

RECOMMENDED PLANNING CONDITIONS FOR PROPOSAL 2-VARIATION TO RETAIN THE WEIGHBRIDGE, ASSOCIATED BUILDINGS AND SOIL MOUND FOR THE DURATION OF MINERAL EXTRACTION OPERATIONS TO 7 JAN 2042 (APPLICATION REF 7/2022/0751NCC)

1. Permission is granted for the further temporary retention of the weighbridge and office, associated buildings and soil mound until 7 January 2042 in line with the approved duration of mineral extraction at the quarry. This permission comes into immediate effect and the development shall be maintained in accordance with the following details, unless otherwise agreed in writing by the Minerals Planning Authority (MPA):
 - a) Planning application forms and supporting statement received on the 17th June 2003.
 - b) Plan reference B38/86 detailing the boundary on the planning application site, the location of the soil mound, weighbridge and associated buildings received on the 17 June 2003.

Reason: To define the development as permitted and as varied under s73 of the Town and Country Planning Act 1990.

2. The weighbridge, offices, associated buildings and soil mound shall be removed by the 7th January 2042, or within 3 months of cessation of mineral extraction, whichever is the sooner, unless otherwise agreed in writing by the MPA.

Reason: To secure proper restoration of the site within an acceptable timescale and in accordance with policies SP2 and DM12 of the Nottinghamshire Minerals Local Plan.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order amending, replacing or re-enacting that Order), no buildings, fixed plant or machinery, structures, lights, fences or private ways shall be erected, installed or otherwise replaced within the application site without the prior written approval of the MPA.

Reason: In the interests of minimising impacts to the Green Belt and to enable the MPA to control development.

4. A scheme for the restoration of the application site shall be submitted for the written approval of the MPA within 3 months of the cessation of mineral extraction, or by 7th January 2042, whichever is the sooner. The site shall thereafter be restored in accordance with the approved scheme.

Reason: To secure proper restoration of the site within an acceptable timescale and in accordance with policies SP2 and DM12 of the Nottinghamshire Minerals Local Plan.

5. All restoration operations shall be completed on or before a date one year from the cessation of mineral extraction, or by 7th January 2042, whichever is the sooner.

Reason: To secure proper restoration of the site within an acceptable timescale and in accordance with policies SP2 and DM12 of the Nottinghamshire Minerals Local Plan.

6. Following restoration the site shall undergo aftercare management for a 5 year period. This aftercare shall commence on the date that restoration is completed to the satisfaction of the MPA.

Reason: To secure proper restoration of the site within an acceptable timescale and in accordance with policies SP2 and DM12 of the Nottinghamshire Minerals Local Plan.

7. An aftercare scheme outline strategy shall be submitted for the approval of the MPA no later than 3 months before the spreading of subsoil commences. The strategy shall outline the steps to be taken, the period during which they are taken, and who will be responsible for taking those steps to ensure the land is restored and brought back to a satisfactory condition. The aftercare scheme shall include but not be restricted to details of the following:

- a) Cultivations
- b) Weed control
- c) Sowing of seed mixtures
- d) Soil analysis
- e) Keeping of records and an annual review of performance and proposed operations for the coming year, to be submitted to the MPA between the 31st March and 31st May each year.
- f) Drainage amendments
- g) Management practices such as the cutting of vegetation
- h) Tree protection
- i) Remedial treatments
- j) Irrigation, and
- k) Fencing

Reason: To secure proper restoration of the site within an acceptable timescale and in accordance with policies SP2 and DM12 of the Nottinghamshire Minerals Local Plan.

End of conditions