Application Reference Number
SM.20/03/169 M

Staffordshire County Council

To: Mr F Read
R C Read Stonemasons
c/o G J Perry Planning Consultant
62 Carter Street
Uttoxeter
ST14 8EU

Town and Country Planning Act 1990

Permission for Development

Having previously permitted the:

- Extraction of Hollington Stone and restoration of land to woodland (ref. SM.95/976 dated 2 July 1996).

- Application not to comply with (to vary) conditions 3 and 8 of planning permission SM.95/976 to extend the cessation date from 31 May 2006 for a further 7 years (condition 3) and to increase the permitted depth of extraction (condition 8) (ref. SM.06/07/169 M dated 31 October 2006.

- Variation of Conditions 4 and 5, imposed on planning permission SM.06/07/169 M, to extend the cessation date until 31 May 2020 (Condition 4) and completion of the restoration by 31 May 2021 (Condition 5) (SM.13/04/169 M dated 14 August 2013)

Staffordshire County Council in pursuance of powers under the above-mentioned Act, hereby permit the **application for variation of conditions 4 and 5 of planning permission SM.13/04/169 M for extension of time for working of quarry to 31 May 2025 and completion of restoration date to be amended to 31 May 2026 at Broadsidemore Quarry, Hollington** in accordance with the terms of the application ref. SM.20/03/169 M dated 18 May 2020, and the documents and plans submitted with it, and subject to the following:

Definition of Consent

1. This planning permission shall only relate to the site edged red on 'Site Plan' (Drawing No. 2 date stamped 24 May 2006, ref. SM.06/07/169 M), hereafter referred to as 'the Site' and the development hereby permitted shall only be carried out within the Site in accordance with the following approved documents and plans listed below:

Documents and plans referred to in planning permission SM.95/976

- **Drawing No. 1 Location Plan date stamped 2 July 1996;**
- **Drawing No. 2 Site Plan date stamped 2 July 1996;**

- **Drawing No. 3 Sections date stamped 2 July 1996;**
- **Letters dated 19 April 1996 and 14 May 1996.**

Documents and plans referred to in planning permission SM.06/07/169 M

- **Application form dated 24 May 2006;**
- **Supporting statement;**
- **Drawing No.1 Location Plan;**
- **Drawing No.2 Site Plan;**
- **Drawing No.3 Sections.**

Approved details in accordance with planning permission ref SM.06/07/169 M

- **SM.06/07/169 M D1 dated 15 August 2007 approved details in compliance with Conditions 7 of planning permission SM.06/07/169 M relating to site layout plan which approved:**

  - **Letters dated 19 May 2007 and 27 June 2007;**
  - **Drawing No.1 Site Layout Plan date stamped 14 May 2007.**

Documents and plans referred to in planning permission SM.13/04/169 M

- **Application form dated 23 April 2013;**
- **Design and Access Statement.**

Approved details in accordance with planning permission ref SM.13/04/169 M

- **SM.13/04/169 M D1 dated 4 April 2014 approved details in compliance with Condition 28 (ii) of planning permission SM.13/04/169 M relating to a protected species survey report which approved:**

  - **Letter from Mr P Gallimore dated 8 January 2014.**

Documents and plans submitted in support of this planning application SM.20/03/169 M

- **Application Form dated 6 April 2020;**
- **Planning Statement dated 6 May 2020;**
- **Preliminary Ecological Appraisal dated February 2020;**
- **Proposed Block Plan (Dwg No R0067 - 002);**
- **Restoration Scheme (Dwg No 35832_Rest Rev. 0);**
- **Proposed Landscaping and 5-year Maintenance Plan (dated 20 September 2020).**

except in so far as the approved documents and plans listed above are amended by the conditions specified below.

Reasons: To define the permission and to ensure the permission is implemented in all respects in accordance with the previously approved documents, plans and details, and the latest approved documents and plans. This condition updates condition 1 and 2 of planning permission.

Commencement of the development

2. The development hereby permitted shall be deemed to have commenced on the date of this planning permission.

Reason: As this is a variation to a planning permission that has already commenced and in order to comply with the provisions of Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004. This is a new condition.

Dates for Cessation of Mineral Extraction, Restoration and Aftercare

3. The extraction of stone hereby permitted shall cease no later than 31 May 2025.

4. The Site shall be restored in accordance with the approved Restoration and Aftercare Scheme (Condition 33) in its entirety by 31 May 2026 or within 12 months from the cessation of mineral extraction whichever is the sooner date. No operations and activities authorised or required by this permission other than the provision of aftercare required under Condition 33 shall continue after this date.

5. If the working operations cease at a date earlier than the cessation date (Condition 4), then the operator shall notify the Mineral Planning Authority in writing of the date on which the working operation ceased within 14 days of the cessation of the working operation.

6. This planning permission shall expire when the Mineral Planning Authority has provided written confirmation that the Site has been restored and subject to aftercare in accordance with the requirements of the approved Restoration and Aftercare Scheme (Condition 33).

Reasons (3 to 6): To secure the working and restoration of the Site within the approved timescale and to accord with: the Minerals Local Plan for Staffordshire (policies 4 and 6) having regard to the National Planning Policy Framework (Section 17). Also to comply with the requirements of Schedule 5 of the Town and Country Planning Act 1990 which requires that every permission for the winning and working of minerals shall have a condition as to the duration of the development. Conditions 3, 4 and 6 update conditions 4, 5 and 30 of planning permission SM.13/04/169 M. Condition 5 is a new condition.

Method of Working

7. No extraction of stone shall take place outside the area identified in orange on 'Site Plan' (Drawing No. 2 date stamped 24 May 2006, ref. SM.06/07/169 M).

8. The layout of the Site shall be maintained in accordance with the approved details (Drawing no.1 Site Layout Plan date stamped 14 May 2007, ref. SM.06/07/169 M D1 referred to therein).

9. No extraction of stone shall result in a final worked slope of gradients steeper than 1 (vertical) to 0.5 (horizontal) within the stone. Gradients within the overburden shall be maintained at less than 1 (vertical) to 2 (horizontal).

10. No extraction of stone shall take place below the maximum depths as indicated on the cross-sections E-E and F-F on Drawing No.3 Sections date stamped 24 May 2006, ref. SM.06/07/169 M.

11. No waste or other materials shall be imported to the Site for restoration purposes.

12. No quarry waste, overburden, subsoil or topsoil shall be exported from the Site.

Reasons (7 to 12): To require the working and restoration of the Site in accordance with the approved timescales; to enable easy reference to up to date plans; to enable effective monitoring; to comply with the requirement of the planning permission; to ensure the orderly operation of the Site; to monitor the quality of mineral extracted; the importation of waste or other materials was not applied for and would require consideration afresh and the export of such materials would have implications for the restoration of the Site and in terms of traffic generation and would require consideration afresh and in accordance with: the Minerals Local Plan for Staffordshire (policy 4); and the National Planning Policy Framework (Section 17). These conditions update conditions 3, 7 to 9; 21 and 22 of planning permission SM.13/04/169 M.

Management of the Site Operations

Development Restrictions

13. Notwithstanding of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending, replacing or re-enacting that Order), no fixed plant or machinery, buildings, structures and erections, or private ways shall be erected, extended, installed, re-arranged, replaced, repaired or altered within the Site without the benefit of planning permission.

Reason: To ensure the orderly operation of the Site, to protect visual amenity and in accordance with Minerals Local Plan for Staffordshire (policy 4); and the National Planning Policy Framework (Sections 15 and 17). This condition updates condition 14 of planning permission SM.13/04/169 M.

Hours of Operation

14. No operations or activities shall be carried out within the Site other than within the following hours:

- **0830 and 1730 Mondays to Fridays**

- **0830 and 1200 Saturdays.**

No operations or activities hereby permitted shall take place on Sundays, Bank or Public Holidays.

Reason: To enable easy reference and to encourage compliance with the requirement of the planning permission so as to ensure the orderly operation of the Site and in the interests of local amenity in accordance in accordance with Minerals Local Plan for Staffordshire (policy 4) and the National Planning Policy Framework (Section 17). This condition updates condition 23 of planning permission SM.13/04/169 M.

Dust

15. Best practicable means shall be employed to minimise the dust generated by the operations / activities hereby permitted including the use of water bowsers on the access road marked on Drawing No. 2 Site Plan (Drawing No. 2 date stamped 24 May 2006, ref. SM.06/07/169 M). During periods of adverse weather conditions, all dust generating activities shall be suspended until conditions allow normal working to resume.

Noise

16. Site attributable noise levels shall not exceed 55 dB LAeq (1 hour) freefield at any noise sensitive properties and not more than 70 dB LAeq (1 hour) freefield at any noise sensitive properties for more than 8 working weeks in any one calendar year.

17. All vehicles, plant and machinery operated within the Site capable of being fitted with effective silencers shall be fitted with and use effective silencers. All vehicles, plant and machinery operated within the Site capable of being fitted with engine covers shall be fitted with and operated with engine covers closed. All vehicles, plant and machinery operated within the Site capable of being fitted with non-intrusive reversing alarms shall be fitted with and operated with non-intrusive reversing alarms. All silencers, engine covers and reversing alarms shall be effectively maintained for the duration of site operations.

18. No blasting shall be carried out on Site.

Reasons: (15 to 18): To minimise the potential noise and dust nuisances and environmental impacts of the development on the local community and surrounding area; and, to maintain high environmental standards in accordance with: the Minerals Local Plan for Staffordshire (policy 4); the Staffordshire Moorlands District Council Local Plan (policy SD 4); the National Planning Policy Framework (section 17) and, Planning Practice Guidance (Minerals – assessing environmental impacts from minerals extraction). These conditions update conditions 15 to 18 and 26 of planning permission SM.13/04/169 M.

Water Environment

19. No facilities for the storage of oils, fuels or chemicals shall be sited other than on impervious bases and surrounded by impervious bund walls (see

Informative 2).

20. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hard standings shall be passed through an oil interceptor designed and constructed to have a capacity compatible with the area being drained. Roof water shall not pass through the interceptor.

Reasons (19 and 20): To minimise potential adverse environmental effects from the storage of potentially polluting liquids and chemicals, to protect ground water in accordance with: the Staffordshire and Stoke on Trent Minerals Local Plan (policy 4); the Staffordshire Moorlands District Council Local Plan (policy SD 4) and the National Planning Policy Framework (Sections 15 and 17) and, Planning Practice Guidance (Minerals – assessing environmental impacts from minerals extraction). These conditions update conditions 18 and 19 of planning permission SM.13/04/169 M.

Nature Conservation

21. Mature trees in the vicinity of the excavation area and storage/screen mounds shall be protected in accordance with BS 5837: 2012; Trees in relation to Design, Demolition and Construction (or succeeding standards).

22. Storage / screen mounds shall be maintained and kept weed free for the duration of the operations.

23. No stripping of vegetation or soils shall take place during the bird breeding season (March – August) unless preceded by a nesting bird check carried out by a suitably qualified and experienced ecologist. If any active nests are found during this check the nests must remain undisturbed until they can be confirmed to no longer be in use.

24. In the event that no working takes place for a period of 6 months, a protected species check shall be carried out by a suitably qualified and experienced ecologist. If any active protected species are found during this check the protected species must remain undisturbed until they can be confirmed to be no longer present.

25. At the end of each working day, to avoid the entrapment of mammals overnight, a suitable mammal ladder shall be placed within any steep sided extraction area or surface water sump where there is no means of escape, in accordance with paragraph 5.12 of the Preliminary Ecological Appraisal dated February 2020.

Reasons (21 to 25) : To safeguard protected species; in accordance with: the Minerals Local Plan for Staffordshire (policy 4); the Staffordshire Moorlands District Council Local Plan (policy NE 1); the National Planning Policy Framework (section 15) and, Planning Practice Guidance (Minerals – assessing environmental impacts from minerals extraction). Conditions 21 and 22 update conditions 10 and 13 of planning permission SM.13/04/169 M. Conditions 23 to 25 are new conditions.

Site Security and Lighting

26. Measures shall be taken to prevent any unauthorised access to the Site whilst the Site is not operational.

27. No external floodlighting shall be installed.

Reasons (26 to 27): In the interests of public safety in accordance with Minerals Local Plan for Staffordshire (policy 4); the Staffordshire Moorlands District Council Local Plan (policy SD 4); the National Planning Policy Framework (Section 15) and, Planning Practice Guidance (Minerals – assessing environmental impacts from minerals extraction). Condition 26 updates condition 20 of planning permission SM.13/04/169 M. Condition 27 is a new condition.

Record Keeping

28. Records of the lorry movements per day shall be kept and shall be provided to the Mineral Planning Authority within 5 working days of a request made in writing by the Mineral Planning Authority (ref. Condition 31). In making a request, the Mineral Planning Authority shall specify the dates between which the records shall be provided.

Reason: To ensure the permission is implemented in accordance with the submitted details and in the interests of the highway safety and protection of the environment in accordance with the Minerals Local Plan for Staffordshire (policy 4). This condition updates condition 12 of planning permission SM.13/04/169 M.

Site Access and the Transport of Mineral

29. No access or egress shall be obtained from the Site other than from the existing access off Main Road marked 'X' on Drawing No. 2. Site Plan date stamped 24 May 2006, ref. SM.06/07/169 M.

30. The site access off Main Road shall be provided with visibility splays as required by Condition 4 of planning permission SM.93/0576 approved 28 September 1993.

31. The total number of vehicles exporting stone from the Site shall not exceed a 5.5 day average of 2 movements per day (1 in and 1 out) Monday to Saturday.

32. No mud or deleterious materials shall be deposited on the public highway arising from the operations hereby permitted.

Reasons (29 to 32): In the interest of highway safety and to safeguard public rights of way, in accordance with Minerals Local Plan for Staffordshire (policy 4); the Staffordshire Moorlands District Council Local Plan (policy T 1); the National Planning Policy Framework (Sections 9 and 17) and, Planning Practice Guidance (Minerals – assessing environmental impacts from minerals extraction). These conditions update conditions 11, 24, 25 and 27 of planning permission SM.13/04/169 M.

Restoration and Aftercare

33. The Site shall be restored and subject to 5-year aftercare in accordance with the Restoration Scheme (Dwg No 35832_Rest Rev. 0) and Proposed Landscaping and 5-year Maintenance Plan (20 September 2020).

Reason: To secure the restoration and aftercare of the Site to high environmental standards in this location in accordance with the Minerals Local Plan for Staffordshire (policies 4 and 6); the National Planning Policy Framework (sections 15 and 17) and Planning Practice Guidance (Minerals – restoration and aftercare of minerals sites). Also to comply with the requirements of Schedule 5 of the Town and Country Planning Act 1990 which requires that every permission for the winning and working of minerals shall have a 'restoration condition' as to steps necessary to bring the land back to the required standard and shall have an 'aftercare condition' as to steps necessary over a 5 year period to bring the land back to the required standard. This Condition updates condition 28 of planning permission SM.13/04/169 M.

Informatives

1. Knowledge of the Conditions

To enable easy reference and to encourage compliance with the requirement of the planning permission and the orderly operation of the Site; the terms of this planning permission, including all the approved documents and plans hereby permitted and any details subsequently approved in accordance with this planning permission should be made known and easily accessible to any person(s) given responsibility for the management or control of the activities/operations on the Site.

2. Storage of oil, fuels or chemicals (Condition 19)

The Environment Agency has advised that appropriate procedures, training and equipment should be provided for the Site to adequately control and respond to any emergencies including the clean-up of spillages, to prevent environmental pollution from the site operations. Additional information and guidance is available at:

- Oil storage regulations for businesses
- Ciria: Containment systems for the prevention of pollution

Important notices that affects your planning permission

This permission does not purport to convey any approval or consent which may be required under any enactment other than Section 57 of the Town and Country Planning Act, 1990 (as amended).

Background to the Decision

In accordance with the Scheme of Delegation to Officers a report recommending to permit the variation of conditions 4 and 5 of planning permission SM.13/04/169 M for extension of time for working of quarry to 31 May 2025 and completion of restoration date to be

amended to 31 May 2026 at Broadsidemore Quarry, Hollington was signed. For more details refer to the Application Details/Documents/Delegated Report

The Town and Country Planning
(Development Management Procedure) (England) Order 2015
(Part 6, Article 35 (2))

Statement of the Positive and Proactive steps taken

Notification for Applicants

In accordance with the above, when dealing with planning applications, the government require local planning authorities to make a statement about how we have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning application.

Staffordshire County Council endeavours to work positively and proactively in order to determine planning applications in an efficient and effective manner and in accordance with the presumption in favour of sustainable development, as described in the National Planning Policy Framework.

The problems that arose and the solutions found in this case are briefly summarised below.

The applicant submitted a Restoration Scheme and Landscaping and 5-year Maintenance Plan to address an outstanding requirement. The Environmental Advice Team considered that the details were acceptable.

Th applicant's agent agreed the draft conditions.

The Town and Country Planning
(Development Management Procedure) (England) Order 2015
(Part 6, Article 35(3) and Schedule 5)

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision, then you must do so within 6 months of the date of this notice.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate.
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

Application Reference Number
SM.20/03/169 M

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

* Please note, only the applicant possesses the right of appeal.

Approved Application Documents and Plans

Please note that we no longer return stamped approved copies of the submitted application documents and plans with the decision notice. Instead we will specify the approved documents and plans in the decision notice. We will also publish copies of the approved documents and plans on our Staffordshire Planning web site www.staffordshire.gov.uk/planning ('Applications Register').

Mike Grundy

Planning, Policy and Development Control Manager

On behalf of Staffordshire County Council

Dated 10 December 2020