

Town and Country Planning Act 1990

Town and Country Planning (Environmental Impact Assessment) Regulations 2017

Notification of the decision on a planning application

To Mick George Ltd
6 Lancaster Way
Ermine Business Park
Huntingdon
PE29 6XU

Cambridgeshire County Council, in pursuance of powers under the above Act; hereby **GRANT** planning permission subject to compliance with the conditions set out below:

For Continued disposal of stable non-reactive hazardous waste with revised final contours and restoration (part retrospective). Creation of wet grassland on previously restored agricultural land

At Witcham Meadlands Quarry, Block Fen Drove, Mepal, CB6 2AY

In accordance with your application dated 28 June 2024 (amended 22 August 2024) and the plans, drawings and documents which form part of the application.

Date: 24 October 2024

Signed:



Tim Watkins, Head of Planning, Cambridgeshire County Council, New Shire Hall, Emery Crescent, Enterprise Campus, Alconbury Weald, PE28 4YE

1. Site area

This permission relates to the land shown outlined and shaded in red on drawing no. M3/47/01 Location Plan dated 23/05/2024 (received 24 May 2024) referred to in these conditions as “the Site”.

Reason: To define the permission for the avoidance of doubt.

2. Commencement

This permission shall take effect on the day of issue and shall supersede planning permission F/2011/18/CW insofar as it relates to the Site, however no further development can take place until the mandatory Biodiversity Net Gain condition, as set out in the Informative below has been met.

Reason: For the avoidance of doubt and to comply with Section 91 and paragraphs 13, 14(2) and 17 of Schedule 7A of the Town and Country Planning Act 1990 (as amended).

3. Approved plans and documents

The development hereby permitted shall not proceed except in accordance with the following approved drawings and documents unless otherwise stated in this permission or as amended by the information approved as required by the other conditions of this permission:

- i) Location Plan, M3/47/01, dated 23/05/2024 (received 24 May 2024);
- ii) Restoration Overview, M3/47/24/02, dated 23/05/2024 (received 24 May 2024);
- iii) Restoration Plan, M3/47/24/03, dated 23/05/2024;
- iv) Cross Sections, M3/47/24/04, dated 23/05/2024; and,
- v) Drainage Plan, M3/47/24/06, dated 22/08/2024 and Mick George Ltd letter dated 22nd August 2024 (response to LLFA consultation response of 29th July 2024).

Reason: To ensure the development is carried out in accordance with the approved plans and to define the site and preserve the character, appearance and quality of the area in accordance with Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 17, Policy 19, Policy 20 and Policy 24, Fenland Local Plan (May 2014) Policy LP16 and Policy LP19 and East Cambridgeshire Local Plan (as amended 2023) policies ENV1, ENV2 and ENV7.

4. Restoration plans

The deposit of waste shall cease no later than 31 December 2029. Within seven days of the cessation of the deposit of waste the operator shall notify the waste planning authority in writing of the date on which the deposit of waste ceased. The Site shall be fully restored in accordance with the following drawings and documents by 31 December 2031:

Date: 24 October 2024

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Tim Watkins, Head of Planning,
Cambridgeshire County Council, New Shire Hall, Emery Crescent, Enterprise Campus, Alconbury Weald, PE28 4YE

CCC/24/065/FUL Continued disposal of stable non-reactive hazardous waste with revised final contours and restoration (part retrospective). Creation of wet grassland on previously restored agricultural land at Witcham Meadlands Quarry, Block Fen Drove, Mepal, CB6 2AY

- i) Restoration Overview, M3/47/24/02, dated 23/05/2024 (received 24 May 2024);
- ii) Restoration Plan, M3/47/24/03, dated 23/05/2024;
- iii) Cross Sections, M3/47/24/04, dated 23/05/2024; and,
- iv) Drainage Plan, M3/47/24/06, dated 22/08/2024 and Mick George Ltd letter dated 22nd August 2024 (response to LLFA consultation response of 29th July 2024).

Reason: To ensure the restoration of the Site within an agreed timescale in accordance with Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 19 and Policy 20, Fenland Local Plan (May 2014) Policy LP19, East Cambridgeshire Local Plan (as amended 2023) Policy ENV7.

5. Notification of restoration soil placement

Within seven days of the completion of placement of the restoration soils the operator shall notify the waste planning authority in writing of the date on which the placement of restoration soils was completed.

Reason: To ensure the restoration of the Site within an agreed timescale in accordance with Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 19 and Policy 20, Fenland Local Plan (May 2014) Policy LP19, East Cambridgeshire Local Plan (as amended 2023) Policy ENV7.

6. Topographical survey

Within one month of the completion of placement of restoration soils the results of a topographical survey of the final levels of the land shown outlined in red and shaded yellow on drawing no. M3/47/24/03 Restoration Plan dated 23/05/2024 shall be submitted to the waste planning authority.

Reason: To demonstrate that the landform is in accordance with the approved final levels in accordance with Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 19 and Policy 20, Fenland Local Plan (May 2014) Policy LP19, East Cambridgeshire Local Plan (as amended 2023) Policy ENV7.

7. Notification of completion of restoration

Within seven days of the completion of restoration including all seeding and drainage infrastructure the operator shall notify the waste planning authority in writing of the date on which the restoration was completed.

Reason: To ensure the completion of the landfill and restoration of the Site within an agreed timescale in accordance with Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 19 and so that the start of the aftercare period can be recorded.

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8. Restoration and aftercare – wet grassland

Notwithstanding condition 4, the land shown outlined in red and shaded green on drawing no. M3/47/24/02 Restoration Overview dated 23/05/2024 shall be restored by 30 September 2027 and managed as wet grassland for 30 years in accordance with a scheme which has been submitted to and approved in writing by the waste planning authority.

Within seven days of the completion of restoration the operator shall notify the waste planning authority in writing of the date on which the restoration was completed.

Reason: To ensure the restoration of the Site within an agreed timescale in accordance with Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 19 and Policy 20, Fenland Local Plan (May 2014) Policy LP19, East Cambridgeshire Local Plan (as amended 2023) Policy ENV7 and to meet the requirements of Schedule 7A to the Town and Country Planning Act 1990 (inserted by the Environment Act 2021) in ensuring that the development delivers biodiversity net gain.

9. Aftercare – flower rich grassland

The land shown outlined in red and shaded yellow on drawing no. M3/47/24/03 Restoration Plan dated 23/05/2024 shall be restored and managed in accordance with paragraphs 3.13 to 3.25 of the Planning and Supporting Statement dated June 2024 for a period of 30 years.

Reason: To ensure that biodiversity net gain is delivered in accordance with Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 19 and Policy 20, Fenland Local Plan (May 2014) Policy LP19, East Cambridgeshire Local Plan (as amended 2023) Policy ENV7 and to meet the requirements of Schedule 7A to the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).

10. Vehicular access

Vehicular access to the Site shall only be from the A142 via Block Fen Drove and the private haul road which forms part of the application area and is shown outlined in red on drawing no. M3/47/01 Location Plan dated 23/05/2024.

Reason: In the interests of highway safety in accordance with Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 23, Fenland Local Plan (May 2014) policy LP15 and East Cambridgeshire Local Plan (as amended 2023) policy COM7.

11. Permitted vehicle movements

The total number of HGV movements associated with the development hereby permitted when combined with the permitted vehicle movements under planning permissions F/2011/18CW dated 11 February 2019 and F/2014/18/CM dated 4 December 2020 shall not exceed the following limits:

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- 458 movements (229 in and 229 out) per day Mondays to Fridays;
- 230 movements (115 in and 115 out) per day on Saturdays; and
- No movements on Sundays and bank and public holidays.

For the avoidance of doubt an HGV shall have a gross vehicle weight of 7.5 tonnes or more and the arrival at Site and departure from the Site count as separate movements.

Reason: In the interests of safeguarding local amenity in accordance with Policy 18 and Policy 23 of Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021), Fenland Local Plan (May 2014) policy LP15 and East Cambridgeshire Local Plan (as amended 2023) policy COM7 and Fenland Local Plan (May 2014) policy LP15.

12. Record of HGV movements

A record of the date, time and registration number of all HGV movements to and from the Site shall be kept and made available to the waste planning authority within seven days of a written request.

Reason: To enable compliance with condition 11 to be monitored in accordance with Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 23 and Policy 18, Fenland Local Plan (May 2014) policy LP15 and East Cambridgeshire Local Plan (as amended 2023) policy COM7.

13. HGV routeing agreement

The Site shall not be operated except in accordance with the Traffic Management Scheme set out in Mick George Ltd letter dated 25 April 2018 and Plan MGL1 Approved HGV Routes dated 23/04/2018 (received 24 May 2018).

Reason: In the interests of limiting the effects on local amenity to control the impacts of the development and to comply with Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 18, Fenland Local Plan (May 2014) policy LP15 and East Cambridgeshire Local Plan (as amended 2023) policy COM7.

14. Prevention of mud on the public highway

HGVs and the haul road shall be cleaned as necessary to prevent materials including mud, dust and other debris being deposited on the public highway.

Reason: In the interests of highway safety and safeguarding local amenity in accordance Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 23, Fenland Local Plan (May 2014) policy LP15 and East Cambridgeshire Local Plan (as amended 2023) policy COM7.

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15. Hours of operation

Subject to the following exceptions: pumping water, environmental monitoring and essential maintenance, which has been previously notified to the waste planning authority, to maintain safe working no development authorised by this permission shall take place within the Site outside the hours of:

0700 - 1900 on Mondays to Fridays inclusive, and
0700 - 1300 on Saturdays.

No development authorised by this permission shall take place on bank or public holidays.

Reason: To minimise disturbance to residents and users of the area in accordance with Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 18, Fenland Local Plan (May 2014) Policy LP16 and East Cambridgeshire Local Plan (as amended 2023) policy ENV9.

16. Hours for vehicle movements

No vehicles other than private staff vehicles shall enter or leave the Site outside the hours of:

0700 - 1900 on Mondays to Fridays inclusive, and
0700 - 1300 on Saturdays.

No vehicles shall enter or leave the site on bank or public holidays except in connection with the exceptions listed in condition 15.

Reason: To minimise disturbance to residents and users of the area in accordance with Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 18, Fenland Local Plan (May 2014) Policy LP16 and East Cambridgeshire Local Plan (as amended 2023) policy ENV9.

17. Maintenance, silencers and reversing alarms

All vehicles, plant and machinery operated on the Site shall be maintained in accordance with the manufacturers' specifications at all times and shall be fitted with effective silencers that shall be used at all times. All vehicles that are fitted with reversing alarms shall be fitted with 'white noise' type or similar, reversing alarms.

Reason: To protect the amenities of occupiers of nearby properties in accordance with Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 18, Fenland Local Plan (May 2014) Policy LP16 and East Cambridgeshire Local Plan (as amended 2023) policy ENV9.

Date: 24 October 2024

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18. Lighting

No security lights or floodlighting shall be installed except in accordance with details that have been submitted to and approved in writing by the waste planning authority.

Reason: To protect the amenity of local residents and the rural environment in accordance with Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 18, Fenland Local Plan (May 2014) Policy LP16 and East Cambridgeshire Local Plan (as amended 2023) policy ENV9.

19. Dust controls and mitigation measures

The development hereby permitted shall not take place except in accordance with the Dust Action Plan dated January 2018.

Reason: To minimise the impact of the development on wildlife and wildlife habitats in accordance with Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 20, Fenland Local Plan (May 2014) Policy LP16 and East Cambridgeshire Local Plan (as amended 2023) policy ENV9.

20. Stockpile heights

No stockpile shall exceed a height of 8 metres measured from the adjacent ground level.

Reason: In the interests of visual amenity in accordance with Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 17 and Policy 18, Fenland Local Plan (May 2014) Policy LP16 and East Cambridgeshire Local Plan (as amended 2023) policies ENV1 and ENV2.

21. Soil handling

Soils shall be handled in accordance with the 'Good Practice Guide for Handling Soils in Mineral Workings' (The Institute of Quarrying, July 2021). '.

Reason: To ensure that the quality of the soil is maintained for its use in site restoration and elsewhere on the farm holding in accordance with Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 24.

22. Waste input limit

No more than 100,000 tonnes of waste shall be disposed of in the Site within any calendar year. A record of the quantity (in tonnes) of waste that has been disposed of in the Site shall be kept and made available to the waste planning authority within 7 days of a written request.

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Reason: The original permission for the disposal of hazardous waste was considered on the basis of this rate of input.

23. Surface water drainage

The development shall be carried out in accordance with 'Drainage Plan', M3/47/24/06, dated 22/08/2024 and Mick George Ltd letter dated 22nd August 2024 (response to LLFA consultation response of 29th July 2024).

Reason: To prevent an increased risk of flooding in accordance with Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 22; Fenland Local Plan (May 2014) Policy LP14; and East Cambridgeshire Local Plan (as amended 2023) policy ENV8.

24. Ecological mitigation strategy

The Ecological Mitigation Strategy (Report Reference: CE-WM-1177-RP05 – Final dated 28 March 2018) shall be implemented in full for the duration of the development.

Reason: To minimise the impact of the development on wildlife and wildlife habitats in accordance with Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 20; Fenland Local Plan (May 2014) Policy LP19; and East Cambridgeshire Local Plan (as amended 2023) policy ENV7.

25. Construction environmental management plan

The Construction Environmental Management Plan: Biodiversity (Report Reference CE-WM-1177-RP06 Final dated 28 March 2018) shall be implemented in full for the duration of the development.

Reason: To minimise the impact of the development on wildlife and wildlife habitats in accordance with Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 20; Fenland Local Plan (May 2014) Policy LP19; and East Cambridgeshire Local Plan (as amended 2023) policy ENV7.

Compliance with paragraph 38 of the National Planning Policy Framework (December 2023)

The applicant sought pre-application advice in 2020 and 2021 for a proposal that would increase the height of the restored profile of the stable non-reactive hazardous waste land fill area to around 8 metres AOD. The waste planning authority was of the opinion that an 8 metre high domed landform would be out of place within a landscape that is generally around 0 metres AOD. The applicant amended the proposal so that the highest part of the restored landfill would be around 6.35 metres AOD. It is considered that this would be acceptable and together with the restoration of 3.56 hectares of land close to the Ouse Washes to wet grassland the proposal would improve the environmental conditions of the area.

Date: 24 October 2024

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Informative: Mandatory pre commencement condition on biodiversity net gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition)” **that development may not begin unless:**

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The Plan cannot be submitted any earlier than the day after the date of the permission. The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Cambridgeshire County Council.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements set out in [paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990](#) and the [Biodiversity Gain Requirements \(Exemptions\) Regulations 2024](#) are considered to apply.

The requirements of the Biodiversity Gain Plan are set out in [paragraph 14 \(2\) of Schedule 7A of the Town and Country Planning Act 1990](#).

Notes

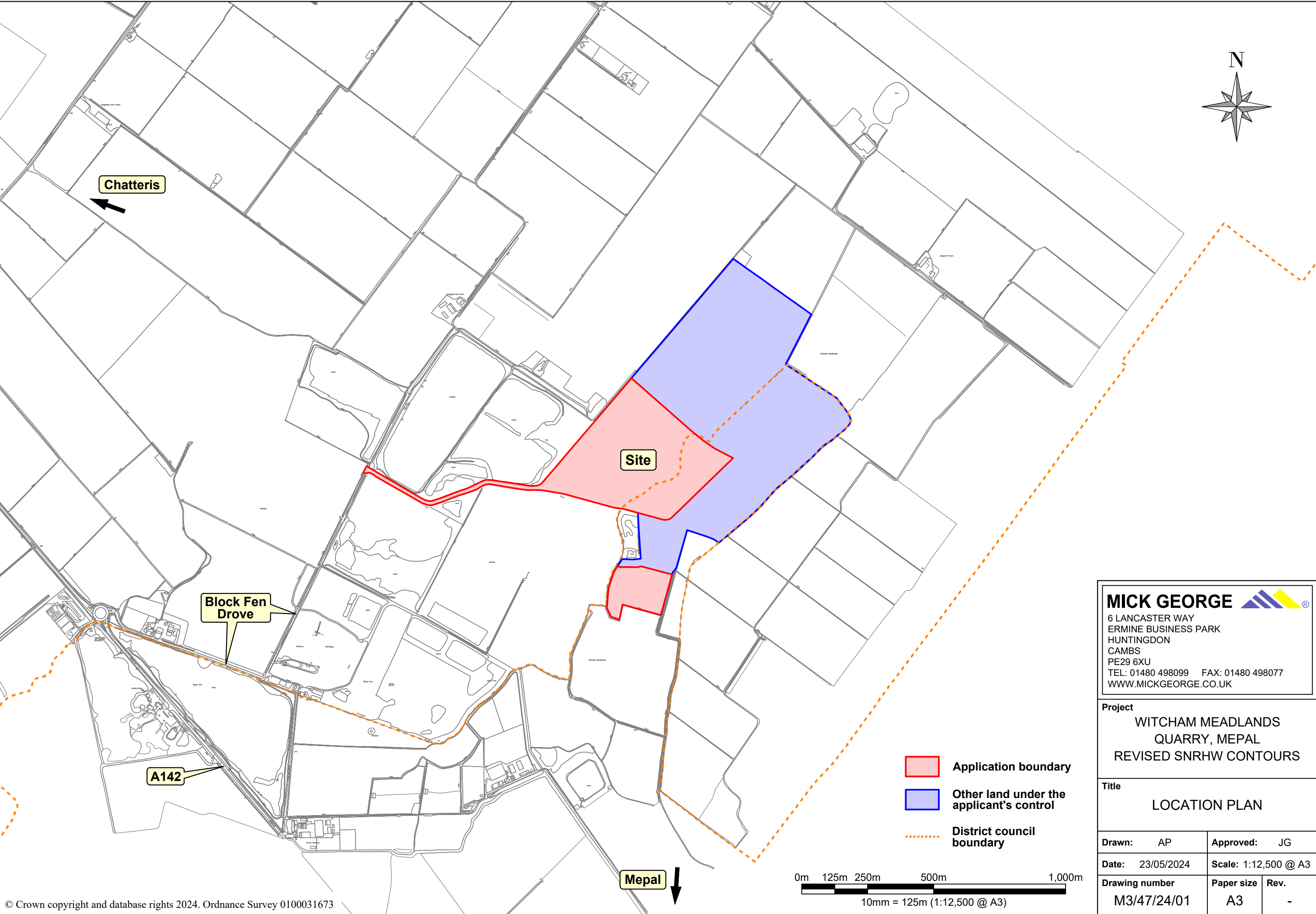
1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State for Housing, Communities & Local Government in accordance with Section 78 of the Town and Country Planning Act 1990 within **six months** of this notice. Appeals must be made on a form which is available from The Planning Inspectorate, Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Appeals can also be submitted online by visiting www.gov.uk and searching for “Appeal a Planning Decision”. The Secretary of State has power to allow a longer period for a notice of appeal, but they will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to them that permission for the proposed development could not have been granted by the Local Planning Authority or could not have been granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the development order.
2. If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for Housing, Communities & Local Government and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the County/District Council in which the land is situated a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
3. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

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MICK GEORGE 

6 LANCASTER WAY
ERMINE BUSINESS PARK
HUNTINGDON
CAMBS
PE29 6XU
TEL: 01480 498099 FAX: 01480 498077
WWW.MICKGEORGE.CO.UK

Project

WITCHAM MEADLANDS
QUARRY, MEPAL
REVISED SNRHW CONTOURS

Title

LOCATION PLAN

Drawn:	AP	Approved:	JG
Date:	23/05/2024	Scale:	1:12,500 @ A3
Drawing number	M3/47/24/01	Paper size	A3
		Rev.	-