRANTED: 04/08/2023.

Division	Member	Received	Determined
BROXTOWE			
Stapleford & Broxtowe	Cllr John Doddy/Cllr Maggie McGrath	Permanent retention of canopy and hardstanding, at William Lilley Infants School. Validated: 20/07/2023.	GRANTED: 16/08/2023.
Stapleford & Broxtowe	Cllr John Doddy/Cllr Maggie McGrath	Planning application to retain existing temporary classrooms for 5 years, at William Lilley Infants School. Validated: 07/07/2023.	GRANTED: 14/08/2023.
GEDLING			
Calverton	Cllr Boyd Elliott		Variation of condition 2 of permission 7/2003/1323 to retain the weighbridge, associated buildings and soil mound for the proposed duration of mineral extraction operations to 7 Jan 2042, at Calverton (Burntstump) Quarry. GRANTED: 18/07/2023.
Calverton	Cllr Boyd Elliott		Variation of conditions 7, 8 and 50 of permission 7/2005/0263 so to extend the time to work the remaining mineral reserves until 7 Jan 2042 with restoration by 7 Jan 2043, at Calverton (Burntstump) Quarry. GRANTED: 18/07/2023.

Division	Member	Received	Determined
Carlton East	Cllr Mike Adams		Installation of new plant and equipment and relocation of 2 No. existing tanks, at Bio Dynamic (UK) Ltd, Colwick Industrial Estate. GRANTED: 07/07/2023.
RUSHCLIFFE			
Keyworth	Cllr John Cottee		Increased height of existing concrete boundary wall by 2 panels, at Chris Allsop Metals Limited. GRANTED: 18/08/2023.

Statutory Targets

Local Planning Authorities are monitored by the Department for Levelling Up, Housing and Communities (DLUHC) on their performance in terms of the speed and quality of decision-making.

Planning Authorities which under-perform against any of these criteria may be deemed as poorly performing and risk 'designation' by the Secretary of State which then allows applicants the option to directly apply to the Planning Inspectorate (on behalf of the Secretary of State) rather than the Local Planning Authority.

The following targets apply and the County Council's performance during Quarter 1 – 1st April 2023 – 30th June 2023 – is reported below:

- For major developments (which includes all minerals and waste proposals) the speed threshold is to determine 60% of these applications within the statutory period of 13 or 16 weeks (or an extended period agreed with the applicant) measured over a rolling two-year period. During Q1 100% of applications were determined within the required period or within an agreed extension of time.
- For non-major developments the speed threshold is to determine 70% of these applications within the statutory period of 8 weeks (or an extended period agreed with the applicant) measured over a rolling two-year period. During Q1 100% of applications were determined within the required period or within an agreed extension of time.
- For major and non-major developments (measured separately) the 'quality' threshold is for fewer than 10% of these applications to be overturned at appeal measured over a rolling two-year period. No appeals have been received or determined during this period.

Schedule of future planning applications to be reported to Planning and Rights of Way Committee

(Please note: The committee dates identified are for guidance only. A final decision regarding the committee date is not made until shortly before the agenda is published).

Target Committee	Planning App No.	Location	Development	Current Progress
7 th November 2023	4/V/2022/0643	Parts Emporium Ltd, Sidings Road, Kirkby in Ashfield, Nottinghamshire, NG17 7JZ	Part retrospective change of use of land and buildings for the acceptance, storage and treatment of end-of-life vehicles including ancillary storage of salvaged parts	<p>Further information received regarding ground remediation mitigation. Currently out for re-consultation.</p> <p>Following re-consultation further noise survey work has been requested to address concerns that the noise impact assessment does not provide a representative assessment of the noise impacts associated with operations.</p> <p>The applicant is in the process of undertaking a further noise survey. This will be followed by re-consultation with various consultees when submitted.</p>

Planning Applications currently being processed by the County Council which are not currently targeted to a specific meeting of the Planning and Rights of Way Committee.

Planning Application: 4/V/2023/0279
Location: 32 Sudbury Drive, Huthwaite, Sutton-in-Ashfield, NG17 2SB
Proposal: Removal of condition 10 of planning permission 4/V/2021/0386 to allow continued use as a small (2-bed) home for children in the care of the local authority
Current Progress: The applicant is considering issues raised through planning consultation responses at Officer request which may require some further discussion with consultees.

Planning Application: 8/22/01279/CMA
Location: John Brookes Sawmill, off the A46, Nr Widmerpool. NG12 5PS
Proposal: Southern extension to the waste wood and green waste storage yard (part retrospective)
Current Progress: Issues regarding drainage, landscape/visual, ecology and dust have been raised. The application may need to be reported to committee.

Planning Application: 3/19/00100/CMM
Location: Cromwell North Quarry, Land Between Carlton on Trent and Cromwell, Newark

- Proposal:** Proposed extraction of 1.8 million tonnes of sand and gravel together with the erection of mineral processing plant and associated ancillary infrastructure. the provision of a new access, and the progressive restoration of the site to nature conservation over a period of 9 years.
- Current Progress:** A request for the submission of supplementary environmental information was made under Reg. 25 of the EIA Regs in May 2019. This request for information covered air quality, transport, access, quarry dewatering, floodlighting, landscaping, ecology, noise, protection of River Trent, contaminated land and archaeology. The planning application raises key planning issues in respect of need and mineral supply within Nottingham. The applicant initially delayed their response to the Reg 25 request to allow decisions to be made regarding site allocations as part of the review/examination of the Replacement Minerals Local Plan. The Cromwell North site has not been allocated as part of this process. Officers have recently met with the applicant who has confirmed that they are reviewing whether they are going to progress the submission of this additional information or withdraw the planning submission.
- Planning Application:** 3/20/01244/FULR3N
Location: British Sugar Corporation Ltd Sports Ground, Great North Road, Newark On Trent, NG24 1DL
Proposal: Change of use from former sports field to land to be used for conditioning (drying by windrowing) of topsoil material recovered from sugar beet delivered and excavated from soil settlement lagoons onsite, and engineering works to construct an internal access route to serve the soil conditioning area and excavate a flood storage compensation area.
Current Progress: A supplementary flood risk assessment has been requested from the applicant. Officers have recently met with British Sugar who confirm they have instructed consultants to carry out a further review the flooding issues with the conclusions from this process informing whether British Sugar progress the planning application submission further.
- Planning Application:** 3/22/00059/CMM
Location: Land south of Church Street, Southwell, Nottinghamshire, NG25 0HG
Proposal: Flood alleviation works including construction of an earth bund, flow control structure, and related ground works, landscape planting, boundary works including fencing, and ancillary operations.
Current Progress: Revisions to scheme have been made and the applicant is currently preparing a revised flood risk assessment to consider the flood impacts of this revised scheme. Archaeology issues require further consideration.
- Planning Application:** ES/4518
Location: Former ash disposal lagoons south of Lound, Retford. DN22 8SG
Proposal: The extraction, processing and export of pulverised fuel ash from former ash disposal lagoons and their progressive restoration, and associated development including earthworks, dewatering and soil storage, ponds and excavations, hard and soft surfacing and landscaping and boundary treatment, buildings and structures, plant, conveyors, utility connections, roadways, parking, drainage, and ancillary development.
Current Progress: Applicant is progressing further assessment work on including flooding, geo-environmental issues, dust control, ecology and is looking to revise the working and restoration plans. When received this will be subject to re-consultation.