

NORFOLK COUNTY COUNCIL

Town and Country Planning Act, 1990

Town and Country Planning (Development Management Procedure) Order 2015

To: Mr Stephen Daw
Friday Cottage
Mellis Road
Thrandeston
Diss
Norfolk
IP21 4BU

Particulars of Proposed Development

Location: Crimplesham Quarry (Southern Site), Land at Grange Farm, Off Main Road, Crimplesham, Downham Market, Norfolk, PE33 9EB
Applicant: Frimstone Ltd - Peter Dawes
Agent: Mr Stephen Daw
Proposal: Variation of conditions 2 & 30 of permission ref C/2/2014/2018 to accommodate aggregate sales, inert recycling, site office and weighbridge with amended phase boundary arrangements, and relaxation of linkage between extraction, infilling and restoration (of northern site)

The Norfolk County Council hereby gives notice of its decision to GRANT PLANNING PERMISSION for the development described in the notice of planning permission reference No. C/2/2014/2018 granted on the 19 December 2014 without compliance with condition No(s) 2 and 30 set out in that notice, subject to compliance with the condition(s) set out on the attached sheet.

The reasons for the grant of permission and for the conditions are also set out on the attached sheets.

Signed: *A. Gramsen* Date: 15 January 2016

For EXECUTIVE DIRECTOR OF COMMUNITY AND ENVIRONMENTAL SERVICES

Norfolk County Council
County Hall
Martineau Lane
Norwich
NR1 2SG

SEE NOTES

NOTES

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
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk/pcs
- 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.
- 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 the development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the District or Borough Council in whose area the land is situated. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.

Byelaws

- Any planning permission is subject to compliance with the byelaws (Local Acts, Orders Regulations) and any general statutory provisions in force.

Location: Crimplesham Quarry (Southern Site), Crimplesham, Downham Market, Norfolk, PE33 9EB

Conditions and Reasons for Conditions:

1. The development to which this permission relates shall cease by 31 December 2027, and the site shall have been restored in accordance with approved restoration plan, drawing no P2734 D1 Rev G by that date.

Reason: To ensure the proper and expeditious restoration of the site, in accordance with Policy DM14 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

2. The development shall not take place except in strict accordance with the details given in:

(i) Drawing number MW(FR)5(2) - Application Plan; dated 4 January 2008;
(ii) Planning Statement dated March 2008 as amended by the agent's letter dated 21 May 2008 (except where amended by vii) below);
(iii) Drawing number P2734 D1 Rev G - Restoration Plan; dated February 2008 and Amended Planting Specification attached to agent's letter dated 21 May 2008;
(iv) Scheme of Working attached to agent's letter dated 29 May 2009 as amended by (vi) below;
(all as originally approved under application reference C/2/2008/2006);

(v) Drawing number P2734 D3 Rev F - Working Plan; dated May 2015;
(vi) Plant Site Layout TM_001 Rev B; dated May 2015;
(vii) Planning Statement dated October 2015.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. No material other than inert waste shall be brought onto the site.

Reason: In the interest of the amenities of the surrounding area in accordance with Policy DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

4. The approved landscaping scheme detailed in the plans above shall be maintained for the lifetime of the quarry. Any damaged or dead trees shall be replaced with trees of similar size and species at the next appropriate season.

Reason: In the interest of the amenities of the surrounding area in accordance with Policy DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

5. Soil bunds which are in situ for one or more growing season shall be seeded with grass and maintained in accordance with the scheme submitted by the applicants and agreed in writing with the County Planning Authority.

Location: Crimplesham Quarry (Southern Site), Crimplesham, Downham Market, Norfolk, PE33 9EB

Reason: In the interest of the amenities of the surrounding area in accordance with Policy DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

6. Handling, movement and re-spreading of topsoil and subsoil shall not take place except when the soils are in a suitably dry and friable condition and in such a way and with such equipment as to ensure minimum compaction. (No handling of topsoil and subsoil shall take place except between 1st April and 31st October unless otherwise agreed in writing by the County Planning Authority.)

Reason: To ensure the proper and expeditious restoration of the site, in accordance with Policy DM14 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

7. Until the topsoil and subsoil have been stripped from the site, the land shall not be traversed by any plant or machinery, save that which is engaged in stripping operations, and all such machinery shall be used in such a way as to minimise soil compaction.

Reason: To ensure the proper and expeditious restoration of the site, in accordance with Policy DM14 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

8. No indigenous topsoil or subsoil shall be taken off the site.

Reason: To ensure the proper and expeditious restoration of the site, in accordance with Policy DM14 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

9. Before the topsoil is replaced a layer of at least 600mm of subsoil substitute shall be created through the use of soils, sand, overburden and/or excavation spoil derived from the site. This layer shall be cross-ripped to a depth of at least 500mm to relieve compaction.

Reason: To ensure the proper and expeditious restoration of the site, in accordance with Policy DM14 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

10. An even layer of topsoil shall be re-spread on the subsoil layer to an even depth of at least 300mm.

Reason: To ensure the proper and expeditious restoration of the site, in accordance with Policy DM14 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

Location: Crimplesham Quarry (Southern Site), Crimplesham, Downham Market, Norfolk, PE33 9EB

11. Measures including ripping and/or subsoiling shall be carried out after soil replacement so that the compacted layers and pans are broken up to assist free drainage.

Reason: To ensure the proper and expeditious restoration of the site, in accordance with Policy DM14 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

12. All stones and deleterious materials in excess of 15cm which arise from the ripping of the subsoil and topsoil shall be removed from the site.

Reason: To ensure the proper and expeditious restoration of the site, in accordance with Policy DM14 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

13. The aftercare scheme approved under discharge application reference C/2/2010/2034 shall be implemented over a period of five years following the completion of restoration or in the case of phased restoration in stages each of five years duration dating from each completed restoration phase.

Reason: To ensure the proper and expeditious restoration of the site, in accordance with Policy DM14 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

14. No operation authorised or required under this permission or under the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking, re-enacting or modifying this Order), including the movement of vehicles and operation of any plant, shall take place on Sundays or public holidays, or other than during the following periods:

07.00 - 18.00	Mondays to Fridays
07.00 - 13.00	Saturdays.

Reason: To protect the amenities of the surrounding area, in accordance with Policy DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

15. No development or operations shall be implemented on site unless conducted in full accordance with the Archaeological Scheme of Investigation/Mitigation Strategy and its recommendations dated March 2008 prepared by NAU Archaeology that has been submitted with the application.

Reason: To ensure adequate time is available to investigate any features of archaeological interest, in accordance with Policy DM9 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

16. The gradient of the vehicular access shall not exceed 1:12 for the first 15 metres as measured from the near edge of the highway.

Location: Crimplesham Quarry (Southern Site), Crimplesham, Downham Market, Norfolk, PE33 9EB

Reason: In the interests of highway safety in accordance with Policy DM10 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

17. Any sidewalls/fences/hedges adjacent to the access shall be splayed at an angle of 45 degrees from each of the (outside) gateposts to the front boundary of the site.

Reason: In the interests of highway safety in accordance with Policy DM10 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

18. For the lifetime of the development, a visibility splay measuring 4.5 x 210 metres shall be provided on each side of the access where it meets the highway, and such splays and be maintained free from any obstruction exceeding 0.225 metres above the level of the adjacent highway.

Reason: In the interests of highway safety in accordance with Policy DM10 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

19. The wheel cleaning measures that were the subject of discharge application reference C/2/2015/2001 shall be implemented for the lifetime of the development.

Reason: In the interests of highway safety in accordance with Policy DM10 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

20. For the lifetime of the permission, HGVs associated with the development shall not access and exit the site except in accordance with the Lorry Management Plan dated September 2014 and held on file reference C/2/2014/2018.

Reason: In the interests of highway safety, in accordance with Policies DM10 and CS15 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

21. For the Lifetime of this permission, a sign, details of which have been supplied in the Lorry Management Plan, dated December 2014 and held on file reference C/2/2014/2023, shall remain erected and maintained, at the site exit, advising drivers of the vehicle routes agreed with the County Planning Authority.

Reason: In the interests of highway safety and residential amenity, in accordance with Policies CS15, DM10 and DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

22. Vehicles leaving the site shall not be in a condition whereby they would deposit mud or other loose material on the public highway.

Reason: In the interests of highway safety, in accordance with Policy DM10 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

Location: Crimplesham Quarry (Southern Site), Crimplesham, Downham Market, Norfolk, PE33 9EB

23. No plant or machinery shall be used on the site unless it is maintained in a condition whereby it is efficiently silenced in accordance with the manufacturer's specification.

Reason: To protect the amenities of the surrounding area, in accordance with Policy DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

24. No materials/extracted mineral shall be stockpiled on the site to a height that exceeds the height of the screen bund.

Reason: To protect the amenities of the surrounding area, in accordance with Policy DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

25. Measures shall be taken to minimise dust nuisance and sand blow caused by the operations, including spraying of road surfaces, plant area and stockpiles as necessary.

Reason: To protect the amenities of the surrounding area, in accordance with Policy DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

26. Any drums and small containers used for oil and other chemicals on the site shall be stored in bunded areas which do not drain to any watercourse, surface water sewer or soakaways and all oil or chemical storage tanks, ancillary handling facilities and equipment including pumps and valves shall be contained within an impervious bunded area of at least 110% of the total stored capacity.

Reason: To safeguard hydrological interests, in accordance with Policy DM3 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

27. Any fuel storage and refuelling facilities on the site shall be constructed on an impermeable base with an independent sealed drainage system with no direct discharge to any watercourse or underground strata.

Reason: To safeguard hydrological interests, in accordance with Policy DM3 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

28. No extraction will take place within phase 3b until restoration of the northern site is completed (as required by (and held on) permission reference C/2/2015/2036), and no extraction shall take place within phase 4 of the replacement quarry until infilling within phase 1a is completed in accordance with the approved phasing and restoration plan.

Reason: To ensure the proper and expeditious restoration of the site, in accordance with Policy DM14 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

Location: Crimplesham Quarry (Southern Site), Crimplesham, Downham Market, Norfolk, PE33 9EB

29. No external lighting shall be installed on the site unless it is retained such that it will not cause glare beyond the site boundaries.

Reason: To protect the amenities of the surrounding area, in accordance with Policy DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026

- Notes:
1. The applicant's attention is drawn to the comments of the Environment Agency in their letter dated 2 December 2015, a copy of which is attached to this notice.
 2. The applicant's attention is drawn to the fact that there is a 18 inch water main which crosses the site. Further information regarding connections, supplies, build over or pre-development can be obtained from Developer Services on 0845 6066087.
 3. The applicant's attention is drawn to the fact that the site is traversed by an overhead power line. EDF Energy advise that before any excavation work is commenced, the power line will need to be relocated. Any queries regarding this matter should be addressed to Mr P Rye, EDF Energy Networks, Barton Road, Bury St Edmunds, IP32 7BG. Telephone No. 08701 964040.
 4. The applicant's attention is drawn to the fact that wild birds are protected under the Wildlife and Countryside Act 1981, which includes ground nesting birds and any birds nesting in vegetation. It is recommended that any clearance works are undertaken outside of the bird nesting period March – August.

In accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015:

The local planning authority has engaged in pre-application discussions with the applicant to ensure that the application contains all required information to enable this to be processed efficiently.

The local planning authority has entered into discussions with the applicant during the application processing period to ensure that sufficient information has been submitted to demonstrate that the proposal is acceptable.

The local planning authority has advised the applicant of other required regulatory legislation/procedures.

Norfolk County Council
Planning & Transportation
County Hall Martineau Lane
Norwich
Norfolk
NR1 2SG

Our ref: AC/2015/123637/01-L01
Your ref: C/2/2015/2038
Date: 02 December 2015

Dear Sir/Madam

**VARIATION OF CONDITIONS 2 & 30 OF PERMISSION REF C/2/2014/2018 TO ACCOMMODATE AGGREGATE SALES, INERT RECYCLING, SITE OFFICE AND WEIGHBRIDGE WITH AMENDED PHASE BOUNDARY ARRANGEMENTS, AND RELAXATION OF LINKAGE BETWEEN EXTRACTION, INFILLING AND RESTORATION (OF NORTHERN SITE)
LAND AT GRANGE FARM, OFF MAIN ROAD, CRIMPLESHAM**

Thank you for referring the above application which was received on 27th October 2015. We apologise for our late response.

We have no objection to this proposal but wish to make the following comments.

Environmental Permit

If imported waste materials are required to facilitate the restoration of the southern site, then an Environmental Permit under the Environmental Permitting Regulations 2010 will be needed.

Contaminated Land

Condition 2

We understand extraction has already commenced in Phases 1a and 1b of the southern part of Crimplesham Quarry. We are not aware if an environmental permit has been applied for or been issued for this part of the site to regulate importation of waste material for future restoration.

We note that the updated 2015 working plan includes the transfer of sales and recycling operations in areas 1b and 1c from the northern part of the site. We recommend that this recycling facility is regulated under a permit once transferred in the southern part of the site.

Condition 30

We have no concerns regarding amendments in the phased restoration as this does not include any amendments to hydrological considerations.

Water Resources Comments

Any change to abstraction licences will need to follow the usual application process, and queries should be directed to the National Permitting Service. When licensed boreholes are no longer in use, the licence should be changed, and the boreholes decommissioned in line with our guidance (ref. LIT 6478 / 657_12). Decommissioning proposals should be submitted to us for approval.

If you would like to discuss this matter further please contact me on the direct email address or telephone number detailed below.

Please forward a copy of this letter to the applicant.

Yours faithfully

Emily Crook
Sustainable Places Planning Advisor

Direct dial 02030251828

Direct e-mail planning_liaison.anglian_central@environment-agency.gov.uk