

APPLICATION NO	MIN/2016/1823
APPLICANT	Mr Matthew Shorland, Sibleco UK Ltd
DEVELOPMENT	Planning permission for an extension to existing silica sand extraction operations, together with the construction of a new access to Brigg Road, associated works and planting, and progressive restoration to a landscaped lake and land suitable for nature conservation and agriculture
LOCATION	Messingham Quarry, Greetwell Hall Farm, Brigg Road, Manton Parish, DN21 4JX
PARISH	Manton
WARD	Ridge
CASE OFFICER	Scott Jackson
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objections by Scawby and Messingham Parish Councils, and Manton and Cleatham Parish Meeting

POLICIES

National Planning Policy Framework: Paragraph 11 states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Paragraph 28 states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should promote the development and diversification of agricultural and other land-based rural businesses.

Paragraph 32 states that all developments that generate significant amounts of movement should be supported by a transport statement or transport assessment. Plans and decisions should take account of whether:

- the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;
- safe and suitable access to the site can be achieved for all people; and improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

Paragraph 56 states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 123 states that planning policies and decisions should aim to avoid noise giving rise to significant adverse impacts on health and quality of life as a result of new development.

Paragraph 142 states that minerals are essential to support sustainable economic growth and our quality of life. It is therefore important that there is a sufficient supply of material to provide the infrastructure, buildings, energy and goods that the country needs. However, since minerals are a finite natural resource, and can only be worked where they are found, it is important to make best use of them to secure their long-term conservation.

Paragraphs 143-149 also apply.

North Lincolnshire Local Plan: Policies T1, T2, LC5, LC6, LC12, LC15 DS1, DS13, DS16, M1, M5, M7, M8, M10, M11, M12, M16 and M19 apply.

North Lincolnshire Core Strategy: Policies CS1, CS2, CS3, CS5, CS6, CS16, CS17, CS19 and CS21 apply.

Supplementary Planning Guidance 5 (SPG5) (North Lincolnshire Landscape Character Assessment and Guidelines)

CONSULTATIONS

Highways: No objection, but recommend conditions in respect of improvements within the highway and wheel cleaning facilities.

Severn Trent Water Ltd: No objection, but recommend informatives in relation to a formal application being required to connect to the public sewerage system and that public sewers have statutory protection and may not be built close to, directly over or diverted without the consent of Severn Trent Water.

Natural England: No objection in relation to impact on statutorily protected sites, soils and land quality. Comments made in respect of biodiversity enhancements, site working and reclamation and an appropriately qualified soil specialist being employed to advise on and supervise soil handling. The local planning authority should consider impacts from the proposal on local sites, local landscape and local or national biodiversity priority habitats and species. Standing advice should be used to assess the impact on protected species. Comments and recommendations are made in respect of biodiversity enhancement and improvements.

Environment Team (Ecology): The site has importance for Local Wildlife Site quality habitats, acid grassland, woodland, ponds, hedgerows, breeding birds, foraging bats, common lizard, common toad, terrestrial and aquatic invertebrates and uncommon plants. The site lies in a critical location at the centre of a local wetland, acid grassland and woodland habitat network. The excavation of a new quarry provides an opportunity for geologists to study wind-blown sands.

In this location, habitat creation is a higher priority than best and most versatile soils. Proposals for habitat creation and enhancement are welcomed, but need to be developed further in this location. Planning conditions are proposed to minimise harm to protected and priority species and habitats and to seek biodiversity enhancement in accordance with the National Planning Policy Framework (NPPF) and other relevant policies.

Environment Agency: No objection. It is noted that it is proposed to limit dewatering operations to between March and November as this would allow for recovery of the groundwater table when dewatering stops.

Section 5 (Mitigation) of the Hydrogeological Assessment details the installation and monitoring of three groundwater boreholes along the northern and southern site boundary. It goes on to highlight that water quality monitoring in the drainage ditch along the western boundary will be carried out to ensure water quality is maintained.

Information is expected on this to be submitted for review as appropriate or in the event of any unexpected effects.

Historic Environment Record: The application site lies within an area where archaeological remains of prehistoric and Roman date are anticipated, in particular relating to ironworking sites of Early Iron Age date. The applicant has carried out a Heritage Assessment comprising desk-based research and several stages of archaeological field evaluation in accordance with the NPPF and local planning policies. The applicant has submitted a written scheme of investigation that provides appropriate mitigation measures to adequately mitigate loss of any heritage assets of archaeological interest within the extraction area. There are no impacts on the settings of heritage assets that could affect their significance.

Should a decision be taken to grant planning permission, conditions securing the agreed mitigation measures should be applied.

Environmental Health: No objection, but recommend conditions in relation to operational hours, noise levels, noise mitigation measures, maintenance of vehicles, plant and machinery and for the installation of a 2.5 metre soil bund to be installed along the boundary if Greetwell Hall Farm is constructed and occupied during the lifetime of the development. In addition, conditions are recommended in relation to dust management measures, the surfacing of the internal haul road, wheel washing facilities and for the investigation of any contamination found during construction.

LLFA Drainage: No objection, and agree with the revised condition suggested by the applicant in their letter to the local planning authority dated 25 January 2017.

Humberside Fire and Rescue: It is a requirement for commercial premises that adequate access for fire-fighting is provided to all buildings or extensions to buildings.

PARISH COUNCILS/MEETING

Messingham Parish Council: Objects on the following grounds:

- Objects to transportation from the new site to the sand washing plant due to the proposed traffic volume on a narrow road with acute bends.
- Movements should be via an extended haul road.
- The road condition survey highlighted in the HGV mitigation section should be revised to account for monitoring taking place during the development.

Scawby Parish Council: Objects on the following grounds:

- The routing of traffic through Scawby has not been satisfactorily addressed.
- It should be conditioned that the routing of traffic is away from sensitive locations.
- Assurances should be sought from the applicant that no traffic is routed through Scawby.

Manton Parish Meeting: Object on the following grounds:

- excessive increase in heavy traffic on the highway
- the projected traffic movements in the supporting information are questioned
- damage to roadside verges.

PUBLICITY

Neighbouring properties have been notified and a site notice posted. Twenty letters of objection have been received raising similar issues to the parish councils/meeting together with the following issues:

- proposed highway improvements would cause traffic disruption
- potential safety concerns for highway users, pedestrians and horse riders
- impact on enjoyment of the countryside
- local roads cannot accommodate bulky vehicles
- vehicles should not be routed through Scawby
- there have been a number of near-misses along Brigg Road
- a traffic management plan should be a requirement
- it would exacerbate existing highway safety concerns
- the road is unsuitable for transportation purposes.

Lincolnshire Wildlife Trust: The addition of more acid grassland is welcomed with areas of varied topography and south-facing slopes. The plans show good areas of shallow marginal habitat and ephemeral pools for plants and invertebrates. The proposed 60 metre stand-off between the agricultural land and the lake will address eutrophication and the agricultural land should be used for grazing rather than intensive arable land.

STATEMENT OF COMMUNITY INVOLVEMENT

Section 2.7 of the planning statement states that pre-application consultations were carried out with North Lincolnshire Council and the Environment Agency. In conjunction with that request, the company provided details of the proposed scheme to representatives of Manton Parish Meeting, neighbouring Messingham and Scawby Parish Councils, and Holme Parish Meeting, and Councillor Neil Poole (in his capacities both as the councillor for North Lincolnshire Council Ridge Ward and as Chairman of Messingham Parish Council).

At this time the company also spoke to residents who live along the section of Brigg Lane between the proposed quarry extension site and the existing processing plant. In general, those contacted responded by asking to be kept informed.

Subsequent to this, the company made a presentation to the meetings of Messingham and Scawby Parish Councils held on 11 July and 3 August 2016 respectively and answered questions. Around the same time it also offered to make similar presentations to Manton and Holme Parish Meetings. The presentation to Scawby Parish Council was followed by a meeting with two of the Parish Councillors on 9 September 2016 at which the company confirmed that while it is difficult to route its HGV traffic away from Messingham Lane and the outskirts of the village, it will do all it can to ensure that this traffic is appropriately managed and controlled.

ASSESSMENT

This application was deferred by members at the meeting held on 30 August 2017 in order to seek further information in respect of the routing of vehicles from the site to the processing plant (including vehicular movements) and the route for onward journeys from the processing plant. At the time of writing this report this additional information has not been received. However, it is expected prior to the next meeting scheduled for 20 September 2017 when a verbal update will be given.

Sibelco operates Messingham Quarry which is located approximately 2.6 kilometres east of Messingham, 1.3 kilometres west of Greetwell and 4 kilometres to the west of Scawby. The proposal is required because the current reserves of silica sand will soon be depleted and the applicant is seeking to extend the quarry by working land at Greetwell Hall Farm, to the north of Brigg Road. This application seeks planning permission to extract sand from a 24.2 hectare parcel of land which is mainly in agricultural use. The site also includes some woodland and a pond. The sand extraction is proposed to take place from 17.9 hectares of the 24.2 hectare site, the remaining area being used for the temporary storage of soils and excavated sand. Sand from the proposed quarry extension will be transported by heavy goods vehicles (HGVs) via Brigg Road to the existing processing plant site to the west. Once processed, the vast majority of sand sales would be transported by HGVs to customers via Junction 4 of the M180.

The 850,000 tonnes reserve in the proposed extension will be worked out in 3 to 3 ½ years, with a further year proposed to complete the restoration of the final sand extraction phase. The annual level of processed sand sales are expected to be maintained at the level of 250,000 tonnes per annum.

The application for planning permission is accompanied by an Environmental Statement (ES) which includes detailed assessments of potential effects in terms of:

- alternative sites;
- soils;
- transport;
- landscape and visual impact;
- noise;

- air quality;
- ecology;
- flood risk and hydrology;
- hydrogeology; and
- cultural heritage.

The main issues in the determination of this planning application are the principle of development (incorporating landscape impact), and impact on ecology, highway safety and residential amenity.

Principle

The proposal is for the extension of the quarry for additional sand extraction on land to the north of Brigg Road C225 and to the west and north-west of the areas used for historic sand extraction since the early 1970s. Mineral extraction (sand) is approaching exhaustion and there are no further committed reserves available at the quarry. The proposed quarry extension will release an estimated 850,000 tonnes of sand which will be worked over a period of 3 to 3 ½ years assuming that production is maintained at a rate of 250,000 tonnes per annum. The proposed extension would form a logical extension to the existing quarry with the proposed method of extraction and transportation of materials to the processing plant not differing from current practices. Following the removal of soils, the aggregate (sand) will be transported on a campaign basis (two to three times per annum) by HGVs via Brigg Road to the existing processing plant located approximately 1.4 kilometres to the west. It is proposed to restore the quarry extension to agricultural and nature conservation uses with a landscaped lake. The requirement for de-watering for the sand extraction means that the lake will be filled during the final stages of site restoration.

Sand extraction continues to take place on land directly to the south of this site and the land to the west and south-west of the application site has been largely restored with the formation of nature reserves. The land is bordered by woodland to the east and west and by agricultural land to the north. The North Lincolnshire Local Plan recognises that minerals are an important element of the economy and can only be worked where they occur; this site is identified as one of those areas for mineral extraction.

Policy M1 (Applications for Mineral Working) sets out the criteria against which the proposed extension will be assessed; based on the findings of the Environmental Statement submitted with the application it is considered that the proposal will not give rise to significant landscape, highway or other environmental impacts. These matters will be expanded upon in subsequent sections of this report. In terms of policy M2 the proposal will ensure that the existing processing plant located 1.41 kilometres to the west will be utilised for the production of sand. Policy M3 seeks to protect residential amenity and states that mineral working and processing will not be allowed directly adjoining existing or proposed housing or other land uses where unacceptable impacts may arise. The existing processing plant on Brigg Road will be utilised for the processing of sand and the proposed sand extraction will take place on land where neighbouring land has a legacy of sand extraction and where the proposal is located outside the buffer zone for Messingham set out under M17 of the North Lincolnshire Local Plan.

The nearest sensitive receptor or residential property is Low Farm located 325 metres to the south-west of the site. The assessments in the Environmental Statement indicate that there will be no unacceptable environmental impact on this property. In addition there is planning permission in place for a replacement dwelling at Greetwell Hall Farm located directly adjacent to the eastern boundary of the extension site; however, this farm is in the ownership of the applicant and they have confirmed this replacement dwelling will not be constructed during the lifetime of the proposed sand extraction.

Policy M5 seeks to protect higher grades of agricultural land (grades 1, 2 and 3a) and states that applications for new mineral working will be allowed only where it can be shown that restoration and aftercare will preserve the long-term potential of the land as a national, high quality agricultural resource. The soils assessment shows that the land comprises 3.69 hectares of grade 3a agricultural land and 15.9 hectares of grade 3b, a further 3.69 hectares being classed as non-agricultural land. Restoration of part of the land to agricultural use is proposed; this is where the land is currently of grade 3b classification and therefore the development will result in a gain in the amount of Best and Most Versatile quality land. The remainder of the restoration proposals are to nature conservation incorporating a landscaped lake.

Policy M11 states that proposals for sand and gravel extraction will only be granted:

- (i) in order to secure continuity of supply for a geographical area because permitted reserves are nearing exhaustion and the area would otherwise not be adequately supplied without transporting minerals over significant distances by road; or
- (ii) where there would be a reduction in the adverse environmental impacts of existing workings.

The existing quarry has been an important source of supply for sand for many years and remaining permitted reserves are limited. The proposed extension will enable the quarry to continue in operation at the current level of output of 250,000 tonnes in the medium term. The proposal would also ensure that the existing processing plant on Brigg Road remains in operation and that minerals would not need to be transported a significant distance by road to make up the shortfall in supply.

Policy M12 seeks to maintain reserves of land for the working and winning of aggregate sand and gravel (a landbank) of at least 7 years and identifies sites at Flixborough and Haxey where sand and gravel extraction would be permitted. It is important to note that the plan only provided for the provision of aggregate reserves until 2006 and in that regard is considered out of date. However, policy CS21 of the adopted Core Strategy and paragraph 145 of the NPPF state that a landbank or rolling average of 10 years of supply for aggregates should be maintained. The planning statement submitted in support of the planning application states that only three sites remain active for sand extraction and that the proposed extension will enable supplies of silica sand of 250,000 tonnes per annum for an additional 3 years and will therefore allow North Lincolnshire to maintain adequate and steady supplies as required by planning policy.

Remaining reserves for sand extraction are approaching exhaustion and therefore the application has been brought forward to continue a steady supply of sand at a rate of approximately 250,000 tonnes for the next 3 years and to contribute to aggregate supply in North Lincolnshire.

Landscape impact

The proposal is for sand extraction on a site which is agricultural in its use and which is visible in the landscape owing to the lack of vegetation cover along its southern boundary with Brigg Road. Given the size of the site area identified for sand extraction, it is noted that the proposal will have a visual impact on the character and appearance of the rural landscape in this case. A landscape and visual impact assessment has been submitted with the Environmental Statement.

A Landscape and Visual Impact Assessment (LVIA) is used to systematically identify and assess the nature and significance of the effects of a proposed development on the landscape as an environmental resource and on people's views and visual amenity. The study area for the LVIA was a 2 kilometre radius around the site to ensure coverage of all sensitive areas and receptors. The site is located on land which is defined as Northern Lincolnshire Edge with Coversands within the Lincolnshire Edge Landscape Character Type, of the North Lincolnshire Landscape Character Assessment & Guidelines (NLLCA).

The Landscape and Visual Assessment of the Environmental Statement outlines the characteristics of the site, specifically in relation to the landscape classification, the use and nature of the land, the topography, field boundary cover and sites of conservation interest. The ES goes on to identify the nature and location of sensitive receptors to the site and sets out a Zone of Theoretical Visibility (ZTV) to analyse the extent and distance to which the development could theoretically be visible. ZTV analysis uses terrain data only and doesn't take into account any screening that vegetation or the built environment may provide. As part of the assessment a number of viewpoint locations up to a distance of 2 kilometres from the site were selected. These included public rights of way and local highways. These viewpoints (nine in total) are accepted as being representative of accurate views from various distances and sensitive receptors within the vicinity of the site.

The conclusions of the LVIA are that the receiving landscape has a very low to low sensitivity for the scheme during all phases and the magnitude of landscape effect is predicted to be very low due to the small geographical area affected for only a short duration of time. It is accepted that views of the proposal will be available within a short distance of the site; however, these views will be of a transient nature (i.e. from highway users) and views will not be readily available from the wider area such as from public rights of way. The viewpoints assessed showed that from each of the viewpoints the magnitude for the visual effect (both during the operational phase and during restoration) would be low or negligible.

A comprehensive landscaping scheme is proposed as part of the development, which seeks to mitigate the visual impact of the development upon the prevailing rural landscape whilst providing biodiversity enhancement and opportunities. Section 6 of the landscape and visual impact assessment identifies mitigation for the site, including a restoration masterplan. The following works are proposed:

- the formation of temporary screening bunds to be seeded with an annual based species rich wildflower and grass seed mix to help screen views from locations to the south of the quarry
- advanced planting and 'gapping up' of new native hedgerows and hedgerow trees along the site's boundary with Brigg Road to minimise the visual impact of the screening bunds and incorporate them into the wider landscape

- the construction of the temporary screening bunds along the site's boundary with Brigg Road has been designed to minimise the required height whilst maintaining their effectiveness for visual screening; the screening bunds will be seeded with an appropriate species rich grass seed
- the retention of existing hedgerows and hedgerow trees along the site's boundary with Brigg Road
- using stripped soils in direct restoration where possible
- advanced planting and 'gapping up' of new native hedgerows and hedgerow trees along the site's boundary with Brigg Road to increase the coverage of this characteristic landscape feature
- the creation of woodland (wet and drier) to the north of the site to compensate for the loss of existing wet woodland and scrub habitat and provide integration of the scheme into the adjacent landscape
- the use of native species of local provenance (where possible) to provide species suitable for local landscape character.

Once the landscaping, including the woodland, becomes established over time it will provide an additional cluster of woodland, similar to the sections of woodland in existence to the east and south-west of the site. It is accepted that the proposed development will have some extent of visual prominence owing to the scale of the proposal. However, it is considered that the visual prominence and therefore the visual impacts of the proposal will be localised. It is accepted that the proposal will be visible from some local roads, public rights of way and in specific views as a result of the undulating landscape (topography), gaps in hedges/trees and seasonal losses in vegetation cover; however, the landscape is not a static picture and is ever evolving through a combination of natural and man-made influences. In addition, the local landscape in this rural area has been shaped by the legacy of sand extraction since the 1970s and the fields to the south of the site are still in use for mineral extraction.

On balance, whilst it would be visible from some viewpoints and would represent new development into this part of the rural landscape, it is considered that the development could be successfully assimilated into the surrounding landscape without any significant adverse impacts on visual amenity or the character or appearance of the area. With the implementation of the proposed mitigation consisting of planting, these impacts would be minimised and the longer-term restoration of the site would result in both biodiversity gain and improvements to agricultural land classification.

Ecological matters

An ecological assessment has been submitted as Appendix G with the Environmental Statement. This document uses appropriate methodology for the survey of the land for potential protected or priority species and impacts upon sites with statutory nature conservation designations. This document states that no medium to long-term ecological effects are predicted as a result of the operation and restoration of the proposed quarry extension. The document also identifies potential net gains for biodiversity as a result of the proposal and these include the increase in key habitats (wet woodland and acid grassland) to support fauna and flora, habitat compensation proposals and ecological enhancement

measures. A restoration masterplan has also been included with the planning application, which sets out the proposed features to restore the site to agricultural and landscape conservation uses. A letter was received dated 15 May 2017 from the agent; this letter addresses the previous comments from Natural England, Lincolnshire Wildlife Trust and the council's ecologist and includes an amended restoration masterplan to show alterations to the proposal.

In response to this additional information, the respective consultees raise no objections and recommend conditions relating to the submission and implementation of a biodiversity management plan and extraction management plan, and the formation of an environmental steering group; these conditions would ensure the necessary biodiversity enhancement from the development (in compliance with the NPPF) and would allow for gains in the grading of agricultural land.

Highways

A number of objections have been received primarily on grounds of highway safety, routing of HGVs and increases in traffic volume. A Transport Statement (Appendix C) has been submitted with the Environmental Statement; this document states that there will be an increase in the flow of all vehicles on the 1.4 kilometre section between the site and the processing plant on Brigg Road by 7.6% and that there will be no increase in HGV traffic generation to the east of the site (i.e. to the end consumer). This is based on the fact that production from the processing plant to the end consumer will not increase beyond the current rate of 250,000 tonnes per annum. The routing for traffic from the site to junction 4 of the M180 via Scawby remains unaltered as a result of the proposals. Traffic and HGV mitigation is proposed as follows:

- operating hours during which HGV movements can be made to and/or from the proposed extension area are restricted to a 10-hour period on Monday to Friday only between 8am and 6pm
- a road condition survey on the B1400 Brigg Road between the proposed quarry extension area and the processing plant will be undertaken before and after the development so that any damage resulting from the development can be identified and repaired
- a wheel cleaning facility will be provided at the entrance to the proposed site extraction area to prevent the deposit of dust and mud on the local highway
- advance warning signage will be erected on the B1400 Brigg Road on the approach to the new entrance warning of HGVs turning ahead. The type and size of signage to be provided and its location on the B1400 will be discussed and agreed with the local highway authority prior to its implementation.

Additional plans have been received which show a number of proposed within-highway mitigation measures which include advance rumble strips, road carriageway widening, advance warning signage and site signage. Based on the initial information and the additional information submitted Highways have raised no objection on highway safety grounds; conditions are recommended in respect of within-highway improvements and wheel cleaning facilities.

Based on the Transport Assessment submitted with the planning application it is noted that there will be no notable increase in HGV traffic on the wider highway network or to the routeing of this traffic. On the basis there is no increase in HGV traffic (assuming sand production proceeds at the same rate), it is considered that the rate and routeing of traffic movements through Scawby will remain unchanged in this case.

Residential amenity

A Noise Impact Assessment and Air Quality Assessment have been submitted with the planning application as part of the Environmental Statement. The Noise Assessment concludes that there would be no significant impact from the transportation of materials for the occupants of properties located on Brigg Road. The assessment identifies that there is a requirement for noise mitigation in the form of a 2.5 metre high earth bund to be installed along the eastern boundary of the site if the replacement dwelling at Greetwell Hall Farm is built and occupied during the lifetime of the development; a Grampian condition is considered necessary in this case to ensure that the appropriate noise mitigation is in place prior to the occupation of Greetwell Hall Farm.

The Air Quality Assessment concludes that good practice mitigation measures will ensure that dust impacts are kept to a minimum at all locations and therefore the dust and air quality impacts are considered not significant. In light of the issue relating to the proximity to Greetwell Hall Farm and the replacement dwelling, it is considered prudent to include dust mitigation within the same Grampian style planning condition as planting on an earth bund would stabilise soils and help to prevent the migration of dust particles.

RECOMMENDATION Grant permission subject to the following conditions:

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans: FIGURE MQ09 C, M01/P12/020, M01/P12/021, M01/P12/022, M01/P12/023, M01/P12/024, M01/P12/025, M01/P12/026, M/01/P12/027, M01/P12/028, M01/P12/029, M01/P12/030, M01/P12/031, 60478773-ARB-TPP-001, 60478773-ARB-TPP-002, 0000-001, 0000-002 and 0000-003.

Reason

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

3.

No development shall take place (including ground works and vegetation clearance) until an extraction phase environmental management plan (EPEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The EPEMP: Biodiversity shall include the following:

- (a) a risk assessment of potentially damaging construction activities

- (b) identification of “biodiversity protection zones”
- (c) practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during extraction
- (d) the location and timing of sensitive works to avoid harm to biodiversity features
- (e) the times during construction when specialist ecologists need to be present on site to oversee works
- (f) responsible persons and lines of communication
- (g) the role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person
- (h) use of protective fences, exclusion barriers and warning signs.

Reason

To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the North Lincolnshire Core Strategy.

4.

The approved extraction phase environmental management plan (PEMP: Biodiversity) shall be adhered to and implemented throughout the extraction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason

To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the North Lincolnshire Core Strategy.

5.

Within six months of the grant of the commencement of extraction, a biodiversity management plan shall be submitted to and approved in writing by the local planning authority. The plan shall include:

- (a) a description and evaluation of features to be created and managed, to include wet woodland, species-rich hedgerows, ponds, wetlands and wetland margins, acid grassland, habitat for reptiles, habitat for breeding waders, bat boxes and nest boxes in retained trees, buffer strips, geological exposures and habitat for aquatic and terrestrial invertebrates;
- (b) ecological trends and constraints on site that might influence management;
- (c) aims and objectives of management;
- (d) appropriate management options for achieving aims and objectives;
- (e) prescriptions for management actions;
- (f) prescriptions for retention of and access to geological exposures, where appropriate;

- (g) preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);
- (h) details of the body or organisation responsible for implementation of the plan;
- (i) ongoing monitoring and remedial measures.

Reason

To conserve and enhance biodiversity in accordance with policies CS5, CS17 and CS21 of the North Lincolnshire Core Strategy and saved policy LC6 of the North Lincolnshire Local Plan.

6.

The biodiversity management plan shall be carried out in accordance with the approved details and timings, and the approved features shall be retained thereafter, unless otherwise approved in writing by the local planning authority. Prior to the completion of the approved development, the applicant or their successor in title shall submit a report to the local planning authority, providing evidence of compliance with the biodiversity management plan.

Reason

To conserve and enhance biodiversity in accordance with policies CS5, CS17 and CS21 of the North Lincolnshire Core Strategy and saved policy LC6 of the North Lincolnshire Local Plan.

7.

Prior to the commencement of development, the applicant or its successor in title shall agree in writing with the local planning authority the terms of reference for an environmental steering group to oversee implementation of mitigation measures and sensitive working practices. The steering group shall comprise suitably experienced representatives of the applicant or its successor, the local planning authority and other appropriate organisations by agreement. The steering group shall meet at least annually from the commencement of development to at least five years after the completion of all wetland mitigation areas for an annual monitoring review, unless otherwise agreed in writing with the local planning authority. Prior to the meeting, an environmental report, completed to an agreed standard, shall be provided by the applicant or their successor in title to all steering group members. Environmental actions agreed by the environmental steering group shall be implemented in full in accordance with agreed timescales.

Reason

To conserve and enhance biodiversity in accordance with policies CS5, CS17 and CS21 of the North Lincolnshire Core Strategy and saved policy LC6 of the North Lincolnshire Local Plan.

8.

Operations other than essential maintenance works shall be limited to the following hours:

- 7am to 6pm Monday to Friday

- 7am to 1pm on Saturdays.

No operations shall take place on Sundays or public/bank holidays.

Reason

To define the terms of the permission and in the interests of protecting residential amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

9.

The LAeq,1 hour (free field) at the nearest residential property shall not exceed 55dB or 10dB LAeq,1 hour (free field) above background, whichever is lower. During periods of essential site preparation, restoration work or construction of bunds the LAeq,1 hour (free field) at the nearest residential property shall not exceed 70dB for a total of eight weeks in any calendar year. Advance notice of commencement of such temporary operations shall be given to the mineral planning authority.

Reason

To define the terms of the permission and in the interests of protecting residential amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

10.

The mitigation measures described in paragraphs 2.4 and 5.3.3 of the Noise Assessment included in Environment Statement (Appendix E) dated September 2016 shall be implemented in full for the duration of the proposed extension and restoration of the site.

Reason

To define the terms of the permission and in the interests of protecting residential amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

11.

All vehicles, plant and machinery operated within the site shall be maintained in accordance with the manufacturer's specification at all times and shall be fitted with and use effective silencers and white noise reducing devices.

Reason

To define the terms of permission and in the interests of protecting residential amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

12.

If, during development, any odorous, discoloured or otherwise visually contaminated material is found to be present at the site then no further development shall be carried out until a written method statement detailing how this contamination shall be dealt with has been submitted to and approved in writing by the local planning authority.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with policy DS7 of the North Lincolnshire Local Plan.

13.

The dwelling at Greetwell Hall Farm shall not be occupied until a 2.5 metre high earth bund has been provided along the eastern boundary of the site. Once provided the bund shall thereafter be retained.

Reason

To define the terms of the permission and in the interests of protecting the residential amenity of the future occupants of Greetwell Harm Farm in accordance with policies DS1 and DS11 of the North Lincolnshire Local Plan.

14.

The development hereby permitted shall take place in accordance with the dust management plan set out in the Air Quality Assessment produced by CK Environmental and shall be retained for the duration of the development.

Reason

To define the terms of the permission and in the interests of protecting residential amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

15.

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of the programme of archaeological work in accordance with the document 'Extension to Messingham Quarry, Greetwell Hall Farm, Brigg Road, Messingham, Archaeological Mitigation Strategy, March 2016' and until a detailed project design for site and post-excavation works has been submitted to, and approved in writing by, the local planning authority including:

- (i) a timetable of works in relation to the proposed development, including sufficient notification and allowance of time to ensure that the site work is undertaken and completed in accordance with the strategy;
- (ii) monitoring arrangements, including the notification in writing to the North Lincolnshire Historic Environment Record of the commencement of archaeological works and the opportunity to monitor such works;
- (iii) a list of all staff involved in the implementation of the strategy, including sub-contractors and specialists, their responsibilities and qualifications.

Reason

The site may contain significant archaeological remains that the development would destroy, an archaeological mitigation strategy is required in order to preserve archaeological evidence by a comprehensive record and advance the public understanding of the heritage interest in line with the principles of the National Planning Policy Framework, and to comply with policy CS6 of the North Lincolnshire Core Strategy, and policies HE9 and M4 of the North Lincolnshire Local Plan.

16.

The archaeological mitigation strategy shall be carried out in accordance with the approved details and timings, subject to any updates and variations to be agreed in writing by the local planning authority prior to implementation.

Reason

The site may contain significant archaeological remains that the development would destroy, an archaeological mitigation strategy is required in order to preserve archaeological evidence by a comprehensive record and advance the public understanding of the heritage interest in line with the principles of the National Planning Policy Framework, and to comply with policy CS6 of the North Lincolnshire Core Strategy, and policies HE9 and M4 of the North Lincolnshire Local Plan.

17.

A copy of any analysis, reporting, publication or archiving required as part of the mitigation strategy shall be deposited at the North Lincolnshire Historic Environment Record within one year of the date of commencement of the final phase of extraction hereby approved by this permission or such other period as may be agreed in writing by the local planning authority.

Reason

The site may contain significant archaeological remains that the development would destroy, an archaeological mitigation strategy is required in order to preserve archaeological evidence by a comprehensive record and advance the public understanding of the heritage interest in line with the principles of the National Planning Policy Framework, and to comply with policy CS6 of the North Lincolnshire Core Strategy, and policies HE9 and M4 of the North Lincolnshire Local Plan.

18.

The proposed development shall not be brought into use until all within-highway improvement works have been completed in accordance with drawings 0000-001, 0000-002 and 0000-003. Once completed the within-highway works shall thereafter be retained.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

19.

Adequate wheel cleaning facilities shall be provided and operated on site (in accordance with submitted details) at all times when vehicles are running.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

20.

No development shall take place until a surface water drainage management strategy has been submitted to and agreed in writing by the local planning authority. The strategy shall be based on the assessment of the proposed discharge rate as detailed in the Flood Risk and Hydrological Assessment submitted as Appendix H to the Environmental Statement.

Reason

To ensure a satisfactory method of surface water drainage.

21.

The strategy shall be implemented in accordance with the details approved by condition 20 of this planning permission and shall thereafter be retained.

Reason

To ensure the satisfactory implementation of the proposal.

Informative 1

In the interests of consistency and the integrity of archaeological understanding, all archaeological work set out in the mitigation strategy should be carried out on the applicant's behalf by a single appropriately qualified specialist organisation and named sub-contractors. The work shall be in accordance with the HER standard briefs and with the relevant Chartered Institute for Archaeologists published Standards and Guidance (<http://www.archaeologists.net/>) and relevant Historic England professional guidelines (<https://www.historicengland.org.uk/images-books/publications>).

Informative 2

Planning permission is hereby granted after full consideration of the Environmental Statement (ES) submitted as part of the planning application in accordance with the Town & Country Planning (Environmental Impact Assessment) Regulations 2017.

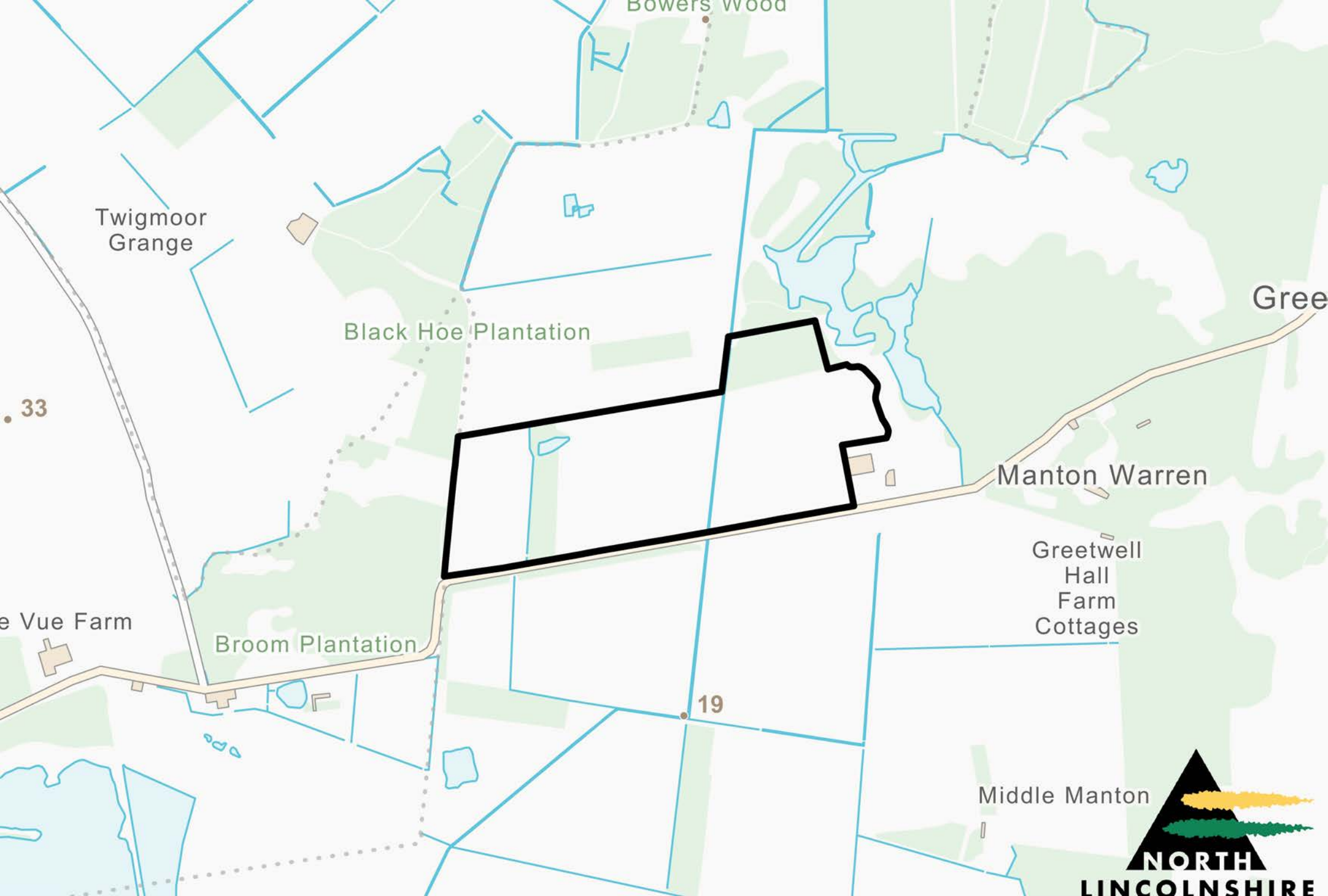
Informative 3

The development hereby granted planning permission requires works to be carried out within the limits of the adopted (public) highway. Therefore:

- before ANY construction works take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297000 to arrange for the relevant permissions/licenses to be issued;
- before ANY service (utility) connections take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297319 to arrange for the relevant permissions/licenses to be issued.

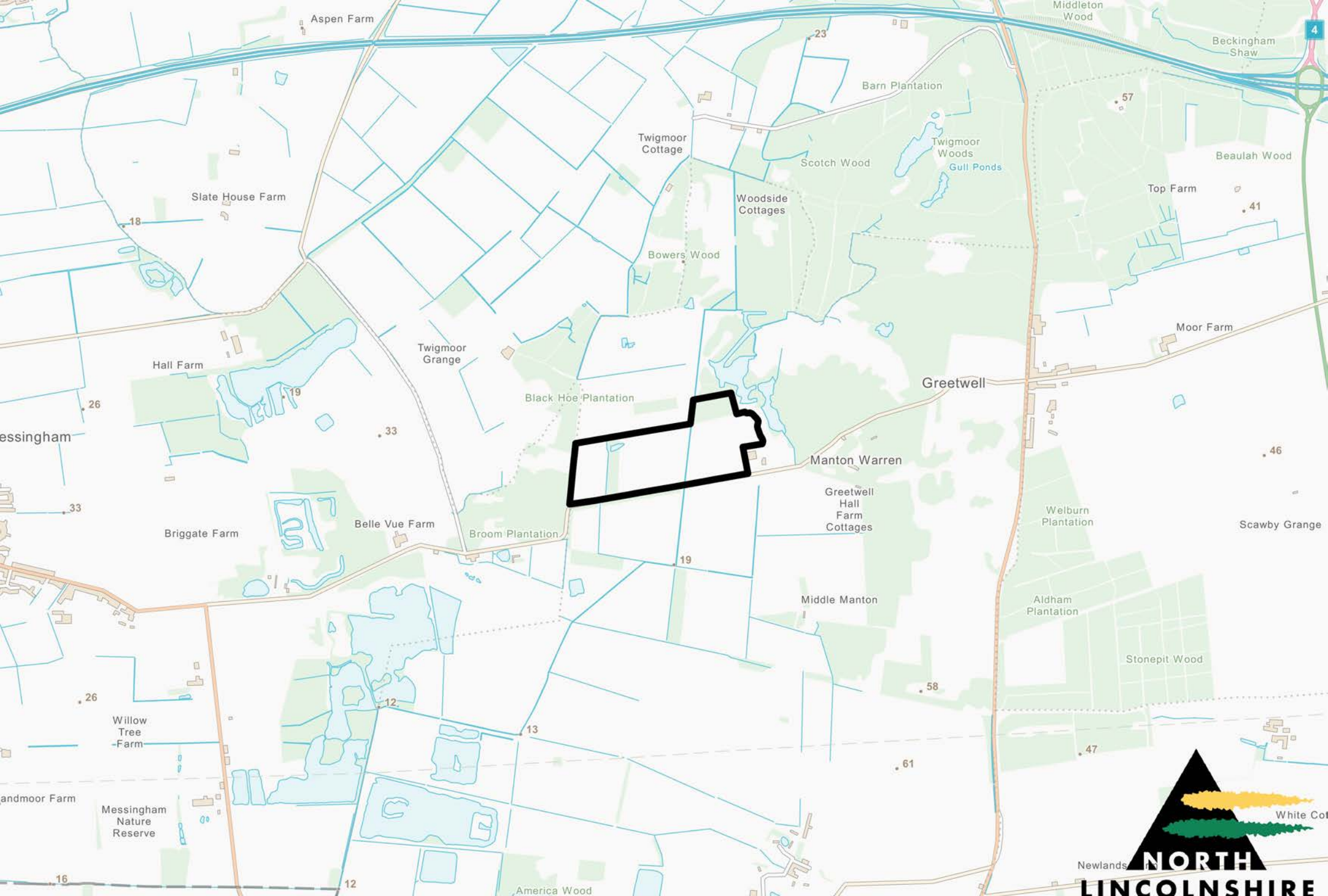
Informative 4

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



MIN/2016/1823





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Overview

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