

**Planning Regulatory Committee
Minutes of the Meeting Held on Friday 26 October 2018
at 10am in the Edwards Room, County Hall**

Present:

Mr B Long, Vice-Chairman (In the Chair)

Mr S Askew
Mr D Bills
Mr R Brame
Mr D Collis
Mr D Harrison
Mr B Iles

Mr W Richmond
Mr M Sands
Mr E Seward
Mr M Storey
Mr A White

1 Apologies and Substitutions

Apologies for absence were received from Mr C Foulger (Mr D Bills substituted) and Dr C Jones.

2 Minutes from the meeting held on 14 September 2018

- 2.1 The minutes from the Planning (Regulatory) Committee meeting held on Friday 14 September 2018 were agreed as a correct record by the Committee and signed by the Vice-Chairman.

3 Declarations of Interest

No declarations of interest were made.

4 Urgent Business

There was no urgent business.

Applications referred to the Committee for determination.

The Committee **agreed** to consider agenda items 5 (C/7/2015/7018) and 6 (C/7/2015/7019) concurrently.

5 C/7/2015/7018: Kirby Cane Quarry, Yarmouth Road, Kirby Cane, Bungay.

- 5.1 Proposal and applicant: Variation of conditions 2, 3, 8, 16 and 18 of planning permission C/7/2013/7010 to extend duration of extraction and restoration until 31/12/25, allow for revised plans and plant details (part retrospective) and increase in quantity of imported aggregates, with increased depth of working and revised restoration: LP Pallett Quarry.

5.2 C/7/2015/7019: Kirby Cane Quarry, Yarmouth Road, Kirby Cane, Bungay, NR35 2HJ.

- 5.3 Proposal and applicant: Variation of conditions 1, 4 and 18 of planning permission C/7/2013/7008 to extend duration of extraction and restoration until 31/12/2025, with increased depth of working and revised restoration: LP Pallett Quarry Ltd.

- 5.4 The Committee received the reports by the Executive Director of Community and Environmental Services.

- 5.5 During the presentation of the reports the Senior Planning Officer read out the following statement which had been received from Mrs M Stone, Local Member for Clavering Division which covered the application site:

"I have not been asked by the Parish Council to attend and have nothing to add to the comments from local residents. I am mindful that this quarry has been open for some considerable time and extension after extension can seem quite intolerable for local people. However, I am mindful of the need for minerals but would appreciate an in-depth review so locals can be assured that this will come to an end and the site returns to its original state and landscaped."

- 5.6 Mr D Harrison left the room at 10.10, returning at 10.20 and was therefore not eligible to take part in the vote to determine the application.

- 5.7 The following points were noted in response to questions from the Committee:

- 5.7.1 One recent telephone call had been received, complaining about excessive noise from the site. The Planning Authority's Monitoring team had visited the quarry to monitor the noise levels although, due to the proximity of the A143, it had not been possible to determine that excessive noise was arising from activities at the site. The Committee noted that the Environmental Health Officer had not raised any objection to the application.
- 5.7.2 The application site was within a Site of Special Scientific Interest (SSSI) as there were geological features present which provided an opportunity for research into the impact of climate change. The eastern face had been covered with sand to protect it from weathering; upon restoration the faces would be seeded with acid grass mix to allow access for future geological study.

- 5.7.3 It was proposed that working and restoration would be carried out in five successive phases – the first four phases would be around the sides of the void, with the final phase on the floor of the void. Regular monitoring of the site would take place which should reassure nearby residents that the site would be progressively worked and restored.
- 5.7.4 The comment which had been received from a local resident about lorries travelling past their house between the hours of 06.30 and midnight had been discussed with the applicant. It had not been possible to establish that the lorries were associated with the quarry as there were other activities in the vicinity which used HGVs. The Committee was notified that a weighbridge had now been installed at the site.
- 5.8 One Member commented that the application company was a well-run business which was courteous to its neighbours.
- 5.9 Upon planning application No. **C/7/2015/7018** being put to a vote, with all those Committee Members eligible to vote voting in favour, the Committee unanimously **RESOLVED** that the Executive Director of Community and Environmental Services should be authorised to:
- i. Grant planning permission subject to the conditions outlined in section 12 of the report.
 - ii. Discharge conditions (in discussion with the Chairman and Vice-Chairman of the Committee) where those detailed in the report require the submission and implementation of a scheme, or further details, either before development commences, or within a specified date of planning permission being granted.
 - iii. Delegate powers to officers (in discussion with the Chairman and Vice-Chairman of the Committee) to deal with any non-material amendments to the application that may be submitted.
- 5.10 Upon planning application No. **C/7/2015/7019** being put to a vote, with all those Committee Members eligible to vote voting in favour, the Committee unanimously **RESOLVED** that the Executive Director of Community and Environmental Services should be authorised to:
- i. Grant planning permission subject to the conditions outlined in section 12 of the report.
 - ii. Discharge conditions (in discussion with the Chairman and Vice-Chairman of the Committee) where those detailed in the report require the submission and implementation of a scheme, or further details, either before development commences, or within a specified date of planning permission being granted.
 - iii. Delegate powers to officers (in discussion with the Chairman and Vice-Chairman of the Committee) to deal with any non-material amendments to the application that may be submitted.

- 6 **C/7/2018/7005: Quarry of Beacon Hill, Loddon Road, Norton Sub Course.**
- 6.1 Proposal: Variation of Conditions 9 (dust scheme) and 11 (protection of existing trees) of planning permission C/7/2012/7017. Cemex UK.
- 6.2 The Committee received the report by the Executive Director of Community and Environmental Services seeking planning permission for the variation of Conditions 9 (dust scheme) and 11 (protection of existing trees) of planning permission C/7/2012/7017.
- 6.4 In response to a question about whether provision had been made to check and replace wooden fence posts if they became rotten or unstable, the Trainee Planner advised that the Enforcement Officer would check the fencing as part of the monitoring of the conditions and advise the applicant if any fence posts needed to be replaced. It was also noted that the fence was positioned behind a tree belt and therefore would not cause any visible nuisance.
- 6.5 Upon the application being put to the vote, the Committee unanimously **RESOLVED** that the Executive Director of Community and Environmental Services should be authorised to:
- i. Grant planning permission subject to the conditions outlined in section 13 of the report.
 - ii. Discharge conditions (in discussion with the Chairman and Vice-Chairman of the Committee) where those detailed in the report require the submission and implementation of a scheme, or further details, either before development commences, or within a specified date of planning permission being granted.
 - iii. Delegate powers to officers (in discussion with the Chairman and Vice-Chairman of the Committee) to deal with any non-material amendments to the application that may be submitted.

The meeting concluded at 10.30 am.

Chairman