

(Latest update – 17 July 2017)

**APPLICATION FOR PLANNING PERMISSION
TO CARRY OUT MINERAL WORKING AND ASSOCIATED DEVELOPMENT
(EXCEPT FOR DEVELOPMENT RELATED TO ONSHORE EXTRACTION OF OIL AND GAS *)**

(* A standard form for oil and gas development is available from the [Planning Portal](#))

[PLEASE REFER TO THE INCORPORATED NOTES AND VALIDATION REQUIREMENTS IN OUR 'A TO Z GUIDE' AND
'VALIDATION CHECKLISTS' AVAILABLE FROM OUR [APPLICATION FORMS, FEES AND ADVICE](#) WEB PAGE]

Please complete in block letters

1. NAME AND ADDRESS OF APPLICANT

J C BANFORD EXCAVATORS
ROCHESTER
STAFFS
.....
Post code: ST14 5JP
Tel. No:
Mobile:
Email:

NAME AND ADDRESS OF AGENT

(to whom correspondence will be sent)

Contact Name: JIM MALKIN
JMI PLANNING LTD
62 CALTEX STREET
UTTUXETER Post code: ST14 8EU
Tel. No:
Mobile:
Email:

2. PARTICULARS OF PROPOSED DEVELOPMENT

(a) Location or address of proposed development

WREODON QUARRY, CAULDON LON, ST10 3HA
.....
.....

(b) Brief description of proposed development

...Application for the erection of an extension to the existing
Research and Development facility (workshop); new yard areas
and re-grading of the existing access adjacent to the building ...
.....
.....
.....
.....

Please describe the proposed development in sufficient detail as the description will be used in public notices, neighbour letters, correspondence with consultees and the Decision Notice. For example the description should include reference to the type of mineral and how it would be excavated and processed. We will contact you before we publicise the application if we consider there is a need to modify the description to ensure it is easily understood by whom it may concern.

(c) Applicant's interest in the site, the minerals and the adjoining land

		Owner	Lessee	Prospective purchaser
The site	whole site	☒		
	part of the site			
The minerals	whole site	☒		
	part of the site			
Adjoining land		☒		

Please ✓ (tick) the appropriate box and explain in the Mineral Development Statement your / the applicant's interest in the land, the minerals and any adjoining land e.g. owner, lessee or prospective purchaser. See [Application forms, fees and advice](#) web page 'A to Z Guide' - 'P' for Plans... for advice about the provision of a plan(s) to show the application boundary ('the site') edged red and any adjoining land owned or controlled by the applicant edged blue.

3. THE SITE**(a) Site area**

..... hectares

..... square metres

(c) Grid Ref

408551.....E 347520.....N

(To identify the centre of the site – please provide a 12 figure grid reference e.g. 350000E 300000N)

(b) Proposed new floor space (if applicable).....**610**..... square metres

Please provide accurate information as it will be used to confirm that the correct fee has been paid and to locate the site.

4. TYPE OF APPLICATION

[Delete as appropriate]

- A. Full application for mineral extraction, mineral processing and mineral waste disposal and involving associated/ancillary buildings, plant or other works?** **YES / NO**
- B. Full application for buildings, plant or other works associated/ancillary to mineral working?** **YES / NO**
- C. Application for temporary approval for buildings, plant or other works associated/ancillary to mineral working?** **YES / NO**
- D. Application to extend an existing mineral site?** **YES / NO**
- E. Application for renewal of an existing permission?** **YES / NO**
- F. Application not to comply with condition(s) (to vary condition(s))?** **YES / NO**
- G. Retrospective application to retain a development or use that has already commenced?** **YES / NO**

Please choose one option that best reflects the type of application and provide more details about the proposed development in the supporting statement.

With regard to D, E and F above, please provide the existing planning permission ref. no. here..... **N/A**

With regard to D, E, F and G above, please provide specific details in the Mineral Development Statement: to explain why temporary permission is sought and for how long or until what date; the proposed conditions to be varied and the proposed alternative wording (where appropriate); and, to confirm when the development actually commenced.

If there is an/are existing planning permission(s) affecting the site that could be replaced or updated if this proposal was granted planning permission, would you and anyone else with an interest in the land be willing to sign a planning obligation to agree not to implement / further implement the existing permission(s) in return for a consolidating permission? **YES / NO**

Please provide details of the extant planning permission(s) and the heads of terms of a planning obligation.

5. ENVIRONMENTAL STATEMENT

(a) Is an Environmental Statement attached with this application? YES / **NO**

If YES please provide contact details about who to write to in order to obtain a copy of the Environmental Statement (ES) and the charge, including post and packing. Where appropriate also include a web site address where the ES can be viewed. Also specify an address in the locality where the ES can be inspected.

Contact name, telephone number/email and postal address.

Charge (including post and packing).

The address in the locality where the ES can be inspected.

(b) Did a Screening and/or Scoping Opinion / Direction precede the Environmental Statement? YES / **NO**

If YES please state reference number and date here.

6. DESIGN AND ACCESS STATEMENT

(a) Does a Design and Access Statement accompany the application? YES / **NO**

Please note that it is a statutory requirement to submit a Design and Access Statement with certain types of minerals planning application. See [Application forms, fees and advice](#) web page 'A to Z Guide' – 'D' for Design and Access Statement for more advice.

7. ADDITIONAL INFORMATION

[Please provide on the form or in a supporting statement / Design and Access Statement/ Environmental Statement]

PRE-APPLICATION DISCUSSIONS

[Delete as appropriate]

(a) Did you discuss your proposals with anyone else before making this application?

(i) Staffordshire County Council's Planning Development Control Team YES / **NO**

(ii) Staffordshire County Council's Planning Regulation Team YES / **NO**

(iii) Staffordshire County Council's Environment Advice Team YES / **NO**

(iv) Staffordshire County Council's Highways Development Control Team YES / **NO**

(v) The Highways England (where a Trunk Road/ Motorway may be affected) YES / **NO**

(vi) The relevant District/Borough Council Planning Team YES / **NO**

(vii) The relevant District/Borough Council Environmental Health / Pollution Control Team YES / **NO**

(viii) The relevant Parish/Town Council YES / **NO**

(ix) The Environment Agency YES / **NO**

(x) Natural England YES / **NO**

(xi) Staffordshire Wildlife Trust YES / **NO**

(xii) Utility companies YES / **NO**

(xiii) The Site Liaison Committee (if applicable) YES / **NO**

(xiv) The Local Community YES / **NO**

(xv) Local Amenity Groups YES / **NO**

(xvi) Other(s) please specify briefly here.

If YES please specify in the Mineral Development Statement who was consulted and explain how the proposals take account of the comments that were made / advice that was given.

If NO please explain in the Mineral Development Statement why no pre-application discussions took place.

Please note that the above list is not a complete list of consultees. There is a longer list on our web site and pre-application discussions with us may identify other consultees. See the [Application forms, fees and advice](#) web page 'A to Z Guide' – 'P' for Pre-application Advice for more advice.

TYPE OF SITE

(b) What type of mineral is proposed to be worked / already being worked on site?

Chalk	Limestone/Dolomite	Recycling plants for secondary aggregates
China and Ball Clay	Oil/Gas-Exploration	Silica sand
Clay/Shale	Sand and Gravel	Other – describe here
Coal (deep-mined)	Sand (excluding silica sand)	N/A
Coal (open-cast)	Sandstone	
Gypsum/Anhydrite	Slate	
Igneous Rock	Vein minerals	
Ironstone	Other minerals	

Please ✓ (tick) one option which best describes the principal activity proposed to take place / you are seeking retrospective planning permission.

NATURE OF APPLICATION

(c) What is the nature of the application?

New mineral-working, exploration or appraisal	On site manufacturing or ancillary operations/uses ✓
Extension to the area of an existing site	Non-compliance with (variation to) existing condition(s)
Extension to the life of an existing site	Other – describe here
Deepening of working or other changes to an existing site	

Please ✓ (tick) one or two of the options which best describe the nature of the application.

The information required by (b) and (c) above will assist us with statistical returns we are required to make to the Department for Communities and Local Government (DCLG) (form CPS1/2).

EXISTING/PREVIOUS USE OF THE LAND

(d) Is the site currently in use? YES NO

Please provide a brief description: EXISTING ACTIVITIES UNDERTAKEN BY
JCB IN ACCORDANCE WITH PERMISSION SM.09/14/113
UNDER THE INTERIM STRATEGY

If YES please explain more fully in the Mineral Development Statement what is the current use of the land.

If NO please confirm in the Mineral Development Statement if the land is currently vacant and whether or not there has been a previous use and if so, describe the previous use and what date that use ceased.

MINERAL TYPE(S), OUTPUT, PROCESSING AND END USE

(e) What type of mineral, how much would be extracted, over what period and how would it be processed and used?

Mineral type		
	Tonnes	Cubic metres
Total resource		
Maximum output per annum		
Excavation area (hectares)		
Maximum depth of surface working (metres) and AOD		
Duration of mineral extraction (years)		
Duration of final restoration (years)		
Duration of aftercare (years)		

Please provide evidence in the Mineral Development Statement to demonstrate how the mineral resource has been evaluated to determine the quality and quantity of mineral, including the results of that appraisal. Please explain in more detail in the Mineral Development Statement the method of working, including details of any phasing or progressive working and restoration.

(f) Would the mineral be processed on site? YES / **NO**

If YES please provide a brief description:

If YES please explain more fully in the Mineral Development Statement how the mineral would be processed on site. If products are to be manufactured on site, what additional minerals / materials would need to be imported to the site, if any, and what is the extent of the market(s) for the product(s)? What mineral waste would arise, how much and how it would be dealt with? What measures would be taken to reduce or mitigate any materially harmful impacts e.g. the design and location of the processing plant? Also confirm whether or not the operations would be controlled by a waste management licence / permit / authorisation / other.

If NO please explain in the Mineral Development Statement where the mineral would be processed off site / why this information is not necessary in this case.

ENVIRONMENTAL AND UTILITY INFORMATION

[Delete as appropriate]

(g) Are any of the following affected by the proposed development?

- (i) Natural or cultural assets (e.g. Biological Alert Sites, Sites of Special Scientific Interest, trees/hedgerows, Conservation Areas, Archaeological features; visual amenity; landscape)** YES / **NO**
- (ii) Protected wildlife or their habitats** YES / **NO**
- (iii) Public Rights of Way or Public Open Space** YES / **NO**
- (iv) Public Utilities (including overhead/underground services and pipelines) (explain how foul sewage would be disposed of, and the nature, volume and proposed means of disposal of any trade effluents or trade refuse)** YES / **NO**
- (v) Agricultural land (explain what agricultural grade of land would be affected) or soil resources** YES / **NO**
- (vi) Watercourse(s) / water bodies (explain how surface water would be disposed of)** YES / **NO**

If YES to any of the above please identify on a plan(s) and specify in more detail in the Mineral Development Statement what measures have been/would be taken to reduce or mitigate any materially harmful impacts.

If NO to any of the above please explain in the Mineral Development Statement what steps have been taken to demonstrate why this information is not necessary in this case.

(h) What specific steps would be taken to maintain high environmental standards including minimising the materially harmful effects of noise, dust, blasting, surface water and ground water pollution, and land stability?

- (i) Does the Mineral Development Statement include a noise report incorporating a survey of background noise levels, predicted noise levels and measures to manage the impact of noise?** YES / **NO**
- (ii) Does the Mineral Development Statement include a dust and/or air quality management scheme?** YES / **NO**
- (iii) Does the Mineral Development Statement include details of the measures to control the effects of blasting?** YES / **NO**
- (iv) Does the Mineral Development Statement include measures to control the impact on surface and ground water, or the impact due to the risk of flooding?** YES / **NO**
- (v) Does the supporting statement include a ground stability report?** YES / **NO**

If YES to any of the above please identify on a plan(s) and specify in more detail in the Mineral Development Statement what measures have been/would be taken to reduce or mitigate any materially harmful impacts.

If NO to any of the above please explain in the Mineral Development Statement what steps have been taken to demonstrate why this information is not necessary in this case.

OPERATING HOURS

(i) Please specify the proposed days and hours of operation

	Start	Finish
Monday to Friday	06:00	18:00
Saturday	06:00	13:00
Sundays		
Bank Holidays		

Please explain in more detail in the Mineral Development Statement what activities if any would / would not take place at certain times, and/or the frequency of certain activities per day/week/month/year.

DESIGN OF ANY ANCILLARY BUILDINGS, WORKS, LIGHTING AND ASSOCIATED LANDSCAPING

(j) Does the proposed development involve buildings, works, lighting and/or landscaping?.....YES/NO

If YES please identify on a plan(s), elevations/cross-sections, and explain in the Mineral Development Statement what consideration has been given to the design of any building/works/lighting/landscaping to reduce or mitigate any materially harmful impacts – including details of the type and colour of materials to be used; the position relative to what is there including nearby buildings, road, railways and any openings; and, planting species and maintenance. On sloping sites the accompanying plans/drawings should include spot levels, contours or cross-sections.

If NO to any of the above please explain in the Mineral Development Statement what steps have been taken to demonstrate why this information is not necessary in this case.

PLANT AND EQUIPMENT

(k) Would any plant and equipment be used on site?.....YES/NO

If YES please explain in the Mineral Development Statement what plant and equipment would be used on site, for what purpose and how frequently and for what duration it would be used per day/week/month/year. This information should also include plant and equipment specifications to inform your noise and dust assessments.

If NO please explain in the Mineral Development Statement why this information is not necessary.

EMPLOYMENT AND INVESTMENT

(l) Would the proposed development result in the creation of new jobs or secure existing jobs?.....YES/NO

(m) Would the proposed development require a significant level of investment in the local area?.....YES/NO

It is relevant to consider the economic, social and environmental implications of development proposals – see [Application forms, fees and advice](#) web page 'A to Z Guide' – 'E' for Economic Statement for more advice.

If YES to any of the above, please specify in the Mineral Development Statement / Economic Statement how many jobs would be created or existing jobs secured, and/or explain the level of investment that would be made if planning permission was granted.

If NO please explain in the Mineral Development Statement why this information is not necessary or available in this case.

ACCESS

(n) Is it proposed to use an existing means of access to the application site?.....YES/NO

(o) Are new access arrangements to be constructed or alterations to existing access proposed?.....YES/NO

Please include visibility splays within the red line used to identify the limits of the site on the application plan(s).

(p) Would steps be taken to minimise the risk of mud and other deleterious materials being deposited on the public highway?.....YES/NO

If YES please describe in the Mineral Development Statement what steps would be taken.

If NO please explain in the Mineral Development Statement why this information is not necessary or available in this case.

TRAFFIC

(q) What is the estimated total number of vehicles likely to enter or leave the site daily? – i.e. movements in and out?

Vehicle load/type	Size (GVW)	Average	Maximum
(i) Mineral	< 3.5 tonnes		
	> 3.5 tonnes		
(ii) Mineral waste (if any)	< 3.5 tonnes		
	> 3.5 tonnes		
(iii) Imported ancillary mineral(s)/material(s) (if any)	< 3.5 tonnes		
	> 3.5 tonnes		
(ii) Mineral product (if any)	< 3.5 tonnes		
	> 3.5 tonnes		
(ii) Employees			
(iii) Visitors			

(r) What is the estimated capacity of loaded vehicles?

	Average	Maximum
tonnes		

(s) Is the application accompanied by a formal Transport Assessment? YES **NO**

Staffordshire County Council has published guidance to assist with the preparation of Transport Assessments – see [A to Z of Planning 'T'](#) for Transport Assessment for more details.

If NO please specify in more detail in the Mineral Development Statement what measures have been/would be taken to reduce or mitigate any materially harmful impacts of the traffic generated by the proposed development.

PARKING

(t) Would car and lorry parking spaces be provided? YES **NO**

	Existing Total (vehicle spaces)	New Total (vehicle spaces)
Staff		
Visitors		
< 3.5 tonnes (GVW)		
> 3.5 tonnes (GVW)		

If YES please complete the table above and identify the parking arrangements on a plan(s).

If NO please explain in the Mineral Development Statement why this information is not necessary in this case.

ARRANGEMENTS FOR VEHICLE SERVICING, LOADING/UNLOADING AND THE STOCKPILING OF MINERALS

(u) Is there any provision for vehicle servicing, loading/unloading or the stockpiling of minerals on site?.... YES / NO

If YES please identify on a plan(s) and specify in more detail in the Mineral Development Statement what measures have been/would be taken to reduce or mitigate any materially harmful impacts of vehicle servicing, loading/unloading and stockpiling of minerals.

If NO please explain the Mineral Development Statement what steps have been taken to demonstrate why this information is not necessary in this case.

STORAGE OF HAZARDOUS MATERIALS

(v) Would the proposed development involve the use or storage of any hazardous materials? YES / **NO**

If YES please identify on a plan(s) and specify in more detail in the Mineral Development Statement what hazardous materials would be stored, how much would be stored and what measures have been/would be taken to reduce or mitigate any materially harmful impacts of the handling and storage. Also please confirm whether or not the operations would be controlled by a waste management licence /permit /authorisation /other.

PLANNING POLICY

(w) Does the proposed development accord with the development plan? **YES** / NO(x) Are there any other material considerations that should be taken into account? YES / **NO**

If YES please explain in the Planning Statement how the proposed development accords with the 'development plan' or what other material considerations should be taken into account in reaching a decision. The 'development plan' comprises the Minerals Local Plan together with various other development plan documents. See [Application forms, fees and advice](#) web page 'A to Z Guide' - 'P' for Planning Statement for more advice.

If NO please explain in the supporting statement why planning permission should be granted or why this information is not necessary in this case.

RESTORATION AND AFTERCARE

(y) How and when would the site be restored and used following the cessation of mineral working?

Please provide a brief description. **APPLICATION RELATES TO INTERIM****QUALITY OPERATION NOT FUTURE RESTORATION**

Please explain more fully in the Mineral Development Statement what steps would be taken to restore the site, remove buildings, plant, equipment, vehicles etc. and provide a detailed final restoration and aftercare scheme, including details of the extent of the final void, if any, and the nature of the fill material and rate of backfill, if applicable. Also explain the after-use of the land following restoration and how this would be sustained in the longer term.

If NO please explain why this information is not necessary in this case.

8. CHECKLIST FOR MINERAL EXPLORATION, UNDERGROUND MINING AND SURFACE DISPOSAL OF MINE OR QUARRY WASTE

Have you completed and attached the appropriate checklist? YES / **NO**

Mineral Exploration	Checklist A	
Underground mining	Checklist B	
Surface disposal of mine or quarry waste	Checklist C	

If YES please ✓ (tick) in the box alongside the appropriate checklist.

9. LIST OF SUPPORTING DOCUMENTS, PLANS AND DRAWINGS etc.

Reference number	Title
20-040-P103	PROPOSED GROUND FLOOD PLAN
20-040-P104	PROPOSED FIRST FLOOD PLAN
20-040-P105	PROPOSED LIME PLAN
20-040-P106	PROPOSED ELEVATIONS
20-040-P102	PROPOSED SITE LAYOUT
20-4042-SK100	T1 EXTERNAL WORKS
21027	SURF DRAINAGE STRATEGY - OPERATION + MAINTENANCE PLAN
	ECOLOGICAL REPORT BY WARDLE ARMSTRONG
	PLANNING + MINERAL DEVELOPMENT STATEMENT - JMI PLANNING
20-040-P100	- LOCATION PLAN
20-040	- DESIGN AND ACCESS STATEMENT
20-040-P101	- BLOCK PLAN
20-040-P107	- PROPOSED SECTIONS

[See the A to Z Guide - 'E' for Electronic Applications and 'P' for Plans Photographs and Drawings for further advice]

10. COMMENCEMENT OF THE PROPOSED DEVELOPMENT

Do you anticipate that the development would commence within 3 years of the date when planning permission is granted?

☒ YES / ☐ NO

Planning permission would normally be expected to commence within 3 years of the date that planning permission is granted.

If NO, please explain in the Mineral Development Statement how much time would be required and why this is necessary in this case.

In any event, please explain in the Mineral Development Statement when you anticipate that the development would commence and where appropriate explain the timing of the phasing of the development.

11. PLANNING APPLICATION VALIDATION REQUIREMENTS

Have you read our 'A to Z Guide' and completed a validation checklist before submitting your application ☒ YES / ☐ NO

The application will be deemed invalid if you fail to complete this form, submit all the relevant supporting information, pay the correct fee and complete the relevant certificates— see [Application forms, fees and advice](#) web page 'A to Z Guide' – 'V' for Validation.

12. DECLARATION

I / we hereby apply for planning permission / consent as described in this form and the accompanying plans / drawings and supporting documents

I / we confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are genuine opinions of the person(s) giving them.

Signed – Applicant

Or signed – Agent

Date (DD/MM/YYYY)
(cannot pre-date the application)

.....

.....

09/03/2021.....

.....

.....

Foot note:

It is in your own interests that work is not commenced until planning permission is obtained.

Any permission granted does not convey any consent which might be required under any other legislation, including legislation relating to building regulations, pollution control, rights of way, listed buildings, advertisements, and mine and quarry safety. For example, you should ascertain whether the activity which you intend to carry out requires a licence/consent/permit from the Environment Agency. If you are in doubt please [contact the Environment Agency](#).

The granting of planning permission does not absolve you from obtaining the necessary approvals, for example from the Environment Agency or Severn Trent Water plc. Work should not be started until the necessary approvals have been obtained.