

Planning Regulatory Committee

Date: **Friday 24 July 2015**

Time: **10am**

Venue: **Edwards Room, County Hall, Norwich**

Persons attending the meeting are requested to turn off mobile phones.

Membership

Mr B Long - Chairman

Mr S Agnew
Mr S Askew
Mr M Baker
Mr B Bremner
Mr D Collis
Mr C Foulger
Mr A Grey
Mr D Harrison

Mr J Law
Ms E Morgan
Mr W Northam
Mr M Sands – Vice-Chairman
Mr E Seward
Mr M Storey
Mr J Ward
Mr A White

At meetings of this Committee, members of the public are entitled to speak before decisions are made on planning applications. There is a set order in which the public or local members can speak on items at this Committee, as follows:

- Those objecting to the application
- District/Parish/Town Council representatives
- Those supporting the application (the applicant or their agent.)
- The Local Member for the area.

Anyone wishing to speak regarding one of the items going to the Committee must give written notice to the Committee Officer (committees@norfolk.gov.uk) at least 48 hours before the start of the meeting. The Committee Officer will ask which item you would like to speak about and in what respect you will be speaking. Further information can be found [here](#).

Under the Council's protocol on the use of media equipment at meetings held in public, this meeting may be filmed, recorded or photographed. Anyone who wishes to do so must inform the Chairman and ensure that it is done in a manner clearly visible to anyone present. The wishes of any individual not to be recorded or filmed must be appropriately respected.

**For further details and general enquiries about this Agenda
please contact the Committee Officer: Julie Mortimer
on 01603 223055
or email committees@norfolk.gov.uk**

Where the County Council have received letters of objection in respect of any application, these are summarised in the report. If you wish to read them in full, Members can do so either at the meeting itself or beforehand in the Community and Environmental Services Department, County Hall, Martineau Lane, Norwich.

A g e n d a

1 To receive apologies and details of any substitute members attending.

2 Minutes:

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To receive and agree the Minutes of the meeting held on 19 June 2015.

3 Members to Declare any Interests

If you have a **Disclosable Pecuniary Interest** in a matter to be considered at the meeting and that interest is on your Register of Interests you must not speak or vote on the matter.

If you have a **Disclosable Pecuniary Interest** in a matter to be considered at the meeting and that interest is not on your Register of Interests you must declare that interest at the meeting and not speak or vote on the matter

In either case you may remain in the room where the meeting is taking place. If you consider that it would be inappropriate in the circumstances to remain in the room, you may leave the room while the matter is dealt with.

If you do not have a Disclosable Pecuniary Interest you may nevertheless have an **Other Interest** in a matter to be discussed if it affects

- your well being or financial position
- that of your family or close friends
- that of a club or society in which you have a management role
- that of another public body of which you are a member to a greater extent than others in your ward.

If that is the case then you must declare such an interest but can speak and vote on the matter.

4 To receive any items of business which the Chairman decides should be considered as a matter of urgency

Applications referred to the Committee for Determination

Reports by the Executive Director of Community and Environmental Services

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|------|---|----------------|
| 5 | C/7/2014/7030: Southern extension to Mangreen Quarry and ancillary works with progressive restoration to agriculture and nature conservation by the importation of inert restoration materials; Retention of existing consented facilities, Establishment of a crossing point over Mangreen Lane and Proposed variation to the approved restoration scheme. Development by Lafarge Tarmac. | Page 13 |
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| 6 | Broadland District: C/5/2015/5010: Strumpshaw Closed Landfill Site, Mill Hill, Strumpshaw: Installation and operation of a small scale electricity generation plant. Executive Director of Community & Environmental Services, Norfolk County Council | Page 49 |

Chris Walton
Head of Democratic Services
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Date Agenda Published: 16 July 2015



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In assessing the merits of the proposals and reaching the recommendation made for each application, due regard has been given to the following duties and in determining the applications the members of the committee will also have due regard to these duties.

Equality Act 2010

It is unlawful to discriminate against, harass or victimise a person when providing a service or when exercising a public function. Prohibited conduct includes direct discrimination, indirect discrimination, harassment and victimisation and discrimination arising from a disability (treating a person unfavourably as a result of their disability, not because of the disability itself).

Direct discrimination occurs where the reason for a person being treated less favourably than another is because of a protected characteristic.

The act notes the protected characteristics of: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The introduction of the general equality duties under this Act in April 2011 requires that the Council must in the exercise of its functions, have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by this Act.
- Advance equality of opportunity between people who share a relevant protected characteristic and those who do not.
- Foster good relations between people who share a relevant protected characteristic and those who do not.

The relevant protected characteristics are: age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation.

Crime and Disorder Act, 1998 (S17)

Without prejudice to any other obligation imposed on it, it shall be the duty of the County Council to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area.

Human Rights Act 1998

The requirements of the Human Rights Act 1998 must be considered.

The human rights of the adjoining residents under Article 8, the right to respect for private and family life, and Article 1 of the First Protocol, the right of enjoyment of property are engaged. A grant of planning permission may infringe those rights but they are qualified rights, that is that they can be balanced against the economic interests of the community as a whole and the human rights of other individuals. In making that balance it may also be taken into account that the amenity of local residents could be adequately safeguarded by conditions albeit with the exception of visual amenity.

The human rights of the owners of the application site may be engaged under the First Protocol Article 1, that is the right to make use of their land. A refusal of planning permission may infringe that right but the right is a qualified right and may be balanced against the need to protect the environment and the amenity of adjoining residents.

**Planning Regulatory Committee
Minutes of the Meeting Held on Friday 19 June 2015
at 10am in the Edwards Room, County Hall**

Present:

Mr S Agnew
Mr C Aldred
Mr B Bremner
Mr D Collis
Mr A Grey
Mr B Iles
Mr J Law
Mr B Long
Ms E Morgan

Mr W Northam
Mr W Richmond
Mr M Sands
Mr E Seward
Mr M Storey
Mr J Ward
Mr B Watkins
Mr A White

1 Election of Chairman

Mr B Long was elected Chairman of the Planning (Regulatory) Committee for the ensuing year.

Mr Long, Chairman in the Chair.

2 Election of Vice-Chairman

Mr Sands was elected Vice-Chairman of the Committee for the ensuing year.

3 Apologies and Substitutions

Apologies for absence were received from Mr S Askew (Mr W Richmond substituted), Mr M Baker (Mr C Aldred substituted) and Mr C Foulger (Mr B Iles substituted).

4 Minutes from the meeting held on 27 March 2015.

The minutes from the Planning (Regulatory) Committee meeting held on 27 March 2015 were agreed as a correct record by the Committee and signed by the Chairman.

5 Declarations of Interest

Mr M Storey declared an other interest in agenda item 10: Methwold: Application for an underground gas pipeline and associated compound/structures (additional works in

conjunction with approved anaerobic digestion plant).

6 Urgent Business

There were no items of urgent business.

Applications referred to the Committee for Determination

Reports by the Executive Director of Community and Environmental Services

7a Borough of King's Lynn and West Norfolk: C/2/2015/2006: Tottenhill: Extension to quarry (MIN 75) with installation of ground conveyor with culvert to accommodate conveyor: Watlington Quarry, Land at Home Farm, Tottenhill Row, Watlington, King's Lynn, PE33 OJN: Frimstone Ltd.

7.1 The Committee received a report by the Executive Director of Community and Environmental Services outlining the planning application for an extension to Watlington Quarry, on land to the south of Home Farm, near Tottenhill Row. The proposed extension contained approximately 335,000 tonnes of mineral which would take four years to extract. Permission was sought for a five year time period in order to allow extraction of the existing quarry to be completed.

7.2 In response to general questions from the Committee, the following points were noted:

- Home Farm was under the ownership of the applicant who had agreed to enter into a Section 106 legal agreement to prevent occupation during periods of extraction.
- The Environmental Health Agency had raised no objection to any increase in noise from the conveyor and had considered the impact had been identified and mitigation measures proposed were achievable.
- The Planning Services Manager stated that he had not been made aware of any complaints about the existing conveyor system. He added that regular, ongoing maintenance of the equipment would need to be carried out to ensure noise remained at acceptable levels.
- It was proposed that 100,000 tonnes per year of material would be extracted from the site, so it was recognised that this would be an intensive operation. There was likely to be peaks and troughs in demand, although Members noted that there would be no equipment entering or leaving the site due to the use of a conveyor system to move the extracted material.
- A Dust Management assessment had been carried out and a Dust Management Plan submitted with the application. This plan included watering down the extracted material when required and ensuring that measures were taken to prevent dust contamination from prevailing winds.

- Although part of the conveyor would be above the ground, a bund at the north elevation on the route would shield the conveyor from public view.
 - The Planning Services Manager advised that the National Policy Framework recommendations did not allocate a ceiling on the amount of material held in landbank, although it was Norfolk County Council's policy to adhere to a 10 year landbank ceiling.
 - The Committee was advised that the conveyor could not be lawfully accessed by the general public, and there would not be any security measures provided. Permissive rights of way would become effective once the development had been completed and the conveyor had been removed.
- 7.3 Mr Tony Beetlestone, Tottenhill Parish Council, spoke on behalf of the Parish Council in objection to the application. The concerns raised were around noise, the effects on the nearby conservation area and also the effect noise and dust would have on the residents of Tottenhill Row. It was also suggested that a different route could be considered for the conveyor which would move it away from the nearby properties.
- 7.4 Mr Mark Davenport, Managing Director of Frimstone Ltd, the applicant, addressed the Committee. It was noted during the presentation that Frimstone Ltd was a local company employing approximately 100 staff and that the company had worked hard to ensure the application stood up to rigorous scrutiny. It was his belief that there was sufficient demand for the material which would be extracted.
- 7.5 Mr Stephen Daw, addressed the Committee as the Agent working on behalf of the applicant, during which it was noted that MIN75 had been considered when preparing the application and it was his opinion that the application met the main requirements of that document.
- 7.6 In response to general questions from the Committee, the following points were clarified:
- The Planning Services Manager confirmed that a flood risk and water proposal had been submitted with the application. The report had made it clear that although there was the potential of a minimal impact regular monitoring should take place, including dewatering if required. The Internal Drainage Board had raised no objections to the application.
 - All the statutory consultees had assessed the proposed route of the conveyor and had found it to be acceptable.
 - The view of the Parish Council was that the proposed route of the conveyor would have an adverse impact on the conservation area and residents and moving it to the south end of the site would reduce any possible impact on the conservation area.
 - The Agent for the Applicant advised that pre-application discussions had been held

with the Parish Council and local residents about the route of the conveyor. He confirmed that the route proposed by the Parish Council had been considered and a noise assessment had been completed. The noise assessment had found that noise would increase if the route proposed by the Parish Council was adopted, which also required the removal of trees with the arboriculturist advising that this would also increase the adverse impact.

- The Planning Services Manager advised that the proposed route of the conveyor had been assessed and analysed and had been found to be acceptable.
- The agent for the applicant confirmed that it had been decided to submit the application with a conveyor above ground as it was proposed to strip the topsoil to a depth of ½ metre and use the topsoil to install a low bund to hide the conveyor from view to the north of the site. Consideration had been given to lowering the conveyor further, but this had been deemed unnecessary due to the bund shielding the conveyor from view.
- The Planning Services Manager advised that Norfolk County Council had not declined any previous applications on MIN75 for this particular site. He added that an application for a different site had been refused in 2000.
- There had been no public right of way across the application site before work had commenced.
- To take account of the different heights of the conveyor when it ran under Watlington Road, the Agent for the Applicant confirmed it was proposed to install a change point, with a minimal drop back and which would then head off into a new direction.

7.7 Mr Brian Long, County Councillor for Fincham Division which covered the application site, addressed the Committee as Local Member. During his presentation, it was noted that the site had been associated with extraction for the last 50 years. He had listened to residents views and had attended Parish Council meetings. Mr Long added that he would be abstaining from the vote and urged the Committee to make its determination on what they had heard at the meeting.

7.8 Upon being put to the vote, with 13 votes in favour, 3 votes against and 1 abstention, the Committee **RESOLVED** that the Executive Director of Community and Environmental Services should be authorised to:

- i) Grant planning permission subject to a Section 106 Legal Agreement in respect of ensuring Home Farm was not occupied during extraction, and the conditions in section 12 of the report.
- ii) Discharge conditions (after discussion with the Chairman and Vice-Chairman of the Committee) where those detailed in the report required the submission and implementation of a scheme, or further details, either before development

commenced, or within a specified date of planning permission being granted.

- iii) Delegate powers to officers (after discussion with the Chairman and Vice-Chairman of the Committee) to deal with any non-material amendments to the application that may be submitted.

8 Borough of King's Lynn and West Norfolk: C/2/2015/2007: Tottenhill: Variation of conditions 1 and 3 of planning permission C/2/2011/2013 to allow continued use of plant site until 1 August 2020 to service the proposed quarry extension (MIN 75): Watlington Quarry, Watlington Road, Watlington, King's Lynn, PE33 0RG: Frimstone Ltd.

- 8.1 The Committee received the report by the Executive Director of Community and Environmental Services seeking planning permission for an extension to the life of the plant site to accommodate the processing of mineral from the proposed quarry extension at Home Farm, Watlington (MIN 75 planning ref C/2/2015/2006).
- 8.2 During the presentation of the report it was noted that the proposed access was subject to a routing agreement that the majority of vehicles would turn right out of the site, unless they were delivering material to purchasers within the village.
- 8.3 The Chairman asked Mr Beetlestone and Mr Zipfell if they wished to raise any additional points, to which Mr Zipfell replied that he would prefer that no traffic should be allowed to go across parish land as these tracks were for local residents. The Planning Services Manager reiterated that the vast majority of lorries would turn right out of the site, although if someone locally purchased material from the site there could be a few exceptions.
- 8.4 Mr Beetlestone requested that all existing conditions be maintained.
- 8.5 Mr Daw, the Agent for the applicant confirmed that the applicant was happy with all the proposed conditions.
- 8.6 Upon being put to the vote, with 13 votes in favour, 0 votes against and 4 abstentions, the Committee **RESOLVED** that the Executive Director of Community and Environmental Services should be authorised to:
 - i) Grant planning permission subject to a deed of variation to an existing Section 106 relating to long term aftercare and the provision of a permissive footpath and the conditions outlined in section 12 of the report.
 - ii) Discharge conditions (after discussion with the Chairman and Vice-Chairman of the Committee) where those detailed in the report required the submission and implementation of a scheme, or further details, either before development commenced, or within a specified date of planning permission being granted.

- iii) Delegate powers to officers (after discussion with the Chairman and Vice-Chairman of the Committee) to deal with any non-material amendments to the application that may be submitted.

9 C/7/2014/7030: Southern Extension to Mangreen Quarry and ancillary works with progressive restoration to agriculture and nature conservation by the importation of inert restoration material; Retention of existing consented facilities, establishment of a crossing point over Mangreen Lane and proposed variation to the approved restoration scheme. Development by Lafarge Tarmac.

- 9.1 The Committee received a report by the Executive Director of Community and Environmental Services outlining the planning application for an extension to the mineral operations at Mangreen Quarry on an area of agricultural land to the south of the existing quarry site and Mangreen Lane, for a period of 8 years. The scheme also included retention of the existing aggregate processing plant complex, bagging plant, ready-mix plant and access/haul road.
- 9.2 The Planning Services Manager advised the Committee that an error had been identified in the report in that the proposed operation lay within two parish councils, Swardeston and Stoke Holy Cross. Swardeston Parish Council had been consulted about the planning application, but due to an error, Stoke Holy Cross Parish Council had not been consulted.

The Committee was advised of the options available to it and **agreed** unanimously to defer consideration of the application until Stoke Holy Cross Parish Council had been consulted on the application and their comments had been received.

10 C/2/2015/2010: Methwold: Application for an underground gas pipeline and associated compound/structures (additional works in conjunction with approved anaerobic digestion plant)

- 10.1 The Committee received a report by the Executive Director of Community and Environmental Services outlining the planning application for a development of a 2.8 kilometer underground gas pipeline and associated compound, in order to connect a permitted anaerobic digestion (AD) plant (the planning permission had been implemented but the development not completed) to the National Grid.
- 10.2 The application had been submitted to the Planning (Regulatory) Committee as it had been submitted with an Environmental Statement and assessed in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.
- 10.3 In response to general questions from the Committee, the following points were noted:
 - The exact number of trees to be felled would be dependent on the width of the construction vehicles as sufficient easement would be required to allow construction vehicles to travel through the plantation.

- Horizontal boring would be used to install the pipeline under the highway, but due to the distances involved, the costs of horizontal boring through the plantation would be too prohibitive.
- 10.4 Mr Presslee, Cornerstone Planning, attended the meeting on behalf of the applicant and stated that he had no additional information to add to the comprehensive report submitted by the officers. He confirmed that the Forestry Commission licence had been implemented with regard to the application.
- 10.5 Upon 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 12 of the report.
 - ii) Discharge conditions (after discussion with the Chairman and Vice-Chairman of the Committee) where those detailed in the report required the submission and implementation of a scheme, or further details, either before development commenced, or within a specified date of planning permission being granted.
 - iii) Delegate powers to officers (after discussion with the Chairman and Vice-Chairman of the Committee) to deal with any non-material amendments to the application that may be submitted.
- 11 C/5/2015/5008: Frettenham: Variation of condition 1 of permission ref. C/5/2009/5019 to extend the timescale for the retention of storage containers, mess unit, fenced compound and car parking for a further 5 years (until 30 March 2020)**
- 11.1 The Committee received a report by the Executive Director of Community and Environmental Services outlining the planning application to vary condition 1 of permission reference C/5/2009/5019 to extend the timescale for the retention of storage containers, mess unit, fenced compound and car parking for a further five years until 30 March 2020. The application was being considered by the Planning (Regulatory) Committee because it had been made on behalf of the Executive Director of Community and Environmental Services.
- 11.2 In response to a question, it was noted that although it was likely that a further extension would be required in the future, the applicant had decided to apply for a five year extension at this time
- 11.3 Upon being put to the vote, it was 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 (after discussion with the Chairman and Vice-Chairman of the Committee) where those detailed in the report required the submission and implementation of a scheme, or further details, either before development commenced, or within a specified date of planning permission being granted.
- iii) Delegate powers to officers (after 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 ended at 12 noon.

CHAIRMAN



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Applications Referred to Committee for Determination:

C/7/2014/7030

Southern extension to Mangreen Quarry and ancillary works with progressive restoration to agriculture and nature conservation by the importation of inert restoration materials; Retention of existing consented facilities, Establishment of a crossing point over Mangreen Lane and Proposed variation to the approved restoration scheme.

Development by Lafarge Tarmac.

Report by the Executive Director of Community and Environmental Services.

Summary

Planning permission is sought for an extension to the mineral operations at Mangreen Quarry on an area of agricultural land to the south of the existing quarry site and Mangreen Lane, for a period of 8 years. A programme of extraction and progressive restoration to a mix of agriculture, woodland and a balancing pond is being proposed. The scheme also includes retention of the existing aggregate processing plant complex, bagging plant, ready-mix plant and access/haul road.

The application is before the Planning (Regulatory) Committee because it is subject to the Environmental Impact Assessment (EIA) Regulations.

No objections have been received from local residents or statutory consultees.

The environmental impacts of the proposal have been carefully considered and the full report is contained within Appendix A of this report. The proposed extension area has been formally allocated for mineral extraction in the Norfolk Minerals and Waste Development Framework Mineral Site Specific Allocations Development Plan Document (2013). The proposal differs from the allocation policy in that the applicant is seeking to transport the material processing by dump trucks and not conveyor. Other than this the proposal is in accordance with development plan policies and national planning guidance. It would contribute towards ensuring a local supply of minerals for South Norfolk and Norwich and would assist in ensuring the County maintains a sufficient land-bank of permitted reserves of sand and gravel to meet future needs.

Recommendation

It is recommended that the Executive Director of Community and Environmental Services be authorised to:

- (i) Grant planning permission subject to a Section 106 Legal Agreement in respect long term wildlife management, vehicle routing and removal of a right turn lane in the highway and the conditions outlined in section 12 in Appendix A.
- (ii) To discharge conditions (in discussion with the Chairman and Vice Chairman of the committee) where those detailed above 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.

1. Background

- 1.1 On 19 June 2015, a report was taken to the Planning (Regulatory) Committee with a recommendation for approval of an application for planning permission for a southern extension to Mangreen Quarry and ancillary works with progressive restoration to agriculture and nature conservation by the importation of inert restoration materials; Retention of existing consented facilities, Establishment of a crossing point over Mangreen Lane and Proposed variation to the approved restoration scheme. At the meeting the resolution of Members was to defer the decision until the comments from Stoke Holy Cross Parish Council and Caistor St Edmund Parish had been sought.

2. Update

- 2.1 Since that meeting, Stoke Holy Cross Parish Council and Caistor St Edmund Parish Council have been consulted and have both responded to confirm that they have no objection to the proposed development.
- 2.2 An updated version of the original report which includes the comments from Stoke Holy Cross Parish Council and Caistor St Edmund Parish Council is attached to this report as Appendix A.
- 2.3 The appended report also includes the comments from County Councillor Roger Smith the local Member for the Electoral Division of Henstead, (where the application site is located partially within) who has no objection to the proposal. Further updates to the original report include the removal of the reference to Kimberley and Carleton Forehoe Parish Council which was reported in error. Also a typing error in the suggested conditions paragraph 12.8 has been rectified to align with application and consultation; the originally reported hours of 08:00 to 18:00 Monday to Friday & 08:00 to 13:00 Saturdays has been changed to 07:00 to 18:00 Monday to Friday & 07:00 to 13:00 Saturdays as the application and the consultation.
- 2.4 The landbank calculation in paragraph 6.20 of the report has been updated to reflect the situation at the end of July 2015 which demonstrates if approved, the proposal would increase the landbank from 10.23 to 10.79 years worth of supply.

3. Conclusion and Reasons for Grant of Planning Permission

- 3.1 The conclusion set out in the report in Appendix A remain valid and accordingly, full conditional planning permission is recommended subject to appropriate planning conditions and a Section 106 Legal Agreement concerning, long term nature conservation and highways as set out in the appended report.

Recommendation

It is recommended that the Executive Director of Community and Environmental Services be authorised to:

- (i) Grant planning permission subject to a Section 106 Legal Agreement in respect long term wildlife management, vehicle routing and removal of a right turn lane in the highway and the conditions outlined in section 12 of Appendix A.

- (ii) To discharge conditions (in discussion with the Chairman and Vice Chairman of the committee) where those detailed above 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.

Background Papers

Norfolk Minerals and Waste Local Development Framework Core Strategy and Minerals and Waste Development Management Policies Development Plan Document 2010-2016 (2011):

<http://www.norfolk.gov.uk/view/ncc094912>

Norfolk Minerals and Waste Development Framework Mineral Site Specific Allocations Development Plan Document (2013):

<http://www.norfolk.gov.uk/view/ncc126927>

Joint Core Strategy for Broadland, Norwich and South Norfolk (2014):

<http://www.greaternorwichgrowth.org.uk/planning/joint-core-strategy/>

South Norfolk Local Plan (2003) Saved Policies:

<http://www.south-norfolk.gov.uk/planning/288.asp>

The National Planning Policy Framework (2012):

http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

Planning Practice Guidance Suite (2014):

<http://planningguidance.planningportal.gov.uk/>

Officer Contact

If you have any questions about matters contained in this paper please get in touch with:

Name	Telephone Number	Email address
Neil Campbell	01603 222757	neil.campbell@norfolk.gov.uk



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Applications Referred to Committee for Determination:

C/7/2014/7030

Southern extension to Mangreen Quarry and ancillary works with progressive restoration to agriculture and nature conservation by the importation of inert restoration materials; Retention of existing consented facilities, Establishment of a crossing point over Mangreen Lane and Proposed variation to the approved restoration scheme.

Development by Lafarge Tarmac.

Report by the Executive Director of Community and Environmental Services.

Summary

Planning permission is sought for an extension to the mineral operations at Mangreen Quarry on an area of agricultural land to the south of the existing quarry site and Mangreen Lane, for a period of 8 years. A programme of extraction and progressive restoration to a mix of agriculture, woodland and a balancing pond is being proposed. The scheme also includes retention of the existing aggregate processing plant complex, bagging plant, ready-mix plant and access/haul road.

The application is before the Planning (Regulatory) Committee because it is subject to the Environmental Impact Assessment (EIA) Regulations.

No objections have been received from local residents or statutory consultees.

The environmental impacts of the proposal have been carefully considered. The proposed extension area has been formally allocated for mineral extraction in the Norfolk Minerals and Waste Development Framework Mineral Site Specific Allocations Development Plan Document (2013). The proposal differs from the allocation policy in that the applicant is seeking to transport the material processing by dump trucks and not conveyor. Other than this the proposal is in accordance with development plan policies and national planning guidance. It would contribute towards ensuring a local supply of minerals for South Norfolk and Norwich and would assist in ensuring the County maintains a sufficient land-bank of permitted reserves of sand and gravel to meet future needs.

Recommendation

It is recommended that the Executive Director of Community and Environmental Services be authorised to:

- (i) Grant planning permission subject to a Section 106 Legal Agreement in respect long term wildlife management, vehicle routing and removal of a right turn lane in the highway and the conditions outlined in section 12.
- (ii) To discharge conditions (in discussion with the Chairman and Vice Chairman of the committee) where those detailed above 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.

1. The Proposal

1.1	Location	: Mangreen Quarry, Mangreen Lane, Swardeston, Norwich, Norfolk.
	Type of development	: Extraction and processing of sand and gravel. Importation of inert waste (for restoration and recycling).
	Extraction area	: 13.2 hectares.
	Total tonnage	: 960,000 tonnes of sand and gravel.
	Annual tonnage	: 180,000 tonnes per annum.
	Market served	: Norwich and South Norfolk.
	Duration	: 8 years including restoration.
	Plant	: 360 hydraulic excavator Dump truck Wheel Loader Bulldozer Existing mobile washing and screening plant Mobile crusher as required Bagging plant Ready mixed concrete plant Office and weighbridge
	Hours of working	: 07:00 – 18:00 Mondays to Fridays 07:00 – 13:00 Saturdays (no working on Sundays or Public Holidays)
	Vehicle movements and numbers	: Maximum of 76 lorries leaving the site daily (152 movements) with a 20 tonne payload.
	Access	: Access derived via a purpose-built junction with ghost island off the A140. HGV's will exit the site turning north on to the A140 only. Proposed new internal haul road, with a crossing point over Mangreen Lane
	Landscaping	: Screen bunding and existing planting belts
	Restoration and after-use	: Mix of agriculture and nature conservation.

2. Constraints

- 2.1 The following constraints apply to the application site:
- Mangreen Lodge (95 metres) and the Barn at Hall Farm with attached Cattle Shelters (70 metres) and a grade II* listed building Mangreen Hall (95

metres) near to the site.

Caistor St Edmund Roman Town Scheduled Ancient Monument is situated approximately 190 metres to the east of the site and east of the A140.

3. Planning History

- 3.1 The following is the planning history of this site, as determined by Norfolk County Council:
- 3.2 **C/7/2004/7017** - Extraction and Processing of sand and gravel and infilling with inert waste. Operation of a ready mixed plant. Approved 2004.
- 3.3 **C/7/2007/7037** – Erection and operation of an aggregate bagging plant. Approved 2008.
- 3.4 **C/7/2008/7010** – Construction and use of water storage reservoir. Approved 2008.
- 3.5 **C/7/2009/7008** – Construction and operation of an aggregates bagging plant with temporary importation of processed sand and gravel and on-going importation of non-indigenous materials to be processed as a bagged product. Approved 2009.
- 3.6 **C/7/2010/7020** – Retrospective permission for installation of storage container and substitution of one no. portacabin for two no. approved portacabins, to include variation of conditions nos. 5 and 9 of planning permission reference C/7/2009/7008 to amend layout of bagging plant. Approved 2011.
- 3.7 **C/7/2011/7021** – Retrospective permission for the installation of a pumping shed and messroom, and extension of screening bund along southern boundary of the site and variation of condition 24 of planning permission C/7/2009/7014 to amend the site layout and landscaping and provide for the installation of a smaller weighbridge office and amendments to the processing plant layout at Mangreen Quarry. Approved 2012.
- 3.8 **C/7/2015/7004** – Planning application to vary conditions 4 and 25 of planning consent C/7/2009/7014 to enable importation of sand and gravel for processing. Currently valid – undecided May 2015.

4. Planning Policy

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| 4.1 Norfolk Minerals and Waste Local Development Framework Core Strategy and Minerals and Waste Development Management Policies Development Plan Document 2010-2016 (2011) | CS1: Minerals Extraction
CS2: General locations for mineral extraction and associated facilities
CS13: Climate change
CS14: Environmental protection
CS15: Transport
DM1: Nature conservation
DM3: Groundwater and surface water
DM4: Flood Risk |
|--|---|

			DM8: Design, local landscape character
			DM9: Archaeological sites
			DM10: Transport
			DM12: Amenity
			DM13: Air Quality
			DM14: Progressive working, restoration and after-use
			DM15: Cumulative impacts
			DM16: Soils
4.2	Norfolk Minerals and Waste Development Framework Mineral Site Specific Allocations Development Plan Document (2013)		Policy MIN 81: Land south of Mangreen Lane, Stoke Holy Cross
4.3	Joint Core Strategy for Broadland, Norwich and South Norfolk (2011/2014)		1 Addressing climate change and protecting environmental assets
			2 Promoting good design
4.4	South Norfolk Local Plan (2003) Saved Policies	:	ENV 8 Development in the open countryside
			ENV 9 Archaeological remains
			IMP 2 Landscaping
			IMP 8 Safe and free flow of traffic
			IMP 9 Residential amenity
			IMP 10 Noise
			IMP 15 Setting of Listed Buildings
4.5	The National Planning Policy Framework (2012)	:	1. Building a strong, competitive economy
			3. Supporting a prosperous rural economy
			4. Promoting sustainable transport
			7. Requiring good design
			10. Meeting the challenge of climate change, flooding and coastal change

- 11. Conserving and enhancing the natural environment
- 12. Conserving and enhancing the historic environment
- 13. Facilitating the sustainable use of minerals

Planning Practice
Guidance Suite (2015) :

5. Consultations

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| 5.1 | South Norfolk District Council (Planning) | : No objection. Request a condition requiring a comprehensive landscape scheme. |
| 5.2 | South Norfolk District Council (Environmental Protection) | : Recommend conditions regarding hours of operation, vehicle haul routes, noise, vehicle silencers, reversing alarms & dust. |
| 5.3 | Swardeston Parish Council | : No comments received at the time of writing this report. |
| 5.4 | Stoke Holy Cross Parish Council | : No objection. |
| 5.5 | Caistor St Edmund Parish Council | : No objection. |
| 5.6 | Norfolk Historic Environment Service | : No objection subject to conditions relating to archaeological investigation & assessment. |
| 5.7 | Environment Agency | : No objection subject to a condition relating to flood risk. Reminder that the existing quarry should adhere to the surface water condition imposed by the existing consent. |
| 5.8 | Natural England | : No objection subject to the proposed development being carried out in strict accordance with the details of the application. |
| 5.9 | Highway Authority (NCC) | : No objection. |
| 5.10 | Natural Environment Team (Ecology) | : No objection. |
| 5.11 | Natural Environment Team (Arboriculture) | : No objection provided the development is carried out strictly in accordance with the drawings and the Tree and Hedgerow Survey |

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| 5.12 | Natural Environment Team (Green Infrastructure) | : No objection subject to conditions relating to the working scheme, layout, storage of materials, landscape mitigation & restoration works. |
| 5.13 | Lead Local Flood Authority. | : No objection subject to conditions introduced by the Environment Agency. |
| 5.14 | Rights of Way (NCC) | : No objection. |
| 5.15 | National Grid | : No objection. |
| 5.16 | National Planning Casework Unit | : No comments. |
| 5.17 | Health and Safety Executive | : No comments received at the time of writing this report. |
| 5.18 | Local residents | : No comments received at the time of writing this report. |
| 5.19 | County Councillor (Colin Foulger) | : No comments received at the time of writing this report. |
| 5.20 | County Councillor (Roger Smith) | : No objection. |

6. Assessment

6.1 Proposal

- 6.2 The planning application seeks permission to extend the mineral workings at Mangreen Quarry, Swardeston across an area of 13.2 hectares on land to the south of Mangreen Lane. The quarry currently extracts sand and gravel to supply to the local market which is predominantly Norwich and South Norfolk. There is an on-site aggregates bagging plant. The existing operations have consent for a ready mixed concrete plant and a recycling facility, both of which are yet to be constructed.
- 6.3 The proposal is for the extraction of approximately 960,000 tonnes of sand and gravel at a rate of 180,000 tonnes per annum for 5-6 years (full restoration 8 years). The proposed extension area comprises a single agricultural field to the south of Mangreen lane and another smaller field (situated south of Mangreen Hall Farm) to be used for temporary storage of materials. The 8.9 hectare proposed extraction area has been delineated, based on drilling investigations undertaken by the Applicant Company and applying stand-offs to the existing land uses (including residential premises and ecological assets) where necessary. As required by the NMWDF Mineral Site Specific Allocations DPD Policy 81.

- 6.4 A phased working and restoration scheme has been prepared by the applicant which means that if approved the site would be worked progressively in a series of three phases (phases 6 – 8) and would be fully restored in a period of 8 years. The working scheme has been designed to ensure that the minerals are recovered in a systematic manner enabling the continued phased working and restoration of the site in accordance with good practice. The applicant states that due to the nature of the geology it will be necessary to campaign dig the sand and gravel with a 40,000-50,000 tonne stockpile being established in the vicinity of the feed hopper, at the plant site. The mineral deposit generally occurs in two distinct layers separated by interburden, with differing proportions of sand and stone. The interburden is a key restoration resource on site.
- 6.5 It is proposed that the existing plant site and ancillary facilities; comprising weighbridge, site management office and access, will be retained and supplemented by the development of a new haul road system and road crossing over Mangreen Lane (which is contrary to the policy MIN 81 in the NMWDF Mineral Site Specific Allocations DPD) .
- 6.6 The site is to be restored to agriculture and nature conservation. To fully achieve the final proposed landform approximately 425,000 m² of inert waste material will be imported. The site will be restored primarily to agriculture as well as creating a range of new wildlife habitats. The applicants are prepared to enter into a longer term management scheme to achieve these objectives.
- 6.7 In addition to the proposals for an extension the application also seeks to retain the consented ancillary operations on the existing site, including the bagging plant, the ready mixed concrete plant and the recycling facility (not yet in operation), all of which are to be located within the existing area of the site north of Mangreen Lane. The application seeks to establish a crossing point over Mangreen Lane to enable the haulage of extracted minerals to the plant site. The application also seeks a minor amendment to the approved restoration scheme and involves raising the restored levels over the existing site. The reason for this is the under yield of mineral and the increased amounts of overburden encountered during extraction.
- 6.8 The application is accompanied by an Environmental Impact Assessment.
- 6.9 **Site**
- 6.10 The operations at Mangreen Quarry are established, and comprise the extraction of sand and gravel deposits. The consented area extends across 23.80 hectares, with current land uses within the area comprising the following elements:
- Plant site and ancillary operations area;
 - Mineral extraction area;
 - Future mineral extraction area (both operational and remaining)
 - Bagging plant operation; and

- Water storage and silt lagoons.
- 6.11 It is these facilities that are proposed to be retained for the duration of the proposed extension. The consented operations are located to the north of Mangreen Lane, which leads from the A140 to the village of Swardeston to the west. Access to the operational site is derived via a purpose-built junction off the A140.
- 6.12 The application envisages a 13.2 hectare southern extension to the mineral workings located to the south of Mangreen Lane. The proposed extension area is situated in a primarily rural setting, and comprises a series of open field compartments framed by woodland and mature hedgerows, with Mangreen Lane forming its northern perimeter.
- 6.13 Topographical levels vary from 33 m AOD in the south-eastern corner of the proposed extension area up to 40 m AOD in the north-west corner.
- 6.14 Mangreen Hall and buildings within the curtilage, together with Mangreen Hall Farm Cottages are in the locality of the application area. The site lies partially within the Norwich Southern Bypass Landscape Protection Zone as defined in the South Norfolk District Local Plan.
- 6.15 **Principle of development**
- 6.16 A basic principle when assessing planning applications is outlined in Section 38(6) of the Town and Country Planning Compulsory Purchase Act 2004 which states:
- “if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise”.*
- 6.17 In terms of the development plan, the County Planning Authority considers the relevant documents in relation to this application are the Norfolk Minerals and Waste Local Development Framework Core Strategy and Minerals and Waste Development Management Policies Development Plan Document 2010-2016 (the “NMWDF Core Strategy”), Norfolk Minerals and Waste Development Framework Mineral Site Specific Allocations Development Plan Document (2013), the Joint Core Strategy for Broadland, Norwich and South Norfolk. (JCS)(2011) and South Norfolk District Local Plan Saved Policies (2007). Whilst not part of the development plan, policies within the National Planning Policy Framework and guidance within Planning Practice Guidance are further material considerations of significant weight.
- 6.18 **Mineral supply / need**
- 6.19 Guidance within paragraph 144 of the NPPF requires local planning authorities to “give great weight to the benefits of mineral extraction”. Paragraph 145 of the NPPF requires Mineral Planning Authorities (MPAs) to make provision for the maintenance of at least a 7 year supply of sand and gravel. NMWDF Core Strategy Policy CS1 sets out the requirement for the sand and gravel landbank to

be maintained at between 7 and 10 years' supply.

- 6.20 As at the end of July 2015, the sand and gravel landbank for Norfolk, calculated in accordance with the National Planning Practice Guidance (based on the past 10 years average sales), stands at 10.23 years. If approved, the proposal would increase the landbank to 10.79 years worth of supply.
- 6.21 The proposal would lift the landbank slightly further above the 10 year's supply required by policy CS1. The reason for a 10 year maximum in Policy CS1 is "to ensure that an excessive reserve of sand and gravel is not permitted for extraction at any one time. This is to provide a satisfactory degree of confidence that there will not be undue delays in the final cessation of extraction and eventual restoration at permitted sites" (M&WCS paragraph 6.3). The Planning Practice Guidance advises that, "There is no maximum landbank level and each application for minerals extraction must be considered on its own merits regardless of the length of the landbank." The wording of current guidance is consistent with the previous Mineral Planning Statement 1 (MPS 1) in this regard. MPS 1 was the extant guidance at the point of examination of the Core Strategy. Policy CS1 was accepted as a local refinement to national policy with regard to mineral landbanks accounting for the wide extent of sand and gravel in Norfolk. Therefore, Policy CS1 is still relevant and up-to-date regardless of the change in guidance
- 6.22 Notwithstanding that the proposal would temporarily lift the landbank slightly above 10 years, there are site specific reasons why this application is considered acceptable. This application accords with Policy CS2 which states that extensions to existing sites will be preferred to new sites. The preference for extensions, which is consistent with National Guidance, is to ensure supply to established processing plants and markets.
- 6.23 The Applicant has explained that there has been an under yield on mineral resources at the existing quarry due to unforeseen geological conditions of approximately 150,000 tonnes or circa one year of production. In view of this remaining reserves on site are close to exhaustion. The proposal which is an allocated extension provides an opportunity to improve the amount of reserves available to the processing plant. This will ensure the continued use of the plant which is a material consideration. Therefore, Officers consider that there is a justification for the application to be permitted to secure the processing plant operations, and supply its existing market.
- 6.24 **Principle of location.**
- 6.25 South Norfolk Local Plan saved policy ENV 8 states that, permission for development in the open countryside will only be granted if it is justified to sustain economic and social activity in rural communities, and demands a rural location
- 6.26 Sand and gravel can only be extracted where reserves exist. Furthermore, it should be noted that the saved Local Plan Policies have not been formulated to specifically address minerals developments and as such the Norfolk Minerals and Waste Local Development Framework: Core Strategy is considered to be the most eminent policy document for assessment of the proposal.
- 6.27 Policy CS2 of the NMWLDF Core Strategy sets out the principles for the locations for sand and gravel production in the County, and places a preference

for sites which are “close and/or well related” to the major urban areas. “The site is positioned within the Norwich Policy Area and as such meets the requirement of the policy.

- 6.28 The site is well connected to the strategic road network, with a site access onto the A140. Given this and the above, Officers consider that the proposal is acceptable in relation to the requirements of policy CS2 of the NMWLDF.

6.29 **Amenity (noise, dust, light pollution etc.).**

Dust

- 6.30 Policy DM12 of the NMWLDF CS states that, development will be permitted only where it can be demonstrated that unacceptable impact to local amenity will not arise. NMWDF Mineral Site Specific Allocations DPD Policy MIN 81 requires a programme of mitigation measures to deal with amenity impacts. Saved policy IMP 9 of the South Norfolk Local Plan requires avoidance of significantly adverse impacts on nearby residents.
- 6.31 Policy DM13 requires applicants to demonstrate that proposals effectively minimise harmful emissions to air. An assessment of Environmental Dust has been undertaken by the applicant and has been submitted as part of the Environmental Statement (appendix 9). The conclusion is that dust impacts would be minimal, there will be no increased risk to health and that the likelihood of a short term dust event occurring is very low.
- 6.32 The Environmental Protection Team at South Norfolk District Council in reply to the consultation has raised no objection subject to the imposition of a condition requiring the dust management plan in place on the current operation to be extended to the application area.

Noise

- 6.33 Saved policy IMP 10 restricts development that would create significant noise disturbance. An assessment of Noise levels has been undertaken by the applicant and submitted as part of the Environmental Statement (appendix 8). The assessment concludes that the levels of noise likely to arise from the proposed southern extension of Mangreen quarry would meet the noise standards set out in the NPPF and would not be expected to cause an unacceptable adverse impact on noise-sensitive residential receptors in the vicinity.
- 6.34 The Environmental Protection Team at South Norfolk District Council in reply to the consultation consider that the proposal can meet the noise guidelines for mineral operations set out in the Planning Practice Guidance. Subject to conditions limiting the hours of operation, vehicle routing, working distance to properties, noise levels at nearby properties, vehicle silencers and reversing alarms.

Light Pollution

- 6.35 Policy DM8 of the NMWLDF CS states that Applicants will be expected to show how their proposals will address impacts on landscape and must address issues including light pollution. Saved policy IMP 25 states that proposals including

outdoor lighting will be expected to demonstrate there is no detrimental impact as a result of light pollution.

- 6.36 The applicant has confirmed that majority of the site operations will be carried out during daylight hours but that in winter months there will be a requirement to have some artificial lighting around the feed hopper area for health, safety and security requirements. The applicant has confirmed any lighting will be downward facing to minimise any potential adverse impact upon local communities and that the lighting will be removed when the permission expires or the site is permanently closed.
- 6.37 Officers having considered all the issues relating to dust, noise and light pollution conclude that the development would not have an unacceptable impact on amenity subject to conditions set out above and that there is sufficient distance between the site and sensitive receptors to prevent any loss of amenity from dust, noise and lighting. The proposal is considered to be compliant with NMWDF CS Policies DM8, DM12 and DM13, NMWDF Mineral Site Specific Allocations DPD Policy MIN 81, policies IMP9, IMP10 & IMP25 of the South Norfolk Local Plan and Government guidance the NPPF.
- 6.38 **Landscape & Trees**
- 6.39 Policy DM8 of the NMWLDF expects applicants to show how proposals will address landscape impacts and states that, development will be permitted if it will not harm the conservation of, or prevent enhancement of, its surroundings with regard to landscape character, taking into account mitigation measures.
- 6.40 NMWDF Mineral Site Specific Allocations DPD policy MIN 81 requires a progressive restoration scheme which incorporates enhanced deciduous woodland belts to provide landscape gains. The application includes a progressive restoration scheme, with restoration to a mixture of agriculture and nature conservation (to include, enhanced field margins, broadleaf woodland, open water and wetland). It is considered that this fulfils the requirement.
- 6.41 NMWDF Mineral Site Specific Allocations DPD policy MIN 81 also requires a screening scheme which will include mitigation of views from the surrounding properties, the public rights of way, surrounding roads and protection of the setting of the listed structures/buildings. As well as a scheme of phased working including the direction of working and landscaping.
- 6.42 In addition, Policy 2 of the Joint Core Strategy expects development proposals to be designed to the highest possible standards and to respect local distinctiveness including, the landscape character and historic environment, taking account of the wider countryside.
- 6.43 South Norfolk Local Plan saved policy IMP 2 requires new development to incorporate a high standard of landscaping to ensure development will be integrated into its surroundings.
- 6.44 The site is located within the South Norfolk District Character Area B1 – Tas

Tributary Farmland. This comprises land which is open, gently undulating to flat and sloping landscape incised by shallow tributary valleys, the tributary streams of which are not prominent landscape features; large open arable fields; open views across the countryside and into adjacent character areas; small blocks of deciduous woodland of high ecological and visual quality; scattered remnant hedgerow trees, particularly oak, sometimes including intact avenues lining the roads or marking former field boundaries; transport corridors including main connecting roads; network of recreational footpaths; and ditches, low banks and wide grass verges associated with the network of rural roads.

- 6.45 The site is also in close proximity to District Area A1 – Tas Rural River Valley. This comprises a network of narrow peaceful rural lanes throughout the valley including sunken lands; a more disturbed character in the north of the area due to the influence of pylons railway and roads; and field boundaries are largely defined by overgrown hedgerows with scattered remnant hedgerow trees which create a large-medium regular rectilinear field pattern and an open to semi-enclosed character.
- 6.46 The overall landscape strategy includes a progressive scheme of working and restoration designed to reduce the level of potential landscape and visual intrusion & bring land back into productive use at the earliest opportunity. The strategy also seeks to reflect the gently rolling topography in the design of restoration landform. During the operations temporary grassed perimeter screening bunds are proposed to help mitigate potential views of proposed extraction and ancillary operations. Construction of screening landform (where practical) will seek to establish the exterior faces first as the landform is progressively built up. The perimeter screening would be actively managed to facilitate the establishment of vegetation at the earliest opportunity to reduce visual intrusion. Enhancements to the levels of screening of Mangreen electricity substation is proposed and would contribute positively to local landscape character.
- 6.47 A Landscape Visual Impact Assessment of the proposed development has been undertaken, which concludes that the proposal will not cause any unacceptable level of effect on landscape character and visual amenity. Potential adverse effects would occur in the short to medium term and are very largely associated with the early stages of development. Effects in the medium to long term following restoration would be either neutral or slightly beneficial.
- 6.48 The County Council's Green Infrastructure Officer raises no objection to the proposal subject to conditions relating to the working scheme, layout, storage of materials, landscape mitigation & restoration works.
- 6.49 South Norfolk District Council having considered the proposal raised no objection on landscape grounds subject to a condition requiring submission and approval of a comprehensive landscaping scheme.
- 6.50 Officers therefore consider that subject to a condition requiring the submission and approval by the County Planning Authority of an updated scheme of landscaping prior to extraction the proposal is acceptable. The proposed

development complies with the provisions of NMWLDF Policies CS14 and DM8, NMWDF Mineral Site Specific Allocations DPD policy MIN 81, South Norfolk Local Plan saved policy IMP 2 and Policy 2 of the Joint Core Strategy.

Trees

- 6.51 Paragraph 118 of the NPPF states that planning permission should be refused for development resulting in the loss of veteran trees unless the need for and benefits of the development in that location clearly outweigh the loss.
- 6.52 The applicant has submitted a Tree and Hedgerow Survey as part of the application which confirms that the proposed development would result in the removal of 4 No. Category C trees and two sections of Hedgerow. The survey concludes that the impact of the removal of these trees and sections of hedgerows is considered to be acceptable due to the tree categorisation and provided that replacement planting works are carried out to mitigate. The replacement planting includes provision for a new hedge and a broadleaf woodland with enhanced field margins.
- 6.53 The Senior Arboricultural and Woodland Officer (NCC) has no objection provided the development is carried out strictly in accordance with the drawings and the Tree and Hedgerow Survey.
- 6.54 Officers are satisfied that the need for the development outweighs the short term loss of the trees and the hedgerow in this instance and that the replacement planting would successfully mitigate any negative impacts in the long term. Therefore the proposed development is considered to be in accordance with the requirements of the NPPF in this regard.
- 6.55 **Biodiversity and Geodiversity**
- 6.56 Policy CS14 of the NMWLDF: CS states that, developments must ensure that there are no unacceptable adverse impacts on, and ideally improvements to biodiversity and geodiversity. Policy DM1 states that, development that would harm locally designated nature conservation and geodiversity sites, habitats, species or features identified in biodiversity and geodiversity action plans, will only be permitted if it can be demonstrated that sufficient mitigation measures can be put in place. Policy DM14 requires any important geology or geomorphology on the site to be retained in sample exposures for study purposes.

- 6.57 NMWDF Mineral Site Specific Allocations DPD Policy MIN 81 requires:
- A scheme of working and restoration which provides biodiversity gains.
 - Opportunities during working for any geodiversity assets to be studied, and if compatible with landscape and ecology objectives an open face to be included within any restoration scheme for future scientific study.

In addition there is an existing S106 agreement which includes a clause to ensure the long term maintenance for wildlife of areas within the currently

approved site.

- 6.58 Policy 1 of the Joint Core Strategy requires planning authorities to protect, maintain, restore and enhance the environmental assets of the area. Paragraph 117 of the NPPF requires planning to aim to prevent harm to geological conservation interests.
- 6.59 Natural England has been consulted on the application and raises no objection to the proposal in relation to statutory protected sites.
- 6.60 The County Council's Ecologist has assessed the proposal and raises no objection and is in agreement with the ecological assessment and the comments from Natural England that the proposals will not have any impacts on existing sites designated for nature conservation or protected species, provided the conclusions of the assessment are followed. He is satisfied that the hedge removal and planned reinstatement will be of greater ecological value in the long term.
- 6.61 The applicant specifies that suitable observations of geology would be made during the working of the site. They consider it to be impracticable to incorporate any open geological faces in to the final restoration plan due to the planned restoration scheme being predominately to agriculture.
- 6.62 Officers consider that subject to the s106 agreement which ensures the long term wildlife maintenance of areas within the current operational site be carried forward the proposal complies with the provisions of NMWLDF Core Strategy, Policies CS14, DM1 and DM14, NMWDF Mineral Site Specific Allocations DPD policy MIN 81 and Policy 1 of the Joint Core Strategy.

Appropriate Assessment

- 6.63 The site is not situated within 5 kilometres of any internationally protected sites (Special Protection Area, Special Area of Conservation etc.) and therefore, in accordance with Regulation 61 of the Conservation of Habitats and Species Regulations 2010, it is considered that the development would not have a significant impact on any protected habitats and accordingly no Appropriate Assessment of the development is required.

6.64 Historic Environment

Listed Buildings

- 6.65 There are no designated heritage assets within the boundary of the proposed site itself. However there are two grade II listed buildings, Mangreen Lodge (95 metres) and the Barn at Hall Farm with attached Cattle Shelters (70 metres) and a grade II* listed building Mangreen Hall (95 metres) near to the site. Caistor St Edmund Roman Town Scheduled Ancient Monument is situated approximately 190 metres to the east of the site and east of the A140.
- 6.66 Section 66 (1) of the Planning (Listed Buildings and Conservations Areas) Act 1990 requires that the Local Planning Authority shall have special

regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

- 6.67 Policy CS14 of the NMWLDF CS requires new development to ensure that there are no unacceptable adverse impacts on, and ideally improvements to, heritage assets and their settings. Policy DM8 states that, development will only be permitted where it would not adversely impact on the historic form, character and/or setting of listed buildings.
- 6.68 Policy 2 of the Joint Core Strategy requires development proposals to respect the historic environment.
- 6.69 Saved policy IMP 15 of the South Norfolk Local Plan requires special attention to be paid to the design, scale and impact of proposals affecting the setting of listed buildings.
- 6.70 The relevant paragraphs in Chapter 12 of the NPPF which specifically address the need for conserving and enhancing the historic environment are paragraphs 126 – 141. They also allow for “harm” or “loss” to heritage assets arising from development to be justified in certain circumstances
- 6.71 Paragraph 132 of the NPPF requires great weight to be given to a designated heritage asset’s conservation, when considering the impact of a development on the significance of the asset.
- 6.72 A revised Listed Building Assessment has been undertaken and submitted as part of the planning application. The assessment considers the effect the proposed development would have on the listed buildings in the area including Mangreen Hall, Mangreen Lodge, the Barn at Hall Farm with attached Cattle Shelters and their settings. Overall the assessment concludes that the quarry extension would have no impact on the setting of the mix of high and medium sensitivity receptors in the area and as a result the predicted impact is of negligible significance.
- 6.73 A Landscape and Visual Impact Assessment has been undertaken which concludes that the temporary operations within the extension site would not significantly affect the setting of these historical assets.
- 6.74 Norfolk Historic Environment having considered the proposed development and the impact on the listed buildings raise no objection.
- 6.75 Having considered all the relevant information, the consultation responses and following a number of site visits Officers consider that the revised Listed Building Assessment and Landscape and Visual Impact Assessment provide a true assessment. Officers are therefore satisfied with the conclusions reached in the assessments and consider that there would be no harm to the significance of the listed buildings as a result of this development.
- 6.76 Officers therefore conclude that the development is acceptable when considered against the requirements of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the chapter 12 of the NPPF. No material harm would be caused to any other heritage assets, and in all other respects, the proposal is considered compliant with NMWLDF policies CS14 & DM8, NMWDF Mineral Site Specific Allocations DPD Policy MIN 81, policy 2 of the Joint Core

Strategy and saved policies IMP 15 of the South Norfolk Local Plan.

Archaeology

- 6.77 The application includes the results of an archaeological field evaluation, which revealed Bronze Age, Iron Age, Roman and medieval material, including field systems and settlement remains.
- 6.78 Policy DM9 of the NMWLDF CS states that, development will only be permitted where it would not adversely affect the significance of heritage assets (and their settings). NMWDF Mineral Site Specific Allocations DPD Policy MIN 81 requires an archaeological evaluation of the site and additional fieldwork if features are identified. Saved policy ENV 9 of the South Norfolk Local Plan contains a presumption against proposals which would have a significant impact on the setting of visible archaeological remains.
- 6.79 Norfolk Historic Environment team raise no objection but request a condition requiring submission of a written scheme of investigation which would require written approval by the local planning authority.
- 6.80 Officers consider that the development is compliant with NMWLDF: CS policy DM 9. The development is acceptable when considered against the requirements set out in Mineral Site Specific Allocations DPD Policy MIN 81 and saved policy ENV 9 of the South Norfolk Local Plan which contains a presumption against proposals which would have a significant impact on the setting of visible archaeological remains. Therefore it is concluded that the development is acceptable in this regard.
- 6.81 **Transport**
- 6.82 Policy CS15 of the NMWLDF: CS states that, minerals proposals will be considered satisfactory in terms of access where anticipated HGV movements do not generate unacceptable risks to road user safety and unacceptable impacts on the highway network. Policy DM10 requires applications for minerals sites to demonstrate suitable access arrangements and routeing proposals.
- 6.83 It is proposed that the existing highway access onto/off the A140 via a ghost island right hand turn lane some 400m to the south of the A47/A140 roundabout junction will continue to be used. The right hand turn lane has been designed to the current 50mph speed limit requirements. The junction has been provided with street lighting for safety reasons.
- 6.84 In the original application figures indicated that the A140 at this point carries in excess of 18,000 vehicles a day. The development is expected to generate some 152 vehicles movements a day. The vast majority of these will be by HGV vehicles and will travel north to the A47/A140 roundabout. For safety reasons all vehicles have up until now been required to exit the site by turning left and travelling north to the A47 /A140 roundabout, this practice would continue if approved. Vehicles that are to travel to the south will initially travel north to the roundabout, negotiate the roundabout and then travel south.
- 6.85 In respect of the haulage of materials from the extension area to the plant site it is proposed to establish a haul road to transport the materials by dumper truck. This will require a new crossing over Mangreen Lane. The crossing will

incorporate control measures creating a priority junction with priority given to the public highway users. The proposed crossing point would require temporary removal of small sections of the hedges either side of Mangreen Lane. Any length of hedge removed as part of the scheme would be reinstated once operations on site have been completed.

- 6.86 NMWDF Mineral Site Specific Allocations DPD Policy 81 specifies that the material extracted would be removed by conveyor for processing at the existing processing plant at Mangreen Quarry. The application does not meet this requirement; therefore the potential for additional traffic impacts should be subject to detailed consideration.
- 6.87 The requirements for a transport statement set out in policies CS15 and DM10 have not been met by this application. However there has been sufficient information provided to enable assessment of the proposed extension. The Highways Authority are satisfied with the proposal and do not wish to raise an objection subject to the imposition of a number of conditions relating drainage at the access points, the gradient of the vehicle access onto Mangreen Lane, means of obstructing the access i.e. gates bollards, visibility splays, wheel cleaning facilities, access design and signage. The Highway Authority also recommends an informative covering the requirement for a legal agreement to enable highways works to take place.
- 6.88 The Highway Authority has requested that a clause be added to the s106 agreement which requires the ghost island and associated highways works on the A140 and Mangreen Lane to be removed once the quarry has been restored.
- 6.89 Officers consider that subject to suitable conditions and the s106 agreement the development is compliant with NMWLDF: CS policies CS15 and DM10 and the government objectives of the NPPF. Officers acknowledge that the proposed development would not be in strict accordance with the requirements of Mineral Site Specific Allocations DPD Policy MIN 81. The variation is considered acceptable to the highways authority, therefore Officers conclude that the variation is acceptable.
- 6.90 **Sustainability**
- 6.91 NMWLDF: CS policy CS13 addresses issues relating to climate change and renewable energy generation. Where possible, applicants should aim for the incorporation of renewable or low-carbon energy to generate a minimum of 10% of their energy needs. Where this is not considered practicable, appropriate evidence should be provided.
- 6.92 The Applicant has submitted in the Supporting Statement a Sustainability Statement which concludes that there are no renewable initiatives existing or planned for this site, primarily due to the geographic constraints that site is subject too. The rational for this is that the operations would be in the base of the deposit, this creates an element of relief and shadow effect which means the use of voltaics would not be efficient. There would be no areas available within the extension for a turbine, as all land within the red line will either be used for extraction of minerals or materials stocking, would be too close to the extraction face to render any turbine unstable or would out of the applicant's control. The limited duration of the scheme and fast progression of operations also means

that there is no scope for anaerobic digestion or photovoltaic's south of Mangreen Lane.

- 6.93 Although it is disappointing that no measures for renewable energy are being proposed, the arguments put forward by the Applicant are accepted in this instance.
- 6.94 **Groundwater/Surface Water & Flood Risk**
- 6.95 Policy DM3 of the adopted NMWLDF: Core Strategy requires applicants to demonstrate that proposals would not adversely impact upon groundwater quality or resources and surface water quality or resources.
- 6.96 NMWLDF Mineral Site Specific Allocations DPD Policy MIN 81 requires to assess any potential impacts on the nearby private groundwater abstraction at Dunston Hall, with any appropriate mitigation measures incorporated in any planning application.
- 6.97 Policy 1 of the Joint Core Strategy expects development to protect groundwater sources. Section 10 of the NPPF: Meeting the challenge of climate change, flooding and coastal change, encourages new development to seek opportunities to reduce the causes and impact of flooding.
- 6.98 The applicant is proposing to manage surface water solely through infiltration or for use in mineral processing. There is no off-site discharge of water. The Hydrological and Hydrogeological Impact Assessment submitted as part of the application states that surface water flows will not be increased off site as a result of the finished restoration levels. The Environment Agency acknowledges this but point out that this will be dependent on the fill material having infiltration properties. The Environment Agency recommends that the size of the pond is calculated from the infiltration rates of the restored land.
- 6.99 The Flood Risk Assessment (FRA) submitted by the applicant demonstrates that the proposed quarry extension being in flood zone 1 is not at risk of flooding. The FRA also shows that wetland features being proposed will minimise the risk of flooding within the site and will not increase the risk of flooding to others.
- 6.100 The Environment Agency is satisfied that the proposed development would meet the requirements of the National Planning Policy Framework if the measures detailed in the FRA are implemented and secured by way of a planning condition.
- 6.101 Officers consider that subject to the imposition of a condition requiring the implementation of the FRA the proposal is compliant with policy DM 3 of the adopted NMWLDF Core Strategy, NMWLDF Mineral Site Specific Allocations DPD Policy MIN 81, Policy 1 of the Joint Core Strategy and section 10 of the NPPF.
- 6.102 **Protection of best and most versatile agricultural land**
- 6.103 NMWLDF: CS policy DM16 states that, where development is proposed on agricultural land, there is a clear preference for locating mineral extraction on land of agricultural grades 3b, 4 and 5. When development is proposed on

agricultural land of grades 1, 2 or 3a it will only be permitted where provision is made for high standards of soil management during restoration, or the benefit of restoring the land to another after-use can be shown to outweigh the loss of the agricultural use of the land.

- 6.104 The application area is currently in agricultural use. A soils survey of the site was undertaken during August 2011 and was based on a rigid 100m grid survey grid. In total 68 observation points were investigated for their soil type, depth and content. The investigations were mainly concentrated on the proposed extraction area. Agricultural land classifications grades were derived at each observation point to map out their distribution cross application area. The applicant mapped the agricultural land classification over the site which shows the land is a mix of grade 2, 3a and 3b (6.6ha grade 2, 1.1ha grade 3a and 5.7ha grade 3b).
- 6.105 Having regard to the existence of best and most versatile land on the site, it is the intention of the applicant to reinstate a majority of the site to high quality agricultural land. The environmental statement concludes that no best and most versatile land will be permanently lost as a result of this proposal and furthermore alternative habitats that will make a contribution to local and national bio-diversity objectives will be created.
- 6.106 The proposal would result in a very small loss of agricultural land on those areas to be restored to the pond with reed fringe and wet grassland and the proposed mixed deciduous woodland heathland. However, given that the pond is supported by the Environment Agency, the woodland is supported by the County Ecologist due to the significant biodiversity enhancements and the relative land area is small.
- 6.107 Officers therefore consider that the proposed development is acceptable and is compliant with CS Policy DM16.
- 6.108 **Progressive working, restoration and after-use**
- 6.109 NMWLDF: CS policy DM14 requires a scheme for phased and progressive working and restoration of the site, and expresses a preference for after-uses and restoration that enhance the Norfolk Ecological Network and create new, high-quality, distinctive landscapes.
- 6.110 NMWDF Mineral Site Specific Allocations DPD Policy MIN 81 requires a progressive restoration scheme which incorporates arable with wide field margins and enhanced deciduous woodland belts to provide landscape and biodiversity gains
- 6.111 The southern extension area would be returned largely to areas of agriculture. The western and central fields would be returned to agriculture near to existing levels. The eastern field would be reinstated to agricultural land with localised variations in levels to allow for a new field pond and adequate surface water drainage across the restored farmland. The pond would support areas of reeds and include grassland margins to provide additional wildlife habitat.
- 6.112 Field margins would be established where appropriate to improve ecological permeability through restored agricultural land. The temporary crossing

infrastructure over Mangreen Lane would be removed upon the completion of operations and the rural characteristics of the lane would be reinstated.

- 6.113 A new area of broadleaved woodland would be planted at the sites south eastern boundary. The new woodland is intended to provide additional screening to the Mangreen electricity substation which lies to the south of the extension site. All plant species proposed would be preferentially sourced from local suppliers and be of local native provenance.
- 6.114 NMWDF Mineral Site Specific Allocations DPD Policy MIN 81 includes the use of a field conveyor to transport the mineral from the excavation to the processing plant. The current application does not propose a field conveyor but a haul route with crossing instead. The potential for further highways and landscaping impacts have been considered within this report and found to be acceptable subject to conditions and a s106 agreement.
- 6.115 To the south of the proposed development there are two further sites which are allocated for mineral extraction in NMWDF Mineral Site Specific Allocations DPD Policies MIN 79 and MIN 80. If they were to come forward the material would be transported to the processing plant across the restored site. Officers were concerned that this situation could potentially compromise/damage the restored areas due to the haul road and crossing remaining in place. In response the applicant has confirmed that should there be extraction in MIN 79 and MIN 80 the material would be transported using field conveyors, which would limit any harm to the restored site.
- 6.116 The restoration is considered acceptable by the Council's Ecologist. Given the above, it is concluded that the proposal accords with CS Policy DM14, Mineral Site Specific Allocations DPD Policy MIN 81 and, the requirements of the NPPF in this respect.
- 6.117 **Public Rights of Way**
- 6.118 NPPF paragraph 75 states that planning policies should protect and enhance public rights of way and access.
- 6.119 Public Rights of Way reference, Swardeston BR9 is located to the west of the application site. Norfolk County Council's Public Rights of Way Officer has no comment regarding the proposal.
- 6.120 The applicant considers that the bunding and landscaping being proposed will assist in screening views of the proposed development Officers agree that the proposal will improve the screening on the public rights of way therefore the proposal is considered to be compliant with paragraph 75 of the NPPF.
- 6.121 **Cumulative impacts**
- 6.122 The NPPF and NMWDF set out how planning should take into account the cumulative effect of multiple impacts from mineral sites and waste management facilities.
- 6.123 The nearest other active mineral operation (chalk) is located approximately 2.5 km north east of the site at Markshall Lane, Caister St Edmund.
- 6.124 The nearest waste management facility is located approximately 4.6 km west at Hethersett Road, Ketteringham,

- 6.125 The proposed extension to mineral extraction at Mangreen Quarry will not result in a change in historic annual output or vehicle movements, working arrangements or hours of working. As detailed elsewhere in this report it is considered that the proposal would not cause unacceptable environmental, amenity and/or highways impacts. It is therefore considered taking into account the above, that this proposal is compliant with NMWLDF Policy DM15, and the government objectives of the NPPF.

Responses to the representations received

- 6.126 The application was advertised by means of neighbour notification letters, site notices, and an advertisement in the Eastern Daily Press newspaper.
- 6.127 There were no concerns/objections raised.

7. Resource Implications

- 7.1 **Finance:** The development has no financial implications from the Planning Regulatory perspective.
- 7.2 **Staff:** The development has no staffing implications from the Planning Regulatory perspective.
- 7.3 **Property:** The development has no property implication from the Planning Regulatory perspective.
- 7.4 **IT:** The development has no IT implications from the Planning Regulatory perspective.

8. Other Implications

8.1 Human rights

- 8.2 The requirements of the Human Rights Act 1998 must be considered. Should permission not be granted Human Rights are not likely to apply on behalf of the applicant.
- 8.3 The human rights of the adjoining residents are engaged under Article 8, the right to respect for private and family life and Article 1 of the First Protocol, the right of enjoyment of property. A grant of planning permission may infringe those rights but they are qualified rights, that is that they can be balanced against the economic interests of the community as a whole and the human rights of other individuals. In making that balance it may also be taken into account that the amenity of local residents could be adequately safeguarded by conditions albeit with the exception of visual amenity. However, in this instance it is not considered that the human rights of adjoining residents would be infringed.
- 8.4 The human rights of the owners of the application site may be engaged under the First Protocol Article 1, that is the right to make use of their land. An approval of planning permission may infringe that right but the right is a qualified right and may be balanced against the need to protect the environment and the amenity of adjoining residents.
- 8.5 **Equality Impact Assessment (EqIA)**
- 8.6 The Council's planning functions are subject to equality impact assessments, including the process for identifying issues such as building accessibility. None have been identified in this case.

- 8.7 **Legal Implications:** There are no legal implications from the Planning Regulatory perspective.
- 8.8 **Communications:** There are no communication issues from a planning perspective.
- 8.9 **Health and Safety Implications:** There are no health and safety implications from a planning perspective.
- 8.10 **Any other implications:** Officers have considered all the implications which members should be aware of. Apart from those listed in the report (above), there are no other implications to take into account.

9. Section 17 – Crime and Disorder Act

- 9.1 It is not considered that the implementation of the proposal would generate any issues of crime and disorder, and there have been no such matters raised during the consideration of the application.

10. Risk Implications/Assessment

- 10.1 There are no risk issues from a planning perspective.

11. Conclusion and Reasons for Grant of Planning Permission

- 11.1 Planning permission is sought for a southern extension to Mangreen Quarry, Swardston, Norwich. It is proposed to extend the mineral workings across a 13.2 hectare area located to the south of Mangreen Lane. For the extraction of approximately 960,000 tonnes of sand and gravel at a rate of 180,000 tonnes per annum for 5-6 years.
- 11.2 It is proposed that the existing plant site and ancillary facilities; comprising weighbridge, site management office, access and bagging plant will be retained and supplemented by the development of a new haul road system and road crossing over Mangreen Lane.
- 11.3 The application and accompanying Environmental Statement are considered to accord with development plan policies and the NPPF as outlined in the report. The site is allocated within the Norfolk County Council's Mineral Site Specific allocations as MIN 81.
- 11.4 There are no objections from statutory consultees, the proposed development is considered acceptable and there are no other material considerations why it should not be permitted. It would contribute towards ensuring a local supply of minerals for future construction in South Norfolk and Norwich and would assist in ensuring the County maintains a sufficient landbank of sand and gravel to meet future needs.
- 11.5 Accordingly, full conditional planning permission is recommended subject to appropriate planning conditions and a Section 106 Legal Agreement concerning, long term nature conservation and highways.

12. Conditions

- 12.1 The development hereby permitted shall commence not later than three years from the date of this permission. Within seven days of the commencement of operations, the operator shall notify the County Planning Authority in writing of the exact starting date.

Reason: Imposed in accordance with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 12.2 The development must be carried out in strict accordance with the application form, plans and documents as submitted.

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

- 12.3 The development hereby permitted shall cease extraction operations by 6 years from the date of commencement and all restoration shall be completed by 8 years from the date of commencement.

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

- 12.4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that order), no further buildings, plant or machinery, nor structures of the nature of plant or machinery other than that permitted under this planning permission, shall be erected on the site, except with permission granted on an application under Part III of the Town and Country Planning Act 1990.

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

- 12.5 The plant hereby permitted shall be used solely for processing mineral derived from the working operated by Lafarge Aggregates Limited and for no other purpose.

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

- 12.6 No development shall take place within the areas indicated in Figure 2 of the approved Archaeological Written Scheme of Investigation, other than in accordance with the approved Archaeological Written Scheme of Investigation.

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.

- 12.7 Vehicular movement within the site shall be restricted to such routes as agreed in writing with the County Planning Authority.

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

- 12.8 No operation authorised or required under this permission or under Part 17 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, 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:-

0700 - 1800 Mondays to Fridays
0700 - 1300 Saturdays

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

- 12.9 With the exception of soil-stripping, the construction and removal of baffle mounds, soil storage mounds and spoil heaps, construction of new permanent landforms, the free field Equivalent Continuous Noise Level [$L_{Aeq, 1 \text{ hr}}$] at any noise sensitive property adjoining the site shall not exceed 55 dB $L_{Aeq, 1 \text{ hr}}$. Measurements shall be made no closer than 3.5 metres from the façade of properties or other reflective surface and shall be corrected for extraneous noise.

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

- 12.10 In the case of soil-stripping, the construction and removal of baffle mounds, soil storage mounds and spoil heaps, construction of new permanent landforms, the free field Equivalent Continuous Noise Level [$L_{Aeq, 1 \text{ hr}}$] at any noise sensitive property adjoining the site shall not exceed 70 dB $L_{Aeq, 1 \text{ hr}}$. Measurements shall be made no closer than 3.5 metres from the façade of properties or other reflective surface and shall be corrected for extraneous noise.

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

- 12.11 No vehicle, plant, equipment and/or machinery shall be operated at the site

unless it has been fitted with and uses an effective silencer. All vehicles, plant and/or machinery and shall be maintained in accordance with the manufacturer's specification at all times.

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

- 12.12 No vehicles and/or mobile plant used exclusively on site shall be operated unless they have been fitted with white noise / non-tonal reversing alarms to ensure that, when reversing, they do not emit a warning noise that would have an adverse impact on residential or rural amenity.

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

- 12.13 The Dust Management Plan for the existing quarry should be updated to include a scheme to minimise dust emissions from the approved development and be approved in writing by the Planning Authority with the approved dust suppression measures being retained, implemented and maintained for the duration of the development hereby permitted.

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

- 12.14 The access(es) shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a detailed scheme submitted to and approved in writing by the County Planning Authority.

Reason: To avoid carriage of extraneous material or surface water from or onto the highway. In the interests of highway safety, in accordance with Policy DM10 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

- 12.15 The gradient of the vehicular access(es) onto Mangreen Lane shall not exceed 1:12 for the first 15 metres into the site as measured from the near channel edge of the adjacent carriageway.

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

- 12.16 Prior to commencement of operations South of Mangreen Lane any access gate(s), bollard, chain or other means of obstruction shall be hung to open inwards, set back, and thereafter retained a minimum distance of 15 metres from

the near channel edge of the adjacent carriageway.

Reason: To enable vehicles to safely draw off the highway before the gate(s) or obstruction is opened. In the interests of highway safety, in accordance with Policy DM10 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

- 12.17 Prior to the commencement of operations South of Mangreen Lane a visibility splay measuring 4.5 x 70 metres shall be provided to each side of the access(es) (as shown on drawing no. 12223-06) where it meets the highway and such splays shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.

Reason: To ensure adequate visibility in advance of any vehicles using the crossing. In the interests of highway safety, in accordance with Policy DM10 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

- 12.18 No works shall commence South of Mangreen Lane until the details of the measures to prevent the deposition of mud and debris on the highway have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason: To ensure the suitability of the wheel cleaning facility to be provided in advance of any works which could lead to extraneous material being deposited on the highway. In the interests of highway safety, in accordance with Policy DM10 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

- 12.19 Prior to the commencement of operations south of Mangreen Lane the approved measures to prevent the deposition of mud and debris on the highway referred to in Part A of this condition shall be provided to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority and thereafter maintained and used as appropriate.

Reason: To prevent extraneous material being deposited on the highway. In the interests of highway safety, in accordance with Policy DM10 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

- 12.20 Notwithstanding the details indicated on the submitted drawings no works shall commence South of Mangreen Lane unless otherwise agreed in writing until a detailed scheme for the new vehicular access(es) works / crossing of Mangreen Lane (including appropriate signing and lining) as indicated on drawing number 12223-05 have been submitted to and approved in writing by the County Planning Authority in consultation with the Highway Authority.

Reason: To ensure that the new accesses / crossing works are designed to an appropriate standard to protect the environment of the local highway corridor. In the interests of highway safety, in accordance with Policy DM10 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

- 12.21 Prior to the commencement of operations South of Mangreen Lane the new vehicular access(es) works / crossing of Mangreen Lane (including appropriate signing and lining) referred to in Part A of this condition shall be completed to the written satisfaction of the County Planning Authority in consultation with the Highway Authority.

Reason: To ensure that the highway network can cater for the development proposed prior to the use. In the interests of highway safety, in accordance with Policy DM10 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

- 12.22 Prior to the commencement of operations South of Mangreen Lane signage indicating drivers of the movement of heavy plant crossing the road shall be erected on the 78023 Mangreen Lane. The signage shall be erected at locations and to a specification to be agreed in writing with the County Planning Authority and such signs as may be so approved shall be retained for the duration of this permission.

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

- 12.23 No extraction shall take place until full details of both landscape mitigation and restoration works have been submitted to and approved in writing by the local planning authority. These details shall include:

- i. Specification of reinforcement/advanced mitigation planting;
- ii. Specification of soil bunds to include height, gradient, planting and maintenance;
- iii. Operational landscape management;
- iv. Proposals for landscape restoration including dates for the starting and completion of each phase of restoration, a maximum area of disturbed land which at any time is unrestored, the contours of the restored land shown by plans and sections, the provision to be made for drainage of the site, back profiles, batters and shoreline contours;
- v. Scheme of aftercare specifying such steps as may be necessary to bring the land to the required standard for intended permitted restorative use to be implemented over a period of 5 years following completion of restoration, or in the case of phased restoration, in stages each of five years duration dating from each completed restoration phase.

Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and management/maintenance allowing provision for re-seeding and re-planting during the following planting season where such action is necessary as a result of any failure which occurs within a period of five years from the date of initial planting.

Reason: The original submission lacked sufficient detail. A landscaping scheme is required to ensure adequate landscaping is provided to mitigate the development. To protect and enhance the landscape and amenities of the

surrounding area and to ensure the proper and expeditious restoration of the site in accordance with Policies DM8, DM12 and DM14 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

- 12.24 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.

- 12.25 Any oil storage tanks on the site shall be sited on impervious bases and surrounded by oil tight bund walls; the bunded areas shall be capable of containing 110% of the tank volume and shall enclose all fill and draw pipes.

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

- 12.26 Measures shall be taken to ensure that 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.

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

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

- 12.28 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.

- 12.29 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.

- 12.30 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.

- 12.31 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.

- 12.32 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.

- 12.33 No dewatering of excavations shall be carried out.

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

- 12.34 No material other than inert wastes shall be brought onto 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.

- 12.35 Prior to commencement of Phase 8 workings, as identified on plan S375/PL13/03 Rev A Oct 2014, details of visual mitigation measures to be implemented for the duration of Phase 8 works shall be submitted and agreed in writing with the County Planning Authority.

Reason: To protect the landscape and amenities of the surrounding area, in accordance with Policies DM8 and DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026

- 13.36 The highway works for Mangreen Lane referred to in conditions 20 & 21 shall be removed and the land reinstated to its previous condition by 8 years from the date of commencement.

Reason: In the interests of highway safety in accordance with policy DM10 of the

Norfolk Minerals and Waste Core Strategy DPD 2010-2026, and 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).

Recommendation

It is recommended that the Executive Director of Community and Environmental Services be authorised to:

- (i) Grant planning permission subject to a Section 106 Legal Agreement in respect long term wildlife management, vehicle routing and removal of a right turn lane in the highway and the conditions outlined in section 12.
- (ii) To discharge conditions (in discussion with the Chairman and Vice Chairman of the committee) where those detailed above 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.

Background Papers

Norfolk Minerals and Waste Local Development Framework Core Strategy and Minerals and Waste Development Management Policies Development Plan Document 2010-2016 (2011):

<http://www.norfolk.gov.uk/view/ncc094912>

Norfolk Minerals and Waste Development Framework Mineral Site Specific Allocations Development Plan Document (2013):

<http://www.norfolk.gov.uk/view/ncc126927>

Joint Core Strategy for Broadland, Norwich and South Norfolk (2014):

<http://www.greaternorwichgrowth.org.uk/planning/joint-core-strategy/>

South Norfolk Local Plan (2003) Saved Policies:

<http://www.south-norfolk.gov.uk/planning/288.asp>

The National Planning Policy Framework (2012):

http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

Planning Practice Guidance Suite (2014):

<http://planningguidance.planningportal.gov.uk/>

Officer Contact

If you have any questions about matters contained in this paper please get in touch with:

Name

Neil Campbell

Telephone Number

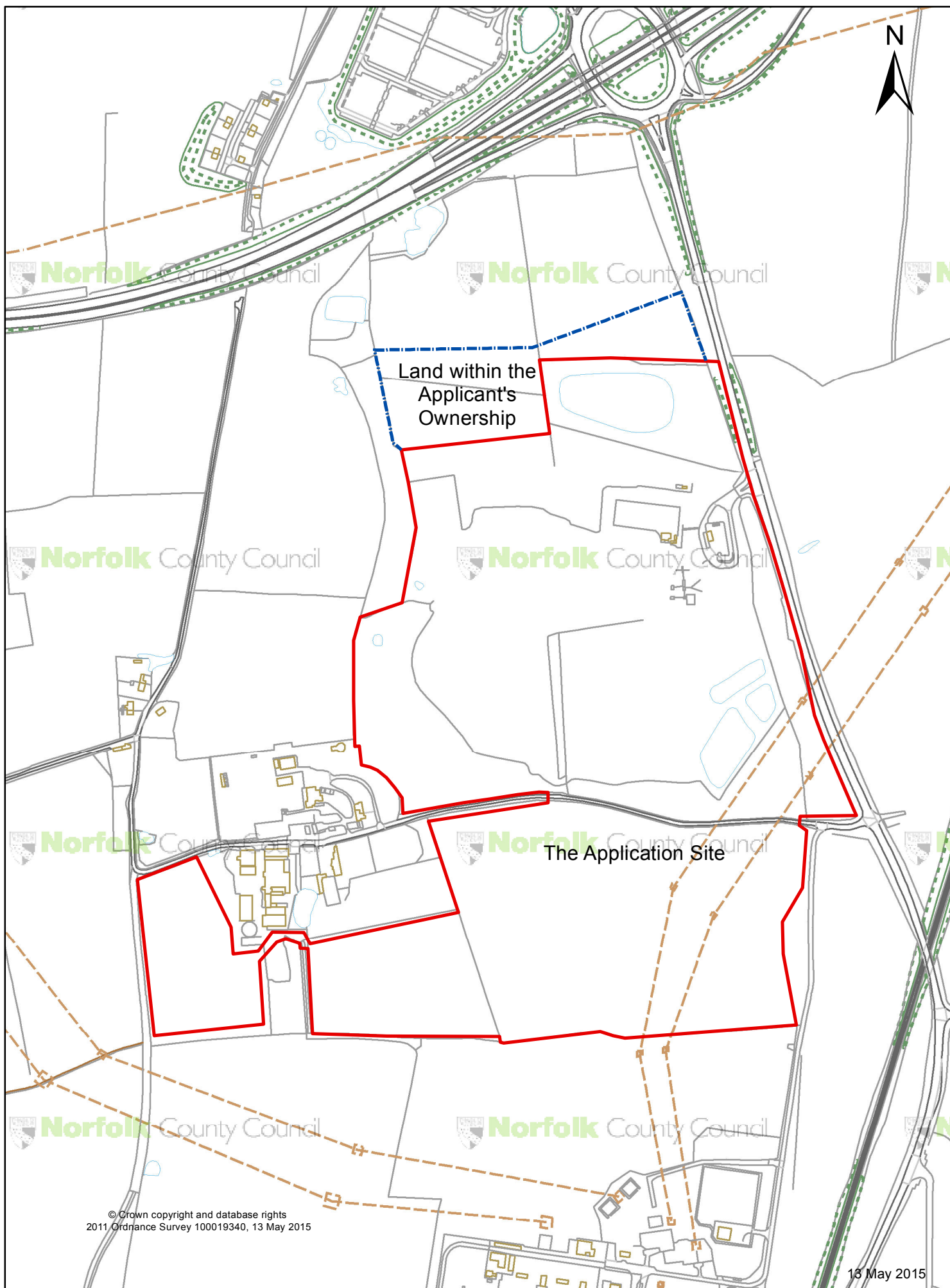
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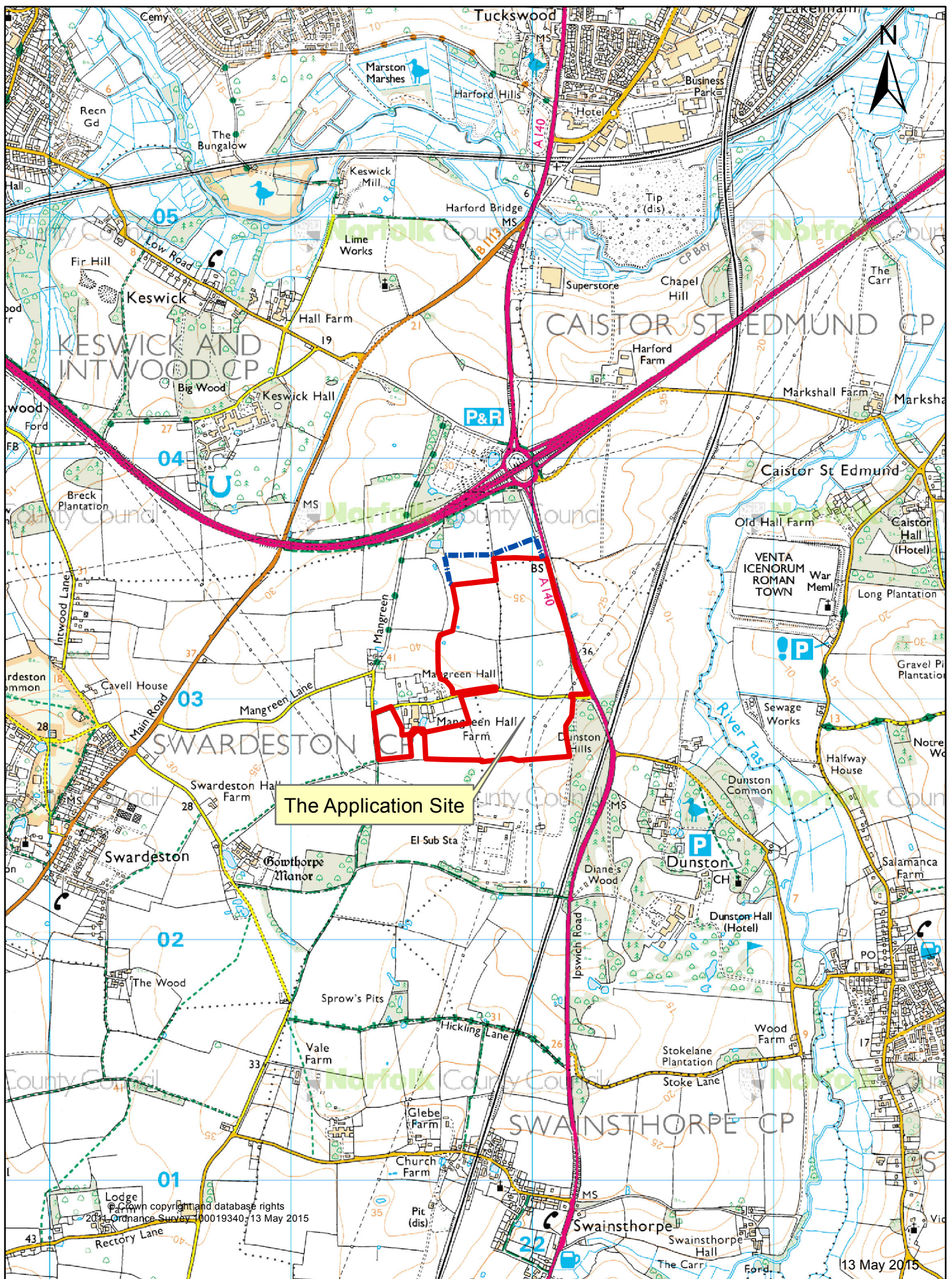
If you need this report in large print, audio, Braille, alternative format or in a different language please contact 0344 800 8020 and ask for Neil Campbell or textphone 0344 800 8011 and we will do our best to help.



C/7/2014/7030
Swardeston

0 50 100 200 300
Metres

 **Norfolk** County Council
Scale 1: 6000 Centred on 521765 303226



C/7/2014/7030

Swardeston

0 500 1,000 Metres

Norfolk County Council

Scale 1: 20000

Centred on 48° 55' 30.3226

48

**Applications Referred to Committee for Determination:
Broadland District:
C/5/2015/5010: Strumpshaw Closed Landfill Site, Mill Hill,
Strumpshaw:
Installation and operation of a small scale electricity
generation plant
Executive Director of Community & Environmental
Services, Norfolk County Council**

Report by the Executive Director of Community and Environmental Services

Summary

Planning permission is sought for installation and operation of a small scale electricity generation plant fuelled by landfill gas.

Landfill gas produced at this site is currently managed by burning to atmosphere. The application would enable the recovery of energy in the form of electricity from a non-fossil fuel source.

The environmental impacts of the proposal have been carefully considered. No objections have been received from statutory or non-statutory consultees, or from any other third parties.

The proposal accords with the development plan. It is recommended that temporary conditional planning permission is granted for 20 years.

In accordance with the Council's Constitution, the application is being reported to the Planning (Regulatory) Committee because it has been made on behalf of the Executive Director of Community and Environmental Services.

Recommendation

It is recommended that the Executive Director of Community and Environmental Services be authorised to:

- (i) Grant planning permission subject to the conditions outlined in section 12.
- (ii) To discharge conditions (in discussion with the Chairman and Vice Chairman of the committee) where those detailed above 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.

1. The Proposal

- 1.1 Location : Strumpshaw Closed Landfill Site, Mill Hill, Strumpshaw
- 1.2 Type of development : Installation and operation of a small scale electricity generation plant
- 1.3 Site area : 0.005 hectare
- 1.4 Duration : 20 years.
- 1.5 Plant / Buildings :
 - Steel ISO Shipping Container (6.1m (l) x 2.4m (h) x 2.9m (w));
 - Two no. Stirling Engines
 - Pump to divert gas
- 1.6 Hours of working : Installation and commissioning works
07:30 – 18:00 Monday – Friday
Operation of electricity generation plant
24 hours per day, 365 days per year
Routine maintenance
07:30 – 18:00 Monday – Friday
- 1.7 Vehicle movements and numbers : Delivery of generation plant
By rigid bodied flat-bed HGV

Servicing of generation plant
Estimated two to four light vehicle movements per week.
- 1.8 Access : Via existing site access to Mill Hill, Strumpshaw.
- 1.9 Landscaping :
 - Existing screening vegetation;
 - No landscaping proposed

2. Constraints

- 2.1 The following constraints apply to the application site:
- 2.2 The site is identified in the Broadland Local Plan Proposals Map as being located outside any defined development limit and within an area of landscape value.
- 2.3 The Broads Authority Area lies some 250m south of the site.
- 2.4 A public footpath runs alongside a section of the western boundary of the closed landfill site.
- 2.5 The site is located within the consultation area for Norwich International Airport.

- 2.6 The site is located some 250m east of Strumpshaw Wood Ancient Woodland and some 270m north west of Buckenham Wood Ancient Woodland.
- 2.7 The site is located within Groundwater Protection Zone 1-2.
- 2.8 The site lies approximately 250m east of Strumpshaw Wood County Wildlife Site and some 230m north west of Buckenham Wood County Wildlife Site.
- 2.9 The site is located approximately 1.3km north of the Broadland Special Protection Area (SPA).
- 2.10 The site is located approximately 1.3km north of The Broads Special Area of Conservation (SAC).
- 2.11 The site is located approximately 1.3km north of the Broadland RAMSAR.
- 2.12 The site is located approximately 1.3km north of the Mid-Yare National Nature Reserve.

3. Planning History

- 3.1 There have been a number of planning permissions relating to operations on the wider site, now closed, namely those concerning the mineral extraction and landfill operations. Landfill operations ceased in 1989. For the purposes of this proposal, the following planning history is relevant:
- 3.2 **D/5/1990/0152** – Landfill Gas Utilisation Scheme – permission granted 9 May 1990
- 3.3 **D/5/1989/1339** – Installation of landfill gas abstraction plant and associated pipework – permission granted 19 October 1989

4. Planning Policy

4.1 Norfolk Minerals and Waste Local Development Framework Core Strategy and Minerals and Waste Development Management Policies Development Plan Document 2010-2016 (2011)	:	CS5	General location of waste management facilities
		CS6	General waste management considerations
		CS13	Climate change and renewable energy generation
		CS14	Environmental protection
		CS15	Transport
		DM1	Nature conservation
		DM3	Groundwater and surface water
		DM4	Flood risk
		DM7	Safeguarding Aerodromes
		DM8	Design, local landscape and townscape character
		DM10	Transport

			DM11	Sustainable construction and operations
			DM12	Amenity
			DM13	Air Quality
			DM14	Progressive working, restoration and after-use
4.2	Norfolk Minerals and Waste Development Framework Waste Site Specific Allocations DPD (2013)	:		No site specific policies or allocations of direct relevance to the proposed development.
4.3	Joint Core Strategy for Broadland, Norwich and South Norfolk (2011/2014)	:	Policy 1	Addressing climate change and protecting environmental assets
			Policy 2	Promoting good design
			Policy 3	Energy and water
			Policy 18	The Broads
4.4	Broadland Local Plan saved policies (2006)	:	GS1	Restriction of development outside the settlement limits
			GS3	General Considerations relating to new developments
			ENV2	Layout and design of development
			ENV7	County Wildlife Sites & Ancient Woodlands
			ENV8	Areas of landscape value
			TRA14	Highway Safety
			CS7	Renewable Energy
			CS14	Noise levels
4.5	Broadland District Council Development Management (DPD) Proposed Submission (2014)	:		GC1 - Presumption in favour of sustainable development
				GC2 - Location of new development
				GC4 – Design
				GC5 – Renewable Energy
				EN1 – Biodiversity and Habitats
				EN2 – Landscape
				EN4 – Pollution
				TS3 – Highway Safety
4.6	The National Planning Policy Framework (2012)	:		Section 7: Requiring good design
				Section 10: Meeting the challenge of climate change, flooding and coastal change
				Section 11: Conserving and enhancing

the natural environment

4.7 Planning Practice :
Guidance Suite (2014)

4.8 National Planning Policy :
for Waste (2014)

5. Consultations

5.1 Broadland District : No objections
Council

5.2 The Broads Authority : No response received.

5.3 Strumpshaw Parish : No comment to make
Council

5.4 Environmental Health : Provide advisory comments in relation to land
Officer (Broadland District contamination.
Council)

5.5 Environment Agency : No objection, subject to following detailed
comments in relation to burning of waste landfill
gas:

The proposal is considered to be a waste recovery activity. An environmental permit is not required however as given the small scale nature of the facility, the low risk waste position LRW546 *Burning of waste landfill gas in a small appliance* would apply. The applicant must ensure the requirements of the position statement are complied with.

5.6 Lead Local Flood : No response received.
Authority

5.7 Anglian Water : No response received.

5.8 UK Power Networks : No response received

5.9 Highway Authority (NCC) : No objection

5.10 County Ecologist : No concerns with regard to ecology.

Provides advisory comments in relation to protection of nesting birds.

5.11 Arboricultural Officer : No comments to make

5.12 Landscape and Green : No comments to make.

Infrastructure Officer

- 5.13 Public Rights of Way : No objections; presume the existing permissive path will not be affected by this proposal.
- 5.14 Forestry Commission : No response received
- 5.15 Norfolk Fire and Rescue Service : No objection, subject to the proposal meeting the necessary requirements of the current Building Regulations 2000 – Approved Document B (volume 1 – 2006 edition, amended 2007) as administered by the Building Control Authority.
- 5.16 Norwich International Airport : No safeguarding objections, subject to the proposed development being constructed as shown on the drawings and plans attached to the application, at the Ordnance Survey Great Britain grid coordinates indicated.
- 5.17 Local residents : No representations have been received
- 5.18 County Councillor Mr A Proctor (Blofield and Brundall) : No response received

6. Assessment

- 6.1 The application is being reported to the Planning (Regulatory) Committee, in accordance with the County Council's Scheme of Delegation, because it has been made on behalf of the Executive Director of Community and Environmental Services.

6.2 Proposal

- 6.3 Planning permission is sought to modify the existing gas management scheme through installation and operation of a small-scale electricity generation plant which would be powered by the landfill gas. The proposal would involve:

- Installation of an ISO shipping container on the site to house two no. 9kWe electrical output Stirling engines and small pump to divert gas;
- Connecting a new gas pipe from the existing gas pipework to the proposed electricity generation plant
- Removal of existing gas flare

- 6.4 The applicant states that, a flare stack, gas abstraction wells and delivery pipework were installed at Strumpshaw municipal landfill site in the late 1980s. This system has been variously improved and upgraded over the following years. The existing gas flare is located in the north western area of the former landfill site.

- 6.5 The application advises that consideration has previously been given to using the landfill site's methane gas as a source of heat or energy but proposals have so far not been viable. Whilst permission was granted in 1990 for a Landfill Gas Utilisation Scheme at Strumpshaw Landfill, the applicant advises this was likely to have been a speculative submission and due to insufficient gas quality and volume the applicant was not able to find a commercially available engine (at the time) to combust the gas and generate electricity.
- 6.6 Recent developments in the reliability and cost of small-scale electricity generators, at a time when Renewable Obligation payments for small scale projects have improved, now brings sites such as Strumpshaw into contention.
- 6.7 It is proposed that the shipping container would be located on an existing aggregate surfaced area within an existing fenced, gas management compound located in the north western area of the closed landfill site. The container is rectangular in shape, of steel construction, and measures 6.1 metres (L) x 2.89 metres (W) x 2.44 metres (H). Each of the engines has a separate exhaust which would be attached to the exterior of the container and would extend approximately 0.4m above the container.
- 6.8 The application advises that the engines can generate electricity 24 hours a day from the available landfill gas on site, which would power parasitic load for the engines themselves and associated landfill gas pumping infrastructure. Any surplus power would be exported into the national grid through existing network connections and, if possible, used to power the equipment in the Household Waste Recycling Centre, to the south west of the site.
- 6.9 The applicant states that, the generation plant would divert all of the abstracted gas that is currently combusted in the existing gas flare. Consequently, the gas flare will no longer be required and will be removed from site.
- 6.10 Eventually the site will cease producing landfill gas at a level that needs to be managed. Given the nature of landfill sites, this timescale is very difficult to predict. The applicant has applied to retain the engines on site for 20 years. The applicant further advises that some form of landfill gas control will have to exist on site until there is no longer landfill gas to treat and, a flare may be required at the site in the future.
- 6.11 **Site**
- 6.12 The application site relates to Strumpshaw Closed Landfill Site, located south of the village of Strumpshaw, with Lingwood some 0.7km to the north east. The site occupies a position within an area of undulating countryside rising gently up from the low lying land of the Broads to the south.
- 6.13 The closed landfill site is bounded to the east by Mill Hill (Road), to the south by Stone Road and to the north by Buckenham Road. To the west, the site is bounded by agricultural land and woodland. The boundary of the Broads Authority Executive Area lies some 250m south of the application site. Vehicular access to the application site is gained via an existing access track across the closed landfill leading onto Mill Hill.

- 6.14 The application site comprises of the existing access track and fenced gas management compound, currently accommodating a flare stack and pump.
- 6.15 The nearest residential property abuts Mill Hill some 200m to the north east of the gas management compound.
- 6.16 **Principle of development**
- 6.17 A basic principle when assessing planning applications is outlined in Section 38(6) of the Town and Country Planning Compulsory Purchase Act 2004 which states:
- “if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise”.*
- 6.18 In terms of the development plan, the County Planning Authority considers the relevant documents in relation to this application are the policies in the adopted Norfolk Minerals and Waste LDF: Core Strategy and Minerals and Waste Development Management Policies DPD 2010-2026 (2011), the adopted NMWDF Waste Site Specific Allocations DPD (2013), the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (2011/2014), and the saved Development Control policies of the Broadland District Local Plan (2006). Whilst not part of the development plan, policies within the National Planning Policy Framework (NPPF) are also a further material consideration of potentially significant weight as well as the National Planning Policy for Waste (2014).
- 6.19 The NMWDF Waste Site Specific Allocations DPD was adopted by the County Council on 28 October 2013. The proposed site has not been allocated in the NMWDF Waste Site Specific Allocations DPD.
- 6.20 With exception of policies GS1, GS3 and ENV7, which are partly consistent, the relevant saved policies of the Broadland District Local Plan are considered consistent with the NPPF and are apportioned considerable weight.
- 6.21 The Broadland District Council Site Allocations DPD and Development Management DPD have been formally submitted to the Secretary of State for examination. The Development Management Policies DPD has been found ‘sound’ subject to a number of modifications being made. The Development Management DPD will shortly be considered for adoption by the District Council. The emerging Local Plan is therefore apportioned considerable weight.
- 6.22 The Broadland District Local Plan Proposals Map identifies the application site as being located outside the defined development limit and within an area designated as *Area of Landscape Value*.
- 6.23 Saved policy GS1 of the Broadland Local Plan states that outside the settlement limits, development proposals will not be permitted unless they comply with a specific allocation and/or policy of the plan. Saved Policy CS7 of the Broadland

Local Plan permits proposals for renewable energy projects unless they would give rise to a significant adverse environmental impact and details that where the source of power is landfill gas, a temporary planning permission may be granted.

6.24 The application site is within the boundary of a Closed Landfill Site in a rural area at which landfill gas is currently being abstracted and disposed of by flaring. The proposals would not result in further encroachment into the open countryside and the development proposals are therefore not considered to be contradictory to the provisions of the development plan.

6.25 Norfolk Minerals and Waste Core Strategy Policy CS6 states that waste sites will be acceptable, provided they would not cause unacceptable environmental impacts, on land already in waste management use.

6.26 The site has the benefit of planning permission for installation of landfill gas abstraction plant and associated pipework, and can be regarded as land already in waste management use that in principle is suitable for the purposes of waste management, and would in this respect accord with Policy CS6 of the NMWCS.

6.27 Policy CS13 of the NMWLDF states that:

'All new residual waste treatment plants and any new non-hazardous landfill sites will need to generate electricity and/or capture heat, unless it can be demonstrated that this is not practicable.'

Whilst this application does not seek permission for a new landfill site, the principle of this policy is to encourage the production of electricity and/or heat from sites such as this. Permission for landfilling at this site was granted several years ago when this policy was not in existence. This application and the proposals set out above are considered to be in full accordance with the aims of this policy which supports the production of electricity from landfill gas, which is currently being disposed of by flaring.

6.28 The *NPPF* supports sustainable development, which seeks to meet the challenge of climate change, through supporting the delivery of renewable and low carbon energy and associated infrastructure. It is considered that the proposals would be in general accordance with the aims of the *NPPF*.

6.29 *National Planning Policy for Waste* supports sustainable waste management in appropriate locations where there is no unacceptable impact upon neighbouring amenities.

6.30 Therefore, subject to an assessment of its impacts, the development proposals are not considered to be contradictory to the provisions of the development plan and *National Planning Policy for Waste*, and it is therefore considered that the proposal is acceptable in principle.

6.31 **Amenity / Air Quality**

6.32 NMWLDF Policies CS14, DM12 and DM15 require that development should not cause unacceptable adverse impacts on residential amenity, whilst policy DM13 requires applicants to submit information to demonstrate that proposals effectively minimise harmful emissions to air.

6.33 The principles of the above policies are reiterated through Broadland District Local Plan saved policy GS3, which seeks to avoid unacceptable impacts from

new development including in terms of residential amenity and air quality, and saved policy CS14 which seeks minimisation of any potential noise impacts. Saved policy ENV2 seeks to avoid spillage of light beyond the specific area that is to be lit.

- 6.34 Para. 109 of the NPPF is clear that the planning system should prevent new development from contributing to unacceptable levels of pollution, including air. Both the NPPF and National Planning Policy for Waste underline that planning authorities should focus on whether the development itself is an acceptable use of the land, and the impact of the use, rather than the control of processes or emissions themselves where these are subject to approval under pollution control regimes. Therefore, the CPA needs to be satisfied planning permission can be granted on land use grounds taking full account of environmental impacts, and that potential releases can be adequately regulated under the pollution control framework.
- 6.35 The site is situated within an existing gas management compound on a closed landfill site. The proposals involve the installation of plant, namely two engines and a pump, which would operate continuously.
- 6.36 The application is accompanied by the manufacturer's technical data for the Stirling engine which details that noise emission from the engine would be 67dB(A) at a distance of 1m.
- 6.37 The application is also accompanied by a Noise Assessment prepared in 2013 to assess the noise impact on the amenities of nearest residential properties of a proposed small-scale electricity generating plant, comprising of two stirling engines and small pump contained inside a shipping container, at a former landfill site in Suffolk. The assessment states that no account has been taken of attenuation that is likely to be achieved by housing the units within a shipping container. The assessment concludes that the proposed plant is unlikely to cause disturbance to residential neighbours.
- 6.38 The applicant's supporting statement details that, the doors of the container would be orientated such that if opened to allow access for servicing whilst the plant was still running, any noise emissions would be directed south-eastwards and not directly towards any building in the vicinity.
- 6.39 As regards air quality, the application states that Nitrogen Oxide and Carbon Dioxide would be emitted through the combustion process, whilst the manufacturer's technical data for the Stirling engine also details that Carbon Monoxide would be emitted. The supporting statement states that the proposal employs cyclic compression engines which are more efficient at combustion than internal combustion engines used at existing landfill gas power generation schemes in Norfolk. The supporting statement adds that, since gas production from the landfill site is ever decreasing, the emissions to air will continue to reduce over time.
- 6.40 The Environment Agency (EA), as the relevant pollution control authority, has been consulted on this application and has raised no objection to the

development, subject to detailed comments in relation to burning of waste landfill gas. The EA considers the proposal to be a waste recovery activity. Given the small scale nature of the facility, an environmental permit is not required and the low risk waste position LRW546 *Burning of waste landfill gas in a small appliance* would apply. The EA adds that the applicant must ensure the requirements of the position statement are complied with. It is recommended that the EA's advice be attached as an informative on any grant of planning permission.

- 6.41 As regards lighting, the proposal does not include any external lighting. The supporting statement details that, unlike a flare stack where there is a shrouded flame, the operation of the power generation plant would not produce illumination.
- 6.42 The EHO has been consulted on this application and has offered advisory comments in relation to land contamination. It is recommended that the EHO's advice be attached as an informative on any grant of planning permission.
- 6.43 Given the above, it is considered that the development will not result in unacceptable impact to local amenity and would not impact negatively on air quality. It is considered therefore that the proposal is in accordance with NMWLDF: Core Strategy Policies CS14, DM12, DM13 and DM15, Saved policies GS3, CS14 and ENV2 of the Broadland Local Plan, and with the requirements of the NPPF.
- 6.44 **Landscape and Design**
- 6.45 As regards the Area of Landscape Value designation, Broadland Local Plan saved policy ENV8 allows development where this is not detrimental to the character, scenic quality or visual benefit of the area.
- 6.46 The Broads Authority Area lies some 250m south of the site. Due to its proximity to this designated area it is sensitive in landscape terms, and any development would require careful screening and sensitive restoration in order to be acceptable.
- 6.47 The Broads Authority area is subject to a high level of protection in the development plan; policy CS14 of the NMWLDF requires developments to ensure that there are no unacceptable adverse impacts on, and ideally improvements to, the character and quality of the landscape, including the Broads. Policy DM8 of the NMWLDF states that, development will be permitted if it will not harm the conservation of landscape character, taking into account any appropriate mitigation measures.
- 6.48 In addition, Policy 2 of the Joint Core Strategy expects development proposals to be designed to the highest possible standards and to respect local distinctiveness including, the landscape character, taking account of the wider countryside and the Broads area, whilst Policy 18 states that, "In areas in close proximity to the Broads Authority area particular regard will be applied to maintaining and enhancing the economy, environment, tranquillity, setting, visual amenity, recreational value and navigational use of the Broads...".

- 6.49 Part 7 of the NPPF places emphasis on good design, whilst part 11 sets out the Government's objectives for conservation and enhancement of the natural environment, including landscapes.
- 6.50 The development proposals are located within an existing gas management compound, currently comprising gas pumping equipment and open-topped container housing a flare stack, enclosed by steel mesh fencing. No trees will be lost as a result of the proposed development and no new planting will be implemented. The compound benefits from existing established landscaping around the perimeter of the closed landfill and compound itself. The proposed steel container is of a functional design in keeping with its purpose and would be 2.44m high, 6.1m long and 2.9m wide, finished in cobalt blue. The proposal provides for the removal of the existing gas flare stack from the site.
- 6.51 The supporting statement submitted with the application concludes that, the proposed development is hidden either by land contours or tree screening and will produce no adverse impacts on environmental assets.
- 6.52 From the site inspection and having given consideration to the scale and form of the proposed development, it is considered that the findings of the supporting statement are reasonable. Given that the proposed development would be contained within an existing gas management compound sited at a fairly low level within the closed landfill, the proposal utilises the existing access and, given existing established screening, it is therefore considered that the design of the proposal is acceptable in the context of the site and the proposed facility would not have a detrimental impact on the local landscape character. Broadland District Council and the Council's Landscape Officer raise no objection to the scheme on landscape or design grounds. No response has been received from the consultation with The Broads Authority.
- 6.53 Norfolk Fire & Rescue Service has been consulted on this application and has raised no objection, subject to the proposal meeting the necessary requirements of the current Building Regulations. The proviso is not considered relevant to the planning application under consideration and is a matter that would be subject to control by the Building Control Authority under the Building Regulations legislation.
- 6.54 The layout of the proposed development is considered to work well. Access to the proposed plant would be available via an existing route across the closed landfill site.
- 6.55 To conclude on landscape and design issues, it is therefore considered that the proposal complies with the provisions of NMWLDF Core Strategy policies CS14 and DM8, Policies 2 and 18 of the Joint Core Strategy, saved Policy ENV8 of the Broadland Local Plan and, the NPPF.
- 6.56 **Biodiversity**
- 6.57 NMWLDF policy CS14 requires the protection and enhancement of Norfolk's natural environment. Unacceptable adverse impacts on biodiversity, including

nationally and internationally designated sites and species, habitats and sites identified in Biodiversity Action Plans should be avoided. Policy DM1 seeks to mitigate harm to locally designated nature conservation sites.

- 6.58 Broadland Local Plan saved policy ENV7 seeks to avoid significantly adverse effects on County Wildlife Sites and Ancient Woodlands. The NPPF also recognises the weight of protection afforded to international, national and local conservation sites, individual species and the importance of conserving and enhancing biodiversity.
- 6.59 The site is located within 10km of The Broads SAC and the Broadland SPA / RAMSAR.
- 6.60 Two areas of Ancient Woodland / County Wildlife Sites are located within 500m of the site. No response has been received from the consultation with the Forestry Commission.
- 6.61 The Council's Ecologist has been consulted on the application and has raised no concerns regarding protected species or wildlife habitat. It is recommended that the Ecologist's advisory comments in relation to protection of nesting birds be attached as an informative on any grant of planning permission.
- 6.62 The development is considered to be acceptable and compliant with NMWLDF: CS policies CS14 and DM1, Broadland Local Plan saved policy ENV7, and objectives of the NPPF.
- 6.63 Appropriate Assessment
The application site is within 10km of The Broads SAC and the Broadland SPA / RAMSAR, which are internationally protected habitats. The application has been assessed in accordance with Regulation 61 of the Conservation of Habitats and Species Regulations 2010 and based on the information submitted to the County Planning Authority (CPA) it is considered that the development does not have a significant impact on the integrity of any protected habitat. Accordingly, there is no requirement for the CPA to undertake an Appropriate Assessment of the development.
- 6.64 **Transport**
- 6.65 Policy CS15 of the NMWLDF Core Strategy seeks to ensure that waste development can be suitably accessed and would not cause unacceptable impacts on road user safety, network capacity, residential and rural amenity, and damage to road infrastructure, whilst Policy DM10 requires applications to demonstrate that there is suitable highway access and suitable routes to the nearest major road. Broadland District Local Plan saved policies GS3 and TRA14 seek appropriate transport arrangements. The NPPF sets out the Government's national planning policies in relation to transport.
- 6.66 The site will be accessed via the existing unmade track leading onto Mill Hill. The proposals would generate very little additional traffic. The supporting statement

advises that the initial installation would require delivery to the site by HGV. Subsequent operation and maintenance is likely to generate two to four light vehicle movements per week.

6.67 The Highway Authority has been consulted on the application and raises no objection.

6.68 Given the above, the development is considered compliant with the principles of NMWLDF: CS policies CS15 and DM10, Broadland District Local Plan saved policies GS3 and TRA14 and, the government objectives of the NPPF.

6.69 **Sustainable construction and operations**

6.70 The NPPF sets out the overarching policies on the delivery of sustainable development. NMWLDF policy DM11 requires applications to demonstrate consideration of sustainable construction and operations.

6.71 The application involves installation of a steel shipping container to accommodate two engines and small pump which, subject to maintenance, will not be in need of regular replacement.

6.72 **Climate change and renewable energy generation**

6.73 JCS policy 1 states that, To address climate change and promote sustainability, all development will be located and designed to use resources efficiently, minimise greenhouse gas emissions and be adapted to a changing climate and more extreme weather.

6.74 JCS Policy 3 requires that, Development in the area will, where possible, aim to minimise reliance on non-renewable high-carbon energy sources and maximise the use of decentralised and renewable or low-carbon energy sources and sustainable construction technologies

6.75 Saved Policy CS7 of the Broadland Local Plan permits proposals for renewable energy projects unless they would give rise to a significant adverse environmental impact.

6.76 NMWLDF Policy CS13 addresses issues relating to climate change and renewable energy generation. Where possible, applicants should aim for the incorporation of renewable or low carbon energy to generate a minimum of 10 per cent of their energy needs.

6.77 Landfill gas produced at this site is currently burned to atmosphere in a flare stack. The sustainability statement states that non-renewable sources of energy are used to power the facility. The supporting statement details that, burning reduces the quantity of damaging methane lost to the atmosphere and replaces the methane with less harmful carbon dioxide. However, heat energy that is released in the combustion process is lost. The proposal would continue to convert methane into less harmful carbon dioxide and would also recover energy in the form of electricity from a non-fossil fuel source.

- 6.78 The submitted Sustainability Statement states that, the installation of the two no. engines will enable electricity to be generated 24 hours a day from the available landfill gas on site, which would power parasitic load for the engines themselves and associated landfill gas pumping infrastructure. The majority of power generated on site will be exported into the national grid, through existing network connections and, if possible, surplus power will also be used to power the equipment in the Household Waste Recycling Centre, to the south west of the site.
- 6.79 It is therefore considered taking into account the above, that the development is compliant with NMWLDF policy CS13, JCS Policies 1 and 2, Broadland Local Plan saved policy CS7 and government objectives of the NPPF.
- 6.80 **Flood risk**
- 6.81 NMWLDF Policies CS13 and DM4 address issues relating to flood risk. JCS Policy 1 requires development to be located to minimise flood risk. Saved policy GS3 of the Broadland District Local Plan seeks to avoid unacceptable effects from new development including in terms of, land drainage, whilst Saved policy CS2 seeks use of sustainable drainage systems for new development where appropriate.
- 6.82 The site lies within Flood Zone 1, which is an area at low risk of flooding.
- 6.83 The proposed operational development involves removal of an open-topped container housing a flare stack from within an existing aggregate surfaced compound and installation of an enclosed shipping container.
- 6.84 It is therefore considered, taking into account the above, that the development would not materially increase the risk of flooding.
- 6.85 **Groundwater and surface water**
- 6.86 JCS Policy 1 requires development to be located to protect groundwater sources. Saved policy CS3 of the Broadland District Local Plan seeks to avoid unacceptable risks to the quality of underlying ground water, whilst saved policy CS12 requires development to address any pollution risks.
- 6.87 Policy DM3 of the NMWLDF Core Strategy seeks to ensure that development does not pose a risk to groundwater/surface water quality and resources. The NPPF sets out how, to prevent unacceptable risks from pollution, planning decisions should ensure that development is appropriate for its location.
- 6.88 The site is located within Groundwater Protection Zone 1-2.
- 6.89 The Environment Agency has been consulted on this application and raises no objection, in relation to groundwater / surface water quality and resources. No response has been received from the consultation with Anglian Water.
- 6.90 Accordingly, the development is considered to be compliant with NMWLDF: Core

Strategy policy DM3, JCS Policy 1, Saved policies CS3 and CS12 of the Broadland Local Plan, and the NPPF.

6.91 Progressive working, restoration and after-use

6.92 The proposal is for installation and operation of a small scale electricity generation plant within an existing gas management compound at a closed landfill site, for 20 years. If the landfill gas at the site still needs to be managed beyond that timescale, a further application would need to be submitted for the chosen technology for a further period of time.

6.93 To date, a restoration scheme has not been submitted for the proposal or associated landfill gas abstraction plant and pipework. It is recommended that a condition be imposed that would require submission of an appropriate scheme that would be implemented after the removal of the infrastructure.

6.94 Subject to the aforementioned condition, it is considered that the proposal complies with NMWDF Policy DM14: *Progressive working, restoration and after-use*.

6.95 Public Rights of Way

6.96 The Council's Public Rights of Way Officer has been consulted on the application and raises no objection; the officer presumes that the existing permissive path will not be affected. The supporting statement advises that the proposed engines will not intersect any of the current permissive footpaths around the site perimeter.

6.97 Responses to the representations received

6.98 The application was advertised by means of neighbour notification letters, site notice, and an advertisement in the Eastern Daily Press newspaper.

6.99 No objections or other representations were raised by third parties.

7. Resource Implications

7.1 **Finance:** The development has no financial implications from the Planning Regulatory perspective.

7.2 **Staff:** The development has no staffing implications from the Planning Regulatory perspective.

7.3 **Property:** The development has no property implication from the Planning Regulatory perspective.

7.4 **IT:** The development has no IT implications from the Planning Regulatory perspective.

8. Other Implications

8.1 **Human rights**

8.2 The requirements of the Human Rights Act 1998 must be considered. Should permission not be granted Human Rights are not likely to apply on behalf of the applicant.

8.3 The human rights of the adjoining residents are engaged under Article 8, the right to respect for private and family life and Article 1 of the First Protocol, the right of enjoyment of property. A grant of planning permission may infringe those rights but they are qualified rights, that is that they can be balanced against the economic interests of the community as a whole and the human rights of other individuals. In making that balance it may also be taken into account that the amenity of local residents could be adequately safeguarded by conditions albeit with the exception of visual amenity. However, in this instance it is not considered that the human rights of adjoining residents would be infringed.

8.4 The human rights of the owners of the application site may be engaged under the First Protocol Article 1, that is the right to make use of their land. An approval of planning permission may infringe that right but the right is a qualified right and may be balanced against the need to protect the environment and the amenity of adjoining residents.

8.5 **Equality Impact Assessment (EqIA)**

8.6 The Council's planning functions are subject to equality impact assessments, including the process for identifying issues such as building accessibility. None have been identified in this case.

8.7 **Legal Implications:** There are no legal implications from the Planning Regulatory perspective.

8.8 **Communications:** There are no communication issues from a planning perspective.

8.9 **Health and Safety Implications:** There are no health and safety implications from a planning perspective.

8.10 **Any other implications:** Officers have considered all the implications which members should be aware of. Apart from those listed in the report (above), there are no other implications to take into account.

9. **Section 17 – Crime and Disorder Act**

9.1 It is not considered that the implementation of the proposal would generate any issues of crime and disorder, and there have been no such matters raised during the consideration of the application.

10. **Risk Implications/Assessment**

10.1 There are no risk issues from a planning perspective.

11. Conclusion and Reasons for Grant of Planning Permission

11.1 Planning permission is sought for installation and operation of a small scale electricity generation plant powered by landfill gas.

11.2 Landfill gas produced at this site is currently managed by burning to atmosphere. The application would enable the recovery of energy in the form of electricity from a non-fossil fuel source.

11.3 The environmental impacts of the proposal have been carefully considered. No objections have been received from statutory or non-statutory consultees, or from any other third parties.

11.4 The proposed development is therefore considered to be acceptable, accords with the development plan, and there are no other material considerations why it should not be permitted. Accordingly, temporary conditional planning permission is recommended.

12. Conditions

12.1 The development hereby permitted shall commence not later than three years from the date of this permission.

Reason:

Imposed in accordance with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

12.2 The development must be carried out in strict accordance with the application form, plans and documents as submitted.

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

12.3 This permission shall expire after a period of 20 years from the date of this permission, or when the maximum concentration of flammable gas in the landfill gas within the waste is below 1% by volume and carbon dioxide is below 0.5% by volume over a 24 month period measured on at least 4 separate occasions spread over that period, whichever is the sooner. Unless on or before that date permission is granted for the retention of the gas control system for a further period:

- a) the engines and associated building, any infrastructure installed for their accommodation, and abstraction wells and pipes shall be removed;
- b) the said land shall be restored in accordance with condition 4 of this planning permission.

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.

- 12.4 Within six months of the date of this permission, a scheme of restoration shall be submitted to and approved in writing by the County Planning Authority. The said scheme shall include details of:

- a) the contours of the restored land shown by plans and sections;
- b) the depth of topsoil and subsoil;
- c) the provision to be made for drainage of the site;
- d) areas to be seeded or planted with trees, including provision for re-seeding and re-planting during the following planting season where such action is necessary as a result of any failure which occurs within a period of five years from the date of initial planting;
- (e) details of seed mix and tree species to be planted;

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.

- 12.5 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 manufacturer's specifications.

Reason:

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

- 12.6 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.

- 12.7 Informatives:

Environment Agency 12 June 2015
EHO 25 June 2015
Ecologist 2 June 2015

Recommendation

It is recommended that the Executive Director of Community and Environmental Services be authorised to:

- (i) Grant planning permission subject to the conditions outlined in section 12 above.
- (ii) To discharge conditions (in discussion with the Chairman and Vice Chairman of

the committee) where those detailed above 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.

Background Papers

Norfolk Minerals and Waste Local Development Framework Core Strategy and Minerals and Waste Development Management Policies Development Plan Document 2010-2016 (2011)

<http://www.norfolk.gov.uk/view/ncc094912>

Norfolk Minerals and Waste Development Framework Waste Site Specific Allocations DPD (2013)

<http://www.norfolk.gov.uk/view/ncc126928>

Joint Core Strategy for Broadland, Norwich and South Norfolk (2011/2014)

http://www.south-norfolk.gov.uk/planning/media/JCS_Adoption_Statement_South_Norfolk_Council_10_Jan_2014.pdf

Broadland Local Plan saved policies (2006)

http://www.broadland.gov.uk/PDF/Local_planC1_4.pdf

[http://www.broadland.gov.uk/PDF/Chapter_5_to_Chapter_9_Local_Plan_\(adopted\)_-_to_update_JCS_\(Adopted\)_March_2011.pdf](http://www.broadland.gov.uk/PDF/Chapter_5_to_Chapter_9_Local_Plan_(adopted)_-_to_update_JCS_(Adopted)_March_2011.pdf)

Broadland District Council Development Management (DPD) Proposed Submission (2014)

http://www.broadland.gov.uk/images/B158_DM_DPD_Proposed_Submission_with_Maps.pdf

The National Planning Policy Framework (2012)

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

Planning Practice Guidance Suite (2014)

<http://planningguidance.planningportal.gov.uk/>

National Planning Policy for Waste (2014)

<https://www.gov.uk/government/publications/national-planning-policy-for-waste>

Officer Contact

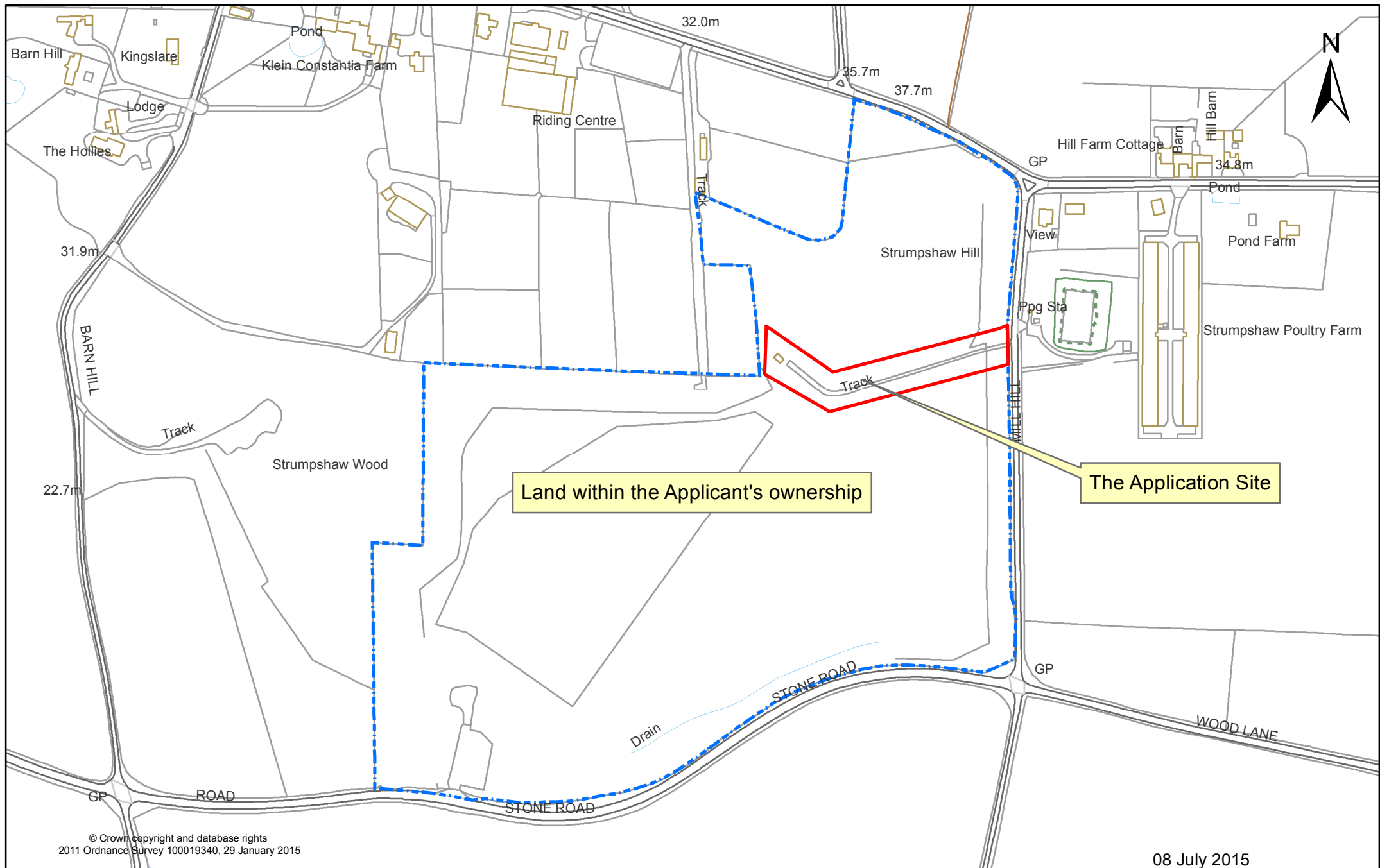
If you have any questions about matters contained in this paper please get in touch

with:

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If you need this report in large print, audio, Braille, alternative format or in a different language please contact 0344 800 8020 and ask for Andrew Harriss or textphone 0344 800 8011 and we will do our best to help.



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08 July 2015

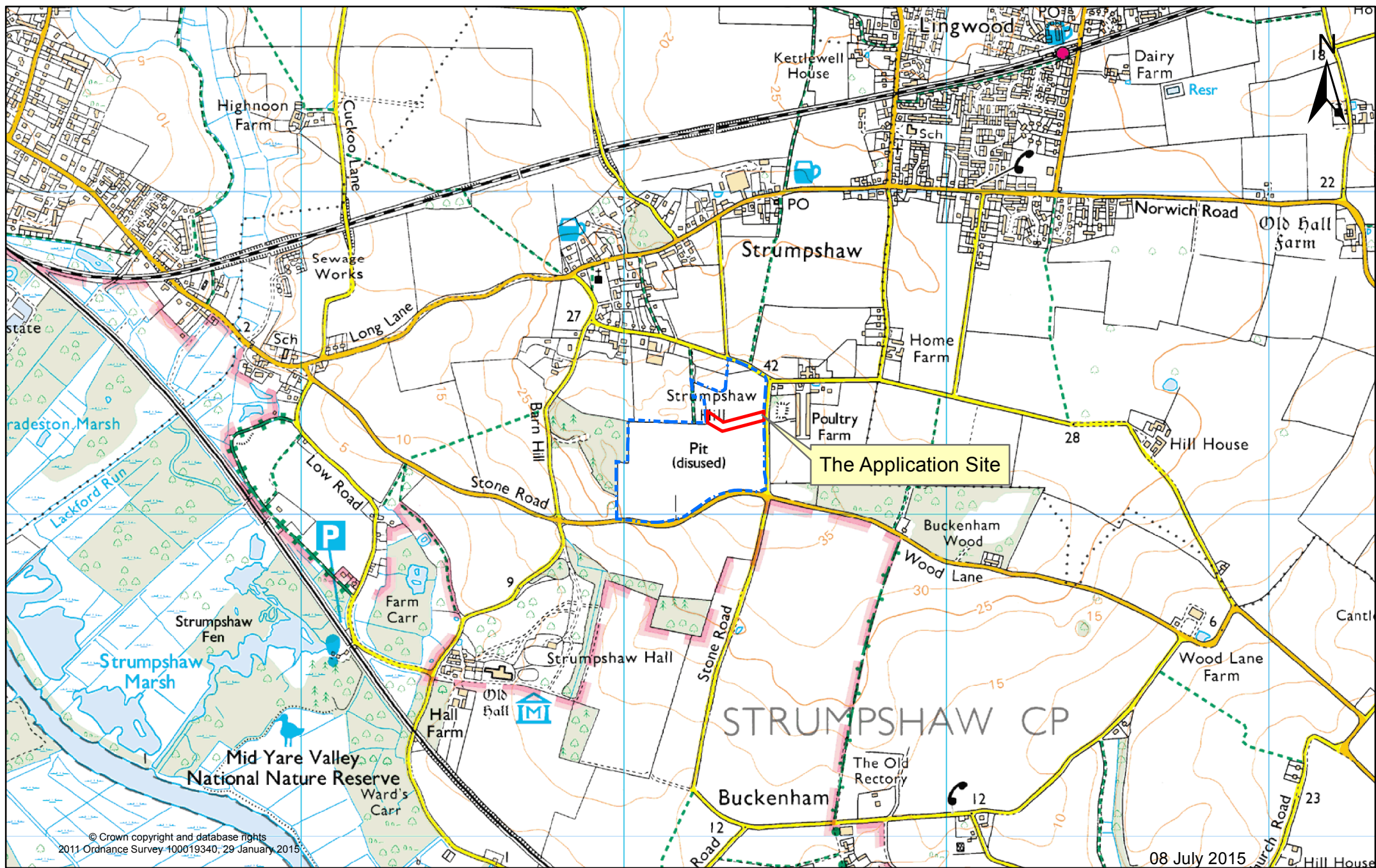
C/5/2015/5010 - Strumpshaw Closed Landfill
Strumpshaw

50 25 0 50 100 150 Metres



Norfolk County Council

Scale 1:2,500



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08 July 2015

C/5/2015/5010 - Strumpshaw Closed Landfill **Strumpshaw**

250 125 0 250 500 750 Metres



Norfolk County Council

Scale 1:15,000