



29 January 2019

Agenda Item: 5

REPORT OF CORPORATE DIRECTOR – PLACE

MANSFIELD DISTRICT REF. NO.: 2/2018/0561/NCC

PROPOSAL 1: VARIATION OF CONDITION 2 OF PLANNING PERMISSION 2/2013/0345/NT. CONTINUATION OF CRUSHING AND SCREENING PLANT TO RECYCLE BUILDING MATERIAL FOR A FURTHER 5 YEARS.

MANSFIELD DISTRICT REF. NO.: 2/2018/0676/NCC

PROPOSAL 2: TO VARY CONDITIONS 5 (A TO F) & 6 OF APPLICATION 2/2014/0518/NT IN ORDER TO MEET NEW OPERATIONAL NEEDS TO ENSURE THAT THE TIPPING FACES ARE KEPT AT MANAGEABLE HEIGHTS TO PREVENT ANY SLIPPAGES OF THE WORKING FACES AND TO ENSURE THAT THE CURRENT FINAL CONTOURS OF THE SITE ARE ACHIEVED IN THE BEST OPERATIONAL METHOD AVAILABLE. THERE WILL BE NO CHANGES TO THE AGREED FINAL CONTOURS OF THE SITE.

LOCATION: CAST QUARRY, VALE ROAD, MANSFIELD WOODHOUSE, NG19 8DP

APPLICANT: MIDLAND LANDFILL LIMITED

Purpose of Report

1. To consider two planning applications to vary conditions relating to the landfill and recycling operations at Vale Road Quarry, Mansfield Woodhouse. The first variation is to allow the continuation of the material recycling facility for a further 5 years until 2024 and the second application is to amend the sequence of the phasing without changing the overall restoration scheme. The recommendation is to grant planning permission for both applications subject to the conditions set out in Appendices 1 and 2.

The Site and Surroundings

2. The application site is located within the Mansfield District of Nottinghamshire, just outside of the urban boundary to the north west of Mansfield Woodhouse. The site is a former limestone quarry, now being used as an inert waste landfill to ultimately achieve restoration. (see plan 1)

3. There are 4 extant permissions on the site. The first (reference 2/2014/0518/NT) allows the landfilling operations to continue until 30th April 2030 with restoration of the site to be completed by 30th April 2032. The second (reference 2/2013/0345/NT) allows the continuation of crushing and screening until 31st December 2019. The third permission (reference 2/2015/0797/NT) provides for a covered storage compound that can be retained until 30th April 2030 and finally a fourth permission (reference 2/93/13735/0751) for the importation, temporary storage, treatment, exportation and resale of materials (CLUD).
4. The planning application site measures 25 hectares in total and includes the Vale Road Quarry void, surrounding operational land and part of the access road that leads to Common Lane, to the south. The void has been worked to a maximum depth of 72 metres AOD (from average ground levels of 100m AOD).
5. The site layout of the western quarry comprises predominantly a void where inert landfill is currently taking place. Along the eastern edge of the void is a rock face which varies in height in line with the depth of extraction and the level of waste placement to date. At the base of the rock face, towards the north east of the void is a water storage pond from which water is pumped to the River Meden. To the south of the operational area is the location of the screening and crushing plant used for aggregate recycling and to the south of this is a stockpiling area. At the southern extent of the site there are the site office and welfare facilities, a mobile plant storage compound, a mobile phone mast and equipment compound and an electrical supply box. (see plan 2)
6. Whilst the site is located adjacent to the urban boundary of Mansfield Woodhouse, its surroundings are of a generally open rolling rural character, interspersed with woodland and defined hedgerows. There are agricultural fields to the west and south of the site. Immediately to the north, the site is bordered by Meden Bank Wood. Immediately to the east, forming the site boundary, is the Robin Hood railway line running in a north to south direction. Beyond the rail line to the east is the Littlewood Quarry, a smaller void measuring approximately 3.09 hectares which has been worked to a depth of approximately 74-77 metres AOD.
7. Access to the Vale Road Quarry is to the south with an access track running parallel to the western side of the rail line for approximately 700m before it connects to Common Lane. From Common Lane the routeing of material to and from the site continues along Vale Road, through the centre of Mansfield Woodhouse along Portland Street/High Street and then the A6075 (Warsop Road). Located approximately half way between the landfill site and Common Lane is a vehicle dismantling facility and scrap yard.
8. There are a number of rights of way running around the site, with Mansfield Woodhouse Public Footpath No. 8 running along the northern border of Vale Road Quarry and connecting to Mansfield Woodhouse Bridleway No. 7 which runs along the western boundary of Littlewood Quarry before crossing fields and then joining Northfield Lane heading west where it passes over the Robin Hood railway and over the site access road on a footbridge.

9. There are two statutory ecological designated sites near to the application site, Pleasley Vale Railway Site of Special Scientific Interest (SSSI) is located approximately 500m to the west of the application site and comprises a disused railway cutting which “contains some of the best remaining calcareous grassland developed on soils from the Magnesian Limestone in Nottinghamshire” and “examples of calcareous woodland and scrub, and limestone crags and fissures”. Approximately 1.5km to the north east of the site is the Hills and Holes and Sookholme Brook, Warsop SSSI, notified on the basis of containing “some of the finest remaining limestone and base-rich flush plant communities in Nottinghamshire”.
10. There are seven Local Wildlife Sites (LWS) adjacent, or particularly close, to Vale Road Quarry, which include:
 - a) Meden Bank Wood
 - b) Littlewood Lane Quarry
 - c) Littlewood Grassland and Verges
 - d) Littlewood Lane Railway Bank
 - e) Littlewood Lane Wood
 - f) Pleasley Vale Pasture Bank
 - g) Common Lane Roadside Bank
11. There are no heritage assets within the planning application site, although there are a number in its vicinity, as set out below:
 - a) Mansfield Woodhouse Roman Villa
 - b) Pleasley Vale Conservation Area
 - c) Church of St Chad
 - d) North Lodge Farm House
12. The nearest sensitive receptors to the active landfilling area of the application site comprise isolated properties, including properties 140m to the north on Littlewood Lane, 240m to the west on Shire Road and 185m to the south-west of the Vale Road Quarry operational area on Northfield Lane. In addition, there are rear gardens approximately 20m to the east of the access road on Mapletoft Avenue, The Green and Lime Tree Avenue, albeit separated by the Robin Hood railway line. (see plan 3)

Background/Planning history

13. In addition to the landfilling permission, there are other associated activities that come under separate permissions. Temporary planning permission was granted for crushing and screening of waste in 1996 and has been renewed a number of

times, most recently in 2015 (reference 2/2013/0345/NT). This permission is due to expire on 31st December 2019 and a further extension has been requested and is under consideration in this committee report. In addition, planning permission for a secure plant and vehicle compound was granted in June 2008 and was extended in July 2010 and November 2015 and a replacement compound was granted in January 2016 (reference 2/2015/0797/NT).

Existing Operations and Restoration

14. Restoration through the deposit of inert waste is currently taking place in accordance with a phased scheme of restoration where the northern part of the Vale Road Quarry is completed first and progresses in an anti-clockwise direction.
15. The applicant has previously stated that the site is authorised to receive a maximum of 400,000 tonnes of inert waste per annum, although the average amount of inert waste has typically been around 300,000 tonnes per annum.
16. Waste received by the site is directed to the appropriate working area by signs or oral instruction from the weighbridge operative.
17. Vehicles disposing of waste are usually instructed to reverse to the disposal face where the load is then discharged. The discharged load is inspected by staff to ensure that it is as described and does not contain unacceptable material. Unauthorised waste is re-loaded for removal off site, in line with the site's Environmental Permit.
18. Where possible, material which can be recycled is segregated and recovered for processing using mobile screening equipment and sold off-site for use as secondary aggregate. If the inspection of the waste on arrival indicates that a significant proportion of the waste is recoverable in a given load it is diverted from the tipping face for storage prior to screening.
19. The crushing and screening operation is estimated to process 35,000 tonnes per annum, with recent years throughput reported to be 20,330, 37,500 and 42,000 in 2015, 2016 and 2017 respectively. The crushing and screening operation is currently located in the quarry base, towards the south of Vale Road Quarry.

Proposed Development

Landfill Operation

20. There are five phases to the proposed landfill (1-5) using the boundaries defined by the existing phases (A-E). The northern section is still being completed first with Phase 1 approaching final levels. It is then proposed that the current Phase D will be moved forward to become Phase 2 to aid with operational benefits of completing the full northern extent of the site first before then reverting to completing the site in an anti-clockwise direction (see plan 4). The applicant

states that the modifications to the infilling and subsequent restoration of the site will provide better operational and safety workings.

21. The restoration would be completed on a phase by phase basis, with the remaining four phases expected to take around two to three years per phase to complete. Once a phase is completed the area would be seeded and planted, minus the access tracks that are required to access the next working phase.
22. There would be no change to the approved volume of the landfill with the importation of material permitted until 30th April 2030.
23. The final restoration scheme, which will also remain unchanged, is required to be completed within two years after the cessation of waste importation, 30th April 2032.
24. It is not proposed to alter the existing landfill operating times or any of the limits which apply to HGV numbers.

Recycling area

25. Planning Permission Reference 2/2013/0345/NT was granted on 10 November 2015 for the continuation of crushing and screening plant to recycle building material for a further 5 years at the Cast Quarry. Condition 2 of this permission states:

“The development hereby permitted is for a temporary period only, ending on 31st December 2019”

26. Planning permission is sought to vary the above condition to allow the continuation of crushing and screening plant to recycle building materials for a further 5 years (until 31st December 2024).
27. The crushing and screening operation would remain in its current location within the proposed Phase 4.
28. The applicant is requesting for the crushing and screening area, located within proposed Phase 4, to be retained until 31st December 2024.

Landfilling and recycling operations

29. There would be no change to the vehicle movements associated with the quarry which generated 12,869 loads in 2017 and is restricted to 84 per weekday, 44 on a Saturday and 20,000 per annum by Condition 10 of Planning Permission Ref 2/2014/0518/NT.

Consultations

30. The two planning applications have each been separately publicised and advertised.

31. Where consultees have provided a joint or similar response for each application these comments are reported collectively. Where consultation responses vary they are clearly identified in the summary of the consultees response.

32. **Mansfield District Council** *Raise no objections to both proposals.*

33. **NCC (Highways) Mansfield**

In response to Ref:2/2018/0676/NCC for the phasing variation the Local Highway Authority, (County Council) considers this proposal to be minor and there will be minimal material impact on transportation and the highway network. Therefore, the application can be dealt with by Nottinghamshire County Council's 'Standing Advice'

The proposal to extend the recycling operations Ref: 2/2018/0561/NCC does not affect the highways.

34. **NCC (Planning Policy)** *Raise no objections and in a joint response for both applications comment as follows:*

In extending the life of crushing and screening operations, application V/3899 seeks to extend an existing waste facility at the Cast Quarry site. Application V/3916 seeks to improve existing waste management practices, without alteration to final contours.

Both applications would be supported by Nottinghamshire and Nottingham Waste Core Strategy Policy WCS8, in that they seek to extend (in the case of V/3899) or improve (V/3916) waste management practices at the Cast Quarry site.

The proposals would also be supported if there is no unacceptable impact on the environment or quality of life as stated by Core Strategy Policy WCS13 and that the proposals do not conflict with saved Environmental Protection policies in Chapter 3 of the Nottinghamshire and Nottingham Waste Local Plan.

35. **EA (Waste)** *Raise no objection to the proposed variation and offered no comment on the phasing sequence application.*

36. **Via (Noise Engineer)** *Raise no objection to the extension of time to the recycling area on noise grounds and were not consulted on Ref: 2/2018/0676/NCC.*

37. **NCC (Nature Conservation)** *Raise no objection and offer further comments on both applications.*

NCC's ecologist has no objections to the proposed changes in phasing at the site Ref: 2/2018/0676/NCC. The ecologist notes an Ecology Survey has been provided, and whilst this is useful, it is assumed that the existing controls and mitigation measures attached to the planning permission will remain in force, and the principle of which will be unaffected by the proposed phasing changes.

Raise no objection in principle to the proposed extension of time Ref: 2/2018/0561/NCC, assuming that it will not cause a delay to delivering the restoration of the wider site.

38. No response was received from **Cadent Gas, Severn Trent Water Ltd** or **Western Power Distribution**. Any responses received shall be orally reported.

Publicity

39. Each application has been publicised by means of five site notices, press notice and neighbour notification letters sent to the nearest occupiers in accordance with the County Council's adopted Statement of Community Involvement.
40. One letter of representation has been received from a local resident stating a concern over the final levels being raised above the height of the surrounding conservation area.
41. Councillor Parry Tsimbirdis and Councillor Joyce Bosnjak JP have been notified of the application. No representations have been received.
42. The issues raised by the local resident are considered in the Observations Section of this report.

Observations

Introduction

43. Two planning applications have been submitted in relation to the existing Vale Road Quarry landfill in Mansfield Woodhouse. Firstly, an application has been submitted seeking to alter the sequence of the phasing for the infilling and restoration of the site. Secondly, an application seeks to extend the existing permission for crushing and screening recycling operations at the same site by 5 years from 2019 to 2024.

Planning Policy Assessment

44. The National Planning Policy Framework (NPPF) does not contain any specific waste policies but should be read in conjunction with the Government's National Planning Policy for Waste (NPPW) which sets out the Government's aims in waste planning towards a more sustainable and efficient approach to resource use and management.
45. The NPPW promotes the movement of waste up the waste hierarchy of prevention, preparing for reuse, recycling, other recovery and disposal as a last resort (see Figure 1). The waste hierarchy is also promoted in the Waste Management Plan for England (December 2013).



Figure 1: Nottinghamshire and Nottingham Replacement Waste Local Plan Part 1 - Waste Core Strategy (WCS) adopted December 2013

46. The WCS was adopted in December 2013 and sets out local waste planning policy for Nottingham and Nottinghamshire, superseding many of the policies in the Nottinghamshire and Nottingham Waste Local Plan (WLP), including all of the waste disposal specific policies. However, some of the environmental and amenity policies within the WLP remain part of the development plan and will be discussed later in the observations. The relevant WCS policies are set out below.
47. Both applications would be supported by Nottinghamshire and Nottingham Waste Core Strategy Policy WCS8, in that they seek to extend (V/3899) or improve (V/3916) waste management practices at the Cast Quarry site

Policy considerations

48. As set out in the NPPW and the Waste Management Plan for England, disposal is at the bottom of the waste hierarchy and seen as a “last resort”. As such the proposed extension of life to the crushing and screening operation would enable waste to be treated at the highest point at which waste already produced can be dealt with, in the waste hierarchy. The landfilling operation is at the lowest level of the waste hierarchy and therefore the recycling operation aids the site in moving waste further up the waste hierarchy.
49. The materials which are suitable for recycling would receive treatment through the crushing and screening operation, with any remaining material then being used for restoration of the Vale Road Quarry Void. The material that is to be landfilled is that which cannot, or is not economically viable to, be recycled. It is therefore being managed at the highest point in the waste hierarchy.
50. Whilst the crushing and screening operation is managing the waste at the highest level of the waste hierarchy, the applicant is only seeking to extend the life of the recycling operation by five years until 31 December 2024. After this date, the site would not benefit from the recycling operation, and may no longer be managing waste at the highest point of the waste hierarchy for the remainder

of the inert landfilling operation (i.e. until 2030). The existing operation takes place within the base of the quarry and in five years the profiles will have changed throughout the site as waste is deposited and the existing location may no longer be suitable if the continued restoration of the site has progressed into Phase 4. If the operator wished to continue recycling operations after the end of 2024, a further planning application would be required to extend these operations further and it is therefore likely that the most suitable location for the screening and crushing plant could be identified at that time.

51. It is noted that this application is not the first extension of the life of the recycling area and although this is compliant with the Waste Hierarchy it does seem to contradict the NPPF Para 204/205 which requires authorities to provide for the restoration and aftercare of sites at the earliest opportunity and would therefore only allow material that cannot be recycled to enter the site.
52. In considering this application, the aspiration to restore the Vale Road Quarry as soon as possible must be balanced against the treatment of waste higher up the waste hierarchy, which is the aspect of the operation that would prolong the restoration. Whilst the policy guidance to restore the minerals site is acknowledged, it is predominantly related to new or existing mineral sites. However, this site is now a strategically important operational inert recycling and disposal site and the movement of waste up the waste hierarchy is therefore considered to take precedence.
53. The co-location of the recycling facility with the landfill also meets the requirements of policy WCS2 of the WCS, which seeks to maximise the use of recycled materials and promotes the collection, separation, sorting, recycling and recovery of waste.
54. On balance, there is policy support for the proposed extension in time for landfilling and recycling operations at the site as it would allow for the continued restoration of the site whilst maximising the amount of waste that is promoted up the waste hierarchy by recycling and therefore diverted from landfill.

Conservation Area/Built Heritage

55. A response has raised concerns over levels being raised and affecting the Pleasley Vale Conservation Area but this was fully assessed when granting permission 2/2014/0518/NT with the impacts being considered to be less than substantial when assessed against the NPPF and in accordance with Policy W3.28 of the WLP. As the final restoration levels are not changing in this application, it is considered that the previous assessment remains valid and as such no further concerns are raised over the Pleasley Vale Conservation Area from the varying of sequence or extending the life of the recycling operation.
56. Landscape and Visual Impact

The two aspects under consideration will not have any significant impact during the operational stage and will result in no change to the restored site compared to that previously considered.

Ecological Impact

57. The existing mitigation measures attached to the existing permission will remain in force, and the principle of which will be unaffected by the proposed phasing changes.
58. These measures include ecology assessments prior to entering a new phase. In conjunction with the application to vary the phasing, a preliminary ecological assessment has been carried out.
59. The new Phase 2 is proposed to be infilled over several years with the final restoration of this area divided into two. The north eastern half, (see plan 5), is a proposed area of calcareous grassland to complement the area to the north, with the south western half to be restored to an agricultural field.
60. In the long term, the completion of the landfill operations will have significant benefits to the area. The site is located adjacent to the Pleasley Vale conservation area and sites of importance for nature conservation.
61. The completion of the landfill operation and subsequent restoration will also be beneficial to the local nature with the contributions made in the ecological enhancement in accordance with Saved Policy NE13 and emerging policy NE2 of the Mansfield District Local Plan 2013-2033 Publication Draft September 2018.
62. The ecology report accompanying the application raises concerns that the clearance of scrub and tall ruderal/grassland would remove potential nesting habitat for a range of bird species, potentially in the long term if replacement habitat is not created as part of the restoration of the site. It could also potentially disturb or destroy birds' nests if undertaken within the breeding bird season. Several ecological conditions are in force to mitigate these effects and the final restoration scheme required for Phase 2 and in Phase 1 provides the potential replacement habitats which address these concerns.
63. In addition, the ecology report highlights that if the cliff face is impacted upon at some point this could result in possible disturbance of breeding birds and roosting bats if undertaken at certain times of year. Damaging any active wild birds' nests or disturbing breeding Schedule 1 birds, such as peregrine, is illegal under the Wildlife and Countryside Act (WCA) 1981. Disturbance to roosting bats is illegal under the WCA and Conservation of Habitats and Species Regulations 2017. Details approved under planning permission 2/2014/0518/NT state the buffer zone distance required when infilling work is taking place near to the cliff face during the nesting season. These ecological conditions will be carried forward to any new permission and would continue to provide suitable mitigation.
64. In addition to the bird protection in Para (63) above, measures are in place for the buildings identified with bat roost potential and these measures would be carried forward into any new permission granted.

Traffic, Access and Parking

65. The number of HGVs permitted is not changing and is already restricted in terms of numbers by a condition and routeing by form of a legal agreement.
66. A wheel wash is in place on site and is used by vehicles exiting the site. In addition to this proactive method of preventing deleterious material entering the highway a road sweeper is employed at least once a week or upon a requirement to do so in a reactive measure along Vale Road.
67. A Section 106 Legal Agreement is already in place for traffic management and HGV routeing of material to and from the site along the A6075 (Warsop Road), Portland Street/High Street and then Vale Road.
68. There are conditions on the existing permission which relates to hours of operation, and states that no HGVs should enter or leave the site outside of the hours of 08:00-18:00 Monday to Friday; 08:00-12:30 Saturdays and not at all on Sundays, Public or Bank Holidays. The applicant is seeking to maintain the existing time restrictions on HGVs entering and leaving the site and these are considered reasonable.

Noise

69. Background noise levels were calculated under the previous application in 2014 and are shown in Table 1 below for each of the noise sensitive receptors along with the predicted noise levels when working at different locations within the site.

Table 1 - Background and predicted noise levels

	Background Noise Levels – measured over six days	Noise Limits (10dB above background)	Predicted Noise Levels 07:00-18:00 L_{Aeq} dB	Noise Level Above Background (worst case)
Littlewood Farm	41dB – 44dB	51-54 L _{Aeq,1h} dB	44 (North west)	+ 5dB
			43 (South west)	
			43 (East)	
			46 (North east)	
The Old Vicarage	30dB – 33dB	40-43 L _{Aeq,1h} dB	44 (North west)	+ 14dB
			42 (South west)	
			42 (East)	
			42 (North east)	
North Lodge Farm	29dB – 38dB	39-48 L _{Aeq,1h} dB	42 (North west)	+ 17dB
			46 (South west)	
			41 (East)	
			39 (North east)	

70. The NCC Noise Engineer reviewed the noise assessment at the time and concluded that whilst there would be an exceedance of the background noise levels, this was primarily due to particularly low daytime background noise levels. He was satisfied that noise would not be unreasonable as it would be 9-11dB below the 55dB limit set out in the Technical Guidance to the NPPF. The NCC Noise Engineer was therefore satisfied that there would not be an unacceptable level of noise subject to conditions being imposed.

71. No noise complaint has been received by the WPA since the previous permission was granted. Noise levels are not anticipated to change and are restricted by existing conditions and mitigation factors which will remain in place.

Restoration

72. The final restoration masterplan will not change, however the sequence in which the restoration will be achieved will be. It is expected that phase 1 will achieve final levels and be restored to calcareous grassland during 2019. The conditions relating to the restoration of the site and long term management of the site will not be altered.

Legal Agreement

73. The legal agreement attached to the existing planning permission, which has a Traffic Management Plan, a HGV routeing agreement and a local Liaison Group has provisions which allow for it to be carried forward to any future variation applications relating to that permission and as such no new legal agreement is required.

Other Options Considered

74. 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

75. 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.

Crime and Disorder and Safeguarding of Children and Adults at Risk Implications

76. The development would be located within the existing Cast Quarry benefiting from perimeter security fencing. The site has a low level of crime and disorder and an additional security bund has been installed in the North East corner of Phase A during the summer of 2018.
77. The changes sought by both applications do not raise any further Crime or Safety implications.

Data Protection and Information Governance

78. The member of the public who has made representations on this application is informed that a copy of their representations, including their name and address, is publicly available and is retained for the period of the application and for a relevant period thereafter.

Human Rights Implications

79. 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.

Implications for Sustainability and the Environment

80. The application has been considered against the National Planning Policy Framework, the National Planning Policy for Waste, Nottinghamshire and Nottingham Waste Local Plan, the Nottinghamshire and Nottingham Waste Core Strategy and the Mansfield Local Plan, all of which are underpinned by the objective of achieving sustainable development. The development would provide a site for disposal of inert material for which there is no viable alternative and would result in the restoration of a former minerals site.
81. There are no Service User, Public Sector Equality Duty, Human Resource or Financial implications.

Statement of Positive and Proactive Engagement

82. In determining this application the Waste 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.

RECOMMENDATION

Application 1 (2/2018/0561/NCC) – Proposed Variation of condition 2 of planning permission 2/2013/0345/NT. Continuation of crushing and screening plant to recycle building material for a further 5 years.

83. It is RECOMMENDED that 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.

Application 2 (2/2018/0676/NCC) – Variation of Conditions 5 (a to f) & 6 of application 2/2014/0518/NT in order to meet new operational needs to ensure that the tipping faces are kept at manageable heights to prevent any slippages of the working faces and to ensure that the current final contours of the site are achieved in the best operational method available. There will be no changes to the agreed final contours of the site.

84. It is RECOMMENDED that planning permission be granted subject to the conditions set out in Appendix 2. Members need to consider the issues set out in the report and resolve accordingly.

ADRIAN SMITH

Corporate Director – Place

Constitutional Comments [RHC 14/1/2019]

Planning & Licensing Committee is the appropriate body to consider the contents of this report by virtue of its terms of reference

Financial Comments [RWK 07/01/2019]

There are no specific financial implications arising directly from the report.

Background Papers Available for Inspection

The application file is available for public inspection by virtue of the Local Government (Access to Information) Act 1985.

Electoral Division(s) and Member(s) Affected

Mansfield North	Councillor Parry Tsimbirdis
Mansfield North	Councillor Joyce Bosnjak JP

Report Author/Case Officer
Daniel Ambler
0115 977 3730

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