

Development Control Committee
Meeting to be held on 23rd May 2018

Electoral Division affected:
Wyre Rural East, Wyre Rural
Central

Wyre Borough: Application number LCC/2017/0040
Application for the variation of conditions 1 and 2 of permission 02/13/0342 to allow the duration of sand and gravel extraction to be extended to 31 March 2027 and to amend the working scheme and water management proposals.
Tarnacre Quarry, Tarnacre Lane, St Michaels on Wyre

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Executive Summary

Application - Application for the variation of conditions 1 and 2 of permission 02/13/0342 to allow the duration of sand and gravel extraction to be extended to 31 March 2027 and to amend the working scheme and water management proposals.
Tarnacre Quarry, Tarnacre Lane, St Michaels on Wyre.

The application is accompanied by an Environmental Statement which examines the impact of the development in terms of noise, ground and surface water and dust emissions.

Recommendation – Summary

That after first taking into consideration the environmental information, as defined in the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, planning permission be **granted** subject to conditions controlling time limits, working programme, noise and dust, water resources, landscaping, restoration and aftercare.

Applicant's Proposal

The application relates to an existing sand and gravel quarry that was originally granted planning permission in 2005. The original permission has been varied a number of times since 2005 but condition 1 of the current permission (ref 2/13/1342) restricts the duration of extraction operations to a period of 6 ½ years from the date of commencement and condition 3 requires the development to be undertaken in accordance with a number of approved plans showing the phasing and working method for the site.

The current application is to vary the conditions to the current permission which relate to these matters. The applicant proposes that the quarrying operations will be

able to continue until 31st March 2027 and that the working scheme be amended to allow a number of changes including the phasing of the site, methods of stripping overburden and managing groundwater and locations for temporary storage of soil materials.

The application is accompanied by an Environmental Statement which examines the impacts of the proposed development in terms of noise, ground and surface water impacts (including flooding) and dust emissions.

Description and Location of Site

The planning permission for sand and gravel extraction at this site extends over an area of 56ha of flat agricultural land located 4km south west of Garstang and 2 km north east of St Michaels on Wyre. The site is divided into a number of large fields by hedgerows and drainage ditches.

The southern and eastern boundaries of the site are formed by the A586 Garstang to Great Eccleston road from where access to the quarry is taken. To the north and west of the site are large areas of flat, open arable agricultural land. The northern boundary of the site is formed by Sharples Lane which is an agricultural track and a public footpath. There are a number of properties along the southern and eastern boundaries of the site which are accessed off the A586, the closest of which are at Tarnacre Cottages approximately 100 metres from the closest point of the proposed excavations. A further property is located at Brook House Farm which is approximately 160 metres from the nearest point of the excavations.

Part of the site is located within the Rawcliffe Moss Biological Heritage Site. A stream / ditch called the Longback Brook divides the site.

The River Wyre is located to the south and east of the site beyond the A586. Most of the planning permission area is located with Flood Zone 3 (Area of greatest risk of flooding)

Whilst some limited quarrying operations took place in 2010 in order to implement the planning permission, major working and processing and export of minerals only commenced in 2012 /13. The processing plant and stockpile area is located in the centre of the site with the existing and proposed mineral extraction areas located on the western and southern sides. Approximately one half of the site has currently been fully worked.

Background

History

Planning permission for the extraction of sand and gravel including the construction of a new access off the A586, processing plant and site support facilities and restoration of the site to agriculture and lake / wetland areas was granted on 10th October 2005 (ref 02/04/0652).

Planning permission for the variation of planning permission 2/04/652 to allow the relocation of a water lagoon and the height of raw material stockpiles to be increased to 5m was granted in April 2012 (ref 2/12/0024).

Planning permission for the construction of additional water storage lagoons was granted in April 2012 (ref 2/04/0023).

A further permission to allow the amendment of operating hours was approved in 2013 (ref 2/13/342)

Planning Policy

National Planning Policy Framework

Paragraphs 11 -14, 17, 100 -102,117 – 118, 123 -124 and 142 – 145 of the National Planning Policy Framework are relevant with regards to the presumption in favour of sustainable development, core planning principles, flooding, biodiversity, noise and air quality and facilitating the sustainable use of minerals.

Joint Lancashire Minerals and Waste Development Framework Core Strategy

Policy CS3 Meeting the demand for new minerals

Joint Lancashire Minerals and Waste Local Plan

Policy DM2 Development Management

Wyre Borough Local Plan

Policy ENV5	County Heritage Sites
Policy ENV6	Species Protection
Policy ENV 7	Trees on development sites
Policy ENV12	Archaeology
Policy ENV13	Development and Flood Risk
Policy ENV14	Development and Flood Defences
Policy ENV15	Surface Water run off
Policy ENV16	Ground water protection

Consultations

Wyre Borough Council: No objection.

Upper Rawcliffe-with-Tarnacre Parish Council: No observations received.

Kirkland Parish Council: The Parish Council are concerned that some of the original planning conditions remain outstanding. The Parish Council also draw attention to the flooding that occurred in December 2015 and August 2016 and consider that the internal bunds in the quarry caused this flooding. The Parish Council therefore consider that no decision should be taken on the application until an independent flood risk assessment has been undertaken that is not based upon the current

Environment Agency flood risk plan. The Parish are also concerned that the site is located on an aquifer and any quarrying activity would lead to an increase in water levels within the site.

LCC Specialist Advisor (Ecology): The proposals affect part of the Rawcliffe Moss Biological Heritage site and would result in a temporary loss of wintering bird habitat. When the original application for this was determined, it was recognised that there was potential for wildlife enhancement through site restoration but there would be a need to provide compensatory wintering bird habitat for the duration of the works to be delivered outside of the red line area. In addition, issues were identified around avoidance of impacts on protected species such as nesting birds, water voles and possibly badgers. It is not clear from the proposals if this mitigation has been delivered and any application for a further time extension should address ongoing impacts on biodiversity. Further details of habitat creation should be provided to demonstrate that habitats of high ecological value will be delivered.

Environment Agency: The Environment Agency initially raised objection to the applicant's proposals to amend the site working scheme to allow dewatering of the quarry to permit the mineral to be worked in dry conditions. The Agency considered that any dewatering should be limited to that required to remove overburden and that any extracted water should be recharged to the ground by discharging into previously excavated areas.

The Agency also raised objection to the initial application due to the absence of an adequate Flood Risk Assessment that would provide a basis for assessing flood risks arising from the development.

Upon the receipt of additional information (including a full flood risk assessment) the Agency have concluded that full dewatering of the quarry is acceptable subject to a monitoring regime being implemented to allow the ongoing assessment of the impacts on groundwater and the River Wyre. In relation to flooding, the Agency have requested a number of further amendments to the working scheme to ensure that the location and design of soil mounds do not affect the ability of the flood plain to accept flood water in its natural manner. The applicant has amended the working drawings and the Agency are now satisfied that the development will not unacceptably increase the risk of flooding.

LCC Lead Local Flood Authority: Initially raised objection to the application due to the absence of an acceptable flood risk assessment. A Flood Risk Assessment must be submitted which takes into account the significant flooding incidents that occurred in this area in December 2015 and August 2016.

LCC Highways Development Control: The site has been operating as a sand and gravel quarry for a number of years and there is no history of injury accidents at the site access relating to vehicles entering or leaving the site. There is no evidence to suggest that a proposal to extend the end dates until 2027 would adversely affect road safety in the area and therefore no objections are raised.

Cadent Gas; Draw attention to the gas pipelines that exist in the vicinity of the proposals.

Natural England; No comments to make on the proposed variation of conditions.

United Utilities; A public sewer crosses the site and United Utilities will not permit building over it. The applicant should note that the asset is pressurised and that no heavy materials should be placed over the sewer that would cause damage through increased loading.

Representations – The application has been advertised by press and site notice, and neighbouring residents informed by individual letter. Representations have been received from six addresses objecting to the application for the following summarised reasons:-

- The quarry has never produced a flood risk assessment and therefore no information exists as to the impacts of the quarry operations on flooding in the local area. The soil bunds forming part of the quarry operations will divert the flow of water during flood events thereby resulting in greater flooding of nearby property and also houses in St Michaels and Churchtown.
- A number of residents in the area have created their own flood defences around their properties not all of which have permission. These works combined with the bunds that are proposed as part of the quarry mean that flood waters from the River Wyre cannot follow their natural path thereby resulting in the flooding of land and property that would normally be unaffected by flooding events.
- The site access is dangerous due to inadequate visibility splays below highways standards.
- The Tarnacre area has flooded more extensively since the quarry commenced operations.
- The quarry creates noise issues which are unacceptable in a rural environment.

A response on behalf of St Michaels Flood Action Group refers to the serious flooding which occurred in this area in December 2015 and August 2016 and refers to the County Council's Flood Authority reports for details of these events. The Action Group note that no Flood Risk Assessment has been submitted in support of the application and the water related information submitted with the application does not address the flooding issues and the impacts of the various bunds that have been erected in the area including within the quarry site. The Action Group also have concerns about the proposals to divert the sewer and that the number of additional bends in the pipe will increase the risks of bursts that will cause flooding problems in St Michaels.

A number of representations have also been received from the occupier of Brook House Farm, located adjacent to the quarry, raising the following issues:-

- The horticultural business undertaken at the farm means that it is a sensitive site with regards to minerals development.
- The submitted plans include a number of errors in relation to property boundaries.

- The revised Environmental Impact Assessment should be an opportunity to properly assess the impacts of the development and to impose conditions to properly control activities at the site.
- The site is of sufficient size and duration to have a significant impact on the water environment.
- The site operator has never complied with the original working scheme in terms of wet working and a cell by cell operating method which has resulted in significantly greater environmental impact.
- The management of soils is in breach of the requirements of the original planning permission.
- The quarry has unacceptable noise and dust impacts and the existing conditions are not sufficient to properly control the site.
- The operator has not complied with the original working scheme which required the quarry to be operated using wet working methods.
- The flooding issues have never been properly addressed and the quarrying activities have increased the flood risk to the area.
- The development has had a number of ecological impacts that should not have taken place.
- The restoration proposals are unacceptable as the ground levels around the lakes have been raised which restricts the ability of the flood plain to work naturally.
- The resident has also made a large number of detailed comments in relation to the Flood Risk Assessment that has been submitted by the applicant.

Advice

Planning permission for the extraction of around 820,000 tonnes of sand and gravel from land at Tarnacre Hall Farm was granted in 2005 (planning permission ref 2/05/0652). The planning permission was subject to a number of conditions, in particular a requirement to implement the permission within five years, to complete the extraction operations with 6½ years of commencement and a requirement to carryout extraction operations in accordance with a series of working drawings.

Following the granting of planning permission in 2005, the original applicant company was taken over by a multinational building materials company who no longer wished to undertake the development. The landowners for the site therefore sought other interests to undertake the quarrying development with the result that the planning permission was only implemented in 2010 shortly before it was due to expire. Due to the economic recession at this time and the associated reduced demand for construction materials, significant quarrying activities only commenced in 2012/13. The delay in commencing the development means that there is now insufficient time to complete the development by the end date specified by the existing planning permission. Only approximately one half of the mineral resource has so far been worked. An application has therefore been made to allow for an additional 10 year period of working to allow the extraction of the substantial remaining reserves of minerals that exist at the site.

In tandem, the applicant wishes to amend the approved working scheme for the quarry. The water table at this site is quite high often lying within the overburden below the top / sub soil. In normal quarrying practice it would be necessary to lower the water table by pumping to allow the overburden, and preferably also the minerals, to be worked in dry conditions. During pre application discussions on the original application in 2005, the Environment Agency maintained that pumping of groundwater should be restricted on this site to allow the stripping of over burden only and that the underlying sand and gravel should be extracted using wet working techniques. This method of working was incorporated into the original working scheme. However, the operator has always worked the site using dry working methods involving full dewatering of the site and therefore wishes to regularise this method of working.

The application raises a number of issues including the ongoing need for the sand and gravel resources and the likely impacts of the amended working scheme. The general environmental impacts of the quarry on the local area should also be taken into account. Another issue that has been raised in representations and in the consultation responses from both the Environment Agency and the Lead Local Flood Authority relates to flooding impacts, particularly in the context of the significant flood events that occurred in this area in December 2015 and August 2016.

The requirement for the minerals: - Paragraph 144 of the National Planning Policy Framework states that great weight should be given to the benefits of mineral extraction including to the economy. The sand and gravel deposits at this site are capable of being processed into a variety of grades of construction aggregate materials that are suitable for use in concrete, mortar and other construction uses. At the time of the application (May 2017) it was estimated that approximately 400,000 tonnes of saleable sand and gravel remained unworked at the site.

Paragraph 145 of the National Planning Policy Framework requires that mineral planning authorities should plan for a steady and adequate supply of aggregates by making provision for the maintenance of landbanks of at least 7 years for sand and gravel, by ensuring that large landbanks bound up in very few sites do not stifle competition and by preparing annual local aggregate assessments to monitor aggregate reserves against sales.

Policy CS4 of the Lancashire Minerals and Waste Local Plan Core Strategy identifies sites and areas for future mineral extraction. The policy provides for the identification of sites for the extraction of not less than 4.1 million tonnes of sand and gravel by 2021, this figure being that which is required to ensure maintenance of a satisfactory landbank and to meet sub regional apportionment requirements. The policy requires that preference will be given to sand and gravel reserves which provide for the maximum contribution of high grade sand.

The County Council's most recent Local Aggregates Assessment was produced in May 2017 and is based upon 2016 sales data. In 2016, the permitted reserves of sand and gravel, including that held in the application site, amounted to approximately 7 million tonnes. This provides a landbank of around 17 years based upon the average sales over the last 10 years with a significantly shorter landbank if the average sales over the last 3 years is used. Whilst the volume of aggregates

remaining in the application site is not significant in terms of the overall level of permitted reserves, the bulk of the reserves (4.1 million tonnes) is held at one site at Runshaw near Chorley which is not operational and is therefore making no contribution towards the demand for such materials by the construction industry. Other than the application site there are currently only five other sites in Lancashire which are producing sand and gravel materials (Bradleys near Preston, Lydiate Lane and Clayton Hall near Leyland, St Annes Foreshore and Sandons Farm nr Chorley). Furthermore the resources at this site are capable of being processed into a range of high quality aggregates that can meet BS standards for building materials and that are not available from many of the other sites in the local area. The application site therefore makes an important contribution towards the supply of sand and gravel materials in Lancashire. Granting planning permission to allow this site to continue production until 2027 would contribute towards the steady and adequate supply of materials to the construction industry as required by paragraph 145 of the National Planning Policy Framework and in compliance with the overall landbank requirements set out in Policy CS4 of the Lancashire Minerals and Waste Core Strategy.

Modification to the Method of Working (Condition 2 of planning permission 2/13/0342)

The original working scheme for this site was designed following extensive discussion with the Environment Agency. The issue with this site is that the natural water table is high and therefore dewatering of the excavation is required in order to strip the overburden and work the minerals in dry conditions which is the normally preferred method of working as it allows for the maximum recovery of mineral. The sand and gravel resources on this site are very laterally variable and therefore it is important that the operator can see the nature of the materials that are being excavated and to allow clay or other areas of uneconomic resource to be left in the ground. However, at the time of the original application, the Environment Agency were concerned that dewatering of the excavation to allow working of the quarry in dry conditions would result in a lowering of the water table which may give rise to low flow issues in the River Wyre due to a reduction in base flow into the river or even by drawing water from the river into the ground. This might particularly have been the case if dewatering activities at the quarry corresponded with abstraction from another nearby location which has a licence to take water from the sandstone bed rock underlying the sand and gravel.

The Environment Agency were therefore opposed to the full dewatering of the quarry and were only prepared to allow dewatering to allow overburden to be stripped. Even in these circumstances, the Environment Agency required that dewatering depths be minimised and that dewatering should cease if abstraction elsewhere was already resulting in depression of the water table within the underlying sandstone. The working and phasing scheme was also designed to minimise impacts on the water table by using cell by cell working, recirculation of water back into the aquifer rather than discharging to surface water courses and creation of clay dams between phases to maximise the effectiveness of recirculation. This approach was reflected in the phasing of the site and methods used for the stripping and storage of soils and over burden which required complex working methods. The phasing plans and water

monitoring requirements were incorporated into the conditions of the original planning permission.

The applicant set out their monitoring proposals in 2014 which were later accepted by the Environment Agency. Water monitoring took place during the working of the initial phase of the quarry and the monitoring information was collated into a report which concluded that proposals for dry working of the quarry would be acceptable with appropriate monitoring and water management controls in place. The Environment Agency agreed to this approach being adopted and therefore extraction operations since that date have been undertaken using summer campaigns of dewatering to the base of the sand and gravel followed by a cessation of pumping during winter which allows the water table to return towards its normal resting level. As part of this planning application, the plans listed within condition 2 of the existing permission have been revised to reflect the amended method of working.

The applicant has reviewed the monitoring information that has been collected since 2014 which shows, as might be expected, that pumping operations do lead to a depression in groundwater levels which will reduce in-flow into the River Wyre. However, the amount of water abstracted from the quarry is only a very small percentage of the flows in the River Wyre even during summer low flow periods. Furthermore, the impacted length of river is only relatively short before it becomes tidal where low flow issues would not be a concern. It is also the case that abstracted water can be discharged via lagoons into the Longback Brook which falls into the River Wyre thereby replacing the majority of any water that would be lost by ground water inflow. On this basis, the Environment Agency raise no objection to the application in terms of groundwater provided that there is regular monitoring of the groundwater levels at the site and that works are undertaken to replace two monitoring boreholes that have been lost. These matters can be covered by planning condition.

Flooding Issues

The other water related issue which has been raised at this site relates to surface water flooding. This general area of Lancashire was subject to two significant recent flooding events; one in December 2015 relating to Storm Desmond and another in August 2016. Both of these flooding events caused significant damage to property in the Churchtown and St Michaels on Wyre areas including at properties adjoining the application site. A number of local residents have objected to the application due to the lack of a proper flood risk assessment and also their belief that the presence of the quarry results in an increase in the frequency and intensity of flood events due to the presence of soil bunds preventing the flood plain from working in its natural way. It should be noted that the Environment Agency and County Council Lead Local Flood Authority also raised objection to the initial application due to the absence of a satisfactory flood risk assessment.

Although the original planning application for this quarry was submitted prior to the requirement to include formal flood risk assessments with planning applications, the applicant noted at that time that the site lay within the floodplain of the River Wyre. The design of the quarry therefore included a number of principles to address the flood risks including location of the soil and over burden mounds along the western

boundary of the site in a series of discrete mounds in order to not impede the passage of flood waters.

The December 2015 flood event was of sufficient severity that the County Council identified it as an event requiring investigation under the requirements of section 19 of the Flood and Water Management Act 2010. The report which followed the investigation was published in October 2016 and identified the principle causes of the flooding and the way in which such impacts can be managed in future. The report identifies that the principle cause of the flooding was the exceptionally high and sustained rainfall which occurred across north west England during November and December 2015 leading to a loss of capacity of the soil to absorb further moisture and resulting in an increase in surface water run off. Consequently river flows were significantly higher than normal. The report identifies that the flows in the River Wyre were 375% above the normal long term average during November and December 2015. The Storm Desmond flood event in early December 2015 resulted in the River Wyre and its tributaries over topping their banks and causing flooding in the Churchtown and St. Michaels on Wyre area including a number of properties adjacent to the application site. Surface water flooding (run off from roads and from land in general) was also identified to be a significant source of flooding.

This corresponds with the flood modelling that the Environment Agency have previously undertaken which shows that the principle source of flooding in the area is from over topping of the River Wyre. Given the relatively flat nature of much of the land adjacent to the river, the flood plain (flood zone 3) is extensive in area and covers the majority of the application site. Flooding is therefore to be expected in this general area in response to adverse weather conditions.

Notwithstanding the general flood risks in this area, it is necessary to ensure that the design of the quarry does not increase local flood risk to any properties that directly adjoin the site. Such impacts may occur if soil mounds prevent the flood plain from working in its normal way or divert flood waters through neighbouring property thereby increasing the severity of flood events.

Quarry developments have to provide for the temporary storage of soil materials so that they are available for restoration. Soil mounds / bunds also serve a dual function in providing visual and acoustic screening to adjacent properties. The original working scheme for this site approved in 2005 provided for soils to be stored in a series of discrete mounds along the western boundary of the quarry. Whilst these storage areas would have been as far as possible from the River Wyre and other local water courses, they would also have been further from many areas of the quarry and would have increased transport distances thereby increasing the costs of the operation and potentially noise and dust impacts.

The amended working scheme includes revised locations for the temporary storage of soil materials. The applicant's original proposals provided for the formation of soil mounding around the entirety of phase 4 including a continuous bund alongside the Humblescough Brook adjacent to the A586. However, such bunding would have potentially increased flood risk as it would have formed a barrier to flood waters. Revised proposals have therefore been submitted which restrict storage to the northern side of phase 4 where it will provide a visual and acoustic screen to Brook

House Farm but will not interfere with the flow of any flood waters from Humblescough Brook. Gaps have also been incorporated into the mounding to reduce any barrier effect to flood waters.

It is also necessary to consider the flooding impacts of site restoration. Working of the quarry will result in four separate excavations, the total void space of which is estimated to be around 564,300 m³. However, these excavations will partially fill with groundwater to an estimated level of around 6.5 metres which will leave a void space of around 343,400 m³ above the assumed resting water level. This void space would be available to accept flood water and therefore completion of the quarrying activity will provide an increase in flood storage capacity compared to that existing pre – quarrying. However, it is important to recognise that these excavations lie within an extensive floodplain and therefore the percentage increase in storage capacity is comparatively small. A more important issue is to ensure that the land surrounding the excavations is graded to ensure that the whole site can continue to function as part of the flood plain. This can be the subject of a condition requiring a detailed restoration scheme.

On this basis of the revised site design and amended flood risk assessment, the Environment Agency consider that the flood risks are acceptable and the development is therefore considered to comply with paragraph 103 of the National Planning Policy Framework and policy DM2 of the Lancashire Minerals and Waste Local Plan.

Noise and Dust

As part of the Environmental Statement accompanying the planning application, the applicant has included a noise assessment in order to demonstrate that the noise levels generated by the remaining phases of the development will be acceptable in terms of current noise guidance.

The assessment was carried out through a series of background readings taken at or close to the nearest noise sensitive properties to the site. Noise predictions were then made for the quarrying activity either using readings of plant and equipment used on the site or recognised noise levels for such plant where no site reading could be taken. An assessment of the noise impact was then made taking into account the design of the site and any screening measures such as soil mounds. The noise survey showed that the lowest background noise level at any property was 47 dB(A) L90 and therefore an appropriate noise limit should be 55 dB(LAeq). The assessment of predicted noise shows that the highest noise levels are likely to be at Brook House Farm during the working of phase 4 when noise levels are predicted to reach 54 dB(LAeq) which would be below the 55 dB(LAeq) limit.

It is possible that noise levels would be higher than predicted during initial soil stripping and restoration operations when there would be no soil mounding to provide attenuation. However, it is likely that such circumstances would only exist for a relatively short period of time and Government guidance recognises that higher noise limits may be appropriate during these times. Provided that a condition is imposed restricting noise to 55 dB(LAeq) during normal operations with a higher level being restricted to short term stripping and restoration operations, it is

considered that the noise impacts of the development are acceptable in relation to Government Guidance on noise and also policy DM2 of the Lancashire Minerals and Waste Local Plan.

The Environmental Statement also includes a chapter on air quality (dust) impacts. The chapter contains information on typical dust levels (both deposited dust and particulates) found in rural areas and reviews the dust monitoring results from two dust monitors that are located within or close to the quarry site. It also predicts dust deposition rates at various locations around the site based upon wind direction and other climatic conditions (mainly rainfall). Examination of the dust monitoring data appears to suggest that the existing mitigation measures are being reasonably effective in terms of preventing unacceptable levels of dust impact. The assessment concludes that it is unlikely that there will be any significant increase in dust impacts by working the remaining areas of the quarry and that employment of mitigation measures will be sufficient to control dust emissions.

Given the location of sensitive property and the location of future quarrying operations, it is possible that there will be dust impacts during particular activities. However, such impacts also require wind direction to be towards property and for the ground to be dry enough to produce significant volumes of dust. Whilst there will always be some dust from any mineral extraction site, the dust monitoring undertaken at this site does not suggest that unacceptable dust impacts are occurring on a regular basis. If dust emissions are occurring and combine with climatic conditions that might result in impacts at properties, mitigation measures can be employed. Most commonly this would involve the application of water to haul roads, stockpile areas or processing plant. These matters can be the subject of planning conditions and with such controls it is considered that the dust impacts arising from the working of the remainder of the site would be acceptable in terms of Policy DM2 of the Lancashire Minerals and Waste Local Plan.

Other planning impacts

The local resident at Brook House Farm has raised a number of issues in relation to the impacts of the quarry on local amenity. There are concerns about the impacts of noise and dust particularly in terms of the impact on the horticultural business that is conducted at the farm. Issues are also raised in terms of the safety of the access, ecology and the handling of soils.

In terms of noise, the occupier of Brook House Farm has made a number of complaints about noise from the quarry. Two separate noise monitoring exercises have been undertaken, most recently in July 2017. However, neither monitoring exercise found a breach of the permitted noise level. The concerns about dust impacts are acknowledged given the sensitivity of the complainant's business. Whilst there will undoubtedly be dust impacts from a quarrying operation, it is not considered that dust impacts have been so severe to result in unacceptable harm to amenity or to the complainants business. This planning permission offers an opportunity to review the planning conditions that relate to noise and dust and other environmental impacts and a revised set of conditions are appended to this report.

The comments about the safety of the access are noted. However, the site has now been active for a number of years and there is no record of any accidents at the site access involving HGVs. LCC Highways have not raised objection to the application on highway grounds.

In relation to ecology, the restoration of this site offers an opportunity to create a wetland area with significant wildlife value compared to the original agricultural use of the site. The parts of the site that are yet to be worked do not possess any features of significant wildlife value (some hedgerow and a single tree) and the restoration works would have the potential to create features that would clearly outweigh the ecological value of the existing site. The conditions relating to restoration have been redrafted so that a clear timetable is set down for the restoration of those parts of the site that have already been worked and for those areas that would be worked over the remaining duration of site operations.

Comments are made about the export of soils from the site. The previous planning permission did contain a condition prohibiting the export of soils from the site and it may be the case that some soils have been exported from the site in breach of this condition. However, as large areas of the site will be restored to lakes, not all stripped soils will be required for restoration purposes in any event. The soils required for the restoration of the plant and stockpiling area to agriculture are stored in existing stockpiles and the revised working scheme includes provisions for the storage of those soils that are required for restoration purposes. The conditions relating to soil handing and stockpiling have been revised to reflect the new working scheme.

Conclusions

This quarry contributes towards the supply of high grade sand and gravel products in Lancashire. The ability for the quarry to work the remaining reserves at the site would therefore allow the site to contribute towards maintaining a steady and adequate supply of such minerals as required by the National Planning Policy Framework. The amended working scheme is considered to be acceptable in terms of impacts on ground and surface water resources including flooding and subject to a new schedule of planning conditions being imposed, the continued working of the quarry over the period until 2027 is considered to be acceptable in relation to local amenity impacts. It is therefore considered that the application is acceptable in terms of the policies of the National Planning Policy Framework and the Development Plan.

Human Rights

The Human Rights Act 1998 requires the County Council to take into account the rights of the public under the European Convention on Human Rights and not to act in a manner incompatible with those rights. Article 1 of Protocol 1 states that an individual's peaceful enjoyment of their property shall not be interfered with except as is necessary, in accordance to the law and as is proportionate.

This application were it to be approved would be unlikely to generate a degree of impact on neighbouring properties which would breach these rights. It is considered that any potential impacts could be controlled by condition.

Recommendation

That after first taking into consideration the environmental information, as defined in the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, planning permission be **granted** subject to the following conditions:

Time Limits

1. The mining operations authorised by this permission shall cease not later than 31st March 2027. The site shall be progressively restored in accordance with the conditions to this permission and shall be restored in its entirety by not later than 31st October 2027 or within a period of 12 months from the cessation of mineral extraction in phase 4, in accordance with the restoration schemes approved under the requirements of conditions 40 and 41 whichever is the sooner.

Reason: To ensure the progressive restoration of the site within the approved timescales in the interests of the visual and local amenities of the area and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

Working Programme

2. The development and restoration shall be carried out, except where modified by the conditions to this permission, in accordance with the following documents:

a) The planning application ref 02/04/0652 as modified by planning applications 2/12/0024, 2/13/0342 and LCC/2017/0040

b) Submitted Plans and Documents

Plans submitted with Planning Application 2/04/652
Drawing SR1/2A Landholdings and application area
Plan 4 - Trees and hedges to be removed / retained

Plans submitted with Planning Application LCC/2017/0040
Figure 2 Rev D - Indicative Quarry Development Plans -Existing Site
Figure 3 Rev D- Indicative Quarry Development Plans - End of Phase 2
Figure 4 Rev F - Indicative Quarry Development Plans - End of Phase 3
Figure 5 Rev F - Indicative Quarry Development Plans - End of Phase 4
Figure 6 Rev D - Indicative Quarry Development Plans - Final restoration

c) All schemes and programmes approved under the conditions to this permission.

Reason: For the avoidance of doubt and to enable the MPA to control the development and to minimise its impact on the amenities of the area and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan

3. The site shall be worked and restored in accordance with the sequence of phases shown on Figure 3 Rev D, Figure 4 Rev F, Figure 5 Rev F and Figure 6 Rev D attached to planning application LCC/2017/0040.

Reason: To secure the progressive working and restoration of the site in the interests of the visual amenity of the area and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

4. Within one year of the commencement of soil stripping in phase 4, phase three shall be restored in accordance with the scheme and programme of restoration approved under the requirements of condition 42 below.

The requirements of this condition shall not apply to any land within phase 3 that is required for access purposes into phase 4.

Reason: In order to ensure the progressive restoration of the site in the interests of visual amenities and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

5. The extraction of sand and gravel shall not take place other than within the areas labelled 'indicative extraction boundary' on drawings Figure 3 Rev D, Figure 4 Rev F and Figure 5 Rev F attached to planning application LCC/2017/0040.

Reason: In the interests of the visual amenity of the area and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

6. The site processing and stockpiling area shall be laid out and constructed in accordance with the design shown on drawing 0140/20/01 and the specification for lighting included with the letter from Halletec Environmental dated 10th September 2010.

Reason: In the interests of the visual amenity of the area and the amenities of local residents and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

Soils and Overburden

7. All available topsoil and subsoil shall be stripped from any phase of the site before that phase is excavated or is traversed by heavy vehicles, or before plant or machinery, or roads, buildings, plant yards or stores are constructed on it.

Reason: To ensure the proper removal and storage of soils to ensure satisfactory restoration and to conform with policy 106 of the Lancashire Minerals and Waste Local Plan.

8. The existing topsoil and subsoil mounds located around the perimeter of the site offices and plant area and silt pond area as shown on Figure 3 Rev D

shall be maintained in a fully grassed weed free condition throughout the duration of the development. The soil materials in these mounds shall be retained on site in order to ensure that they are available for the restoration of the site offices and plant area and the silt pond area.

Reason: In the interests of the visual amenities of the area and to ensure that sufficient soil materials are retained on site for restoration works and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

9. Any top and subsoils that are stripped during the working of phase 3 and 4 and retained for use in the restoration of the site shall only be stored in the locations and in accordance with the design shown on Figure 4 Rev F and Figure 5 Rev F. All such top and sub soil mounds shall be stored in graded mounds not exceeding a height of three metres. All such mounds shall be retained in a fully grassed, weed free condition throughout the duration of the development.

Reason: In the interests of visual amenity and flood mitigation and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

10. No movement of topsoil or subsoil shall occur during the period from the 1 October to 1 April inclusive without the prior written consent of the County Planning Authority. At other times the stripping, movement and resspreading of top and subsoils shall be restricted to occasions when the soil is dry and friable and the ground is sufficiently dry to allow the passage of heavy vehicles, plant and machinery over it without damage to the soils.

Reason: To ensure the proper removal and storage of soils to ensure satisfactory restoration and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

11. The top soil and sub soil mounds around the perimeter of phase 4 as shown on Figure 5 rev F shall be constructed within six months of the commencement of soil stripping operations in phase 3 and shall be retained in their approved positions throughout the duration of extraction operations in phase 4.

Reason: In the interests of the amenity of local residents and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

Landscaping

12. All hedges and trees forming part of the site boundaries or to be retained within the site as shown on Drawing No. 4 shall be protected from any damage and maintained throughout the development and restoration. The provisions of this condition shall not apply to any hedgerow removal works that are necessary to divert the rising main sewer shown on Figure 4 Rev D.

Reason: In the interests of visual and local amenity and the local environment and to conform with Policy DM2 of the Lancashire Minerals and Waste

Local Plan.

13. Within three months of the date of this planning permission a scheme and programme of replacement hedgerow planting along the western edge of phases 1 and 2 and for the infilling of hedgerow gaps along the northern edge of the site offices and plant area shall be submitted for the approval in writing of the County Planning Authority. The scheme and programme shall include details of the following:
- a) Details of the lengths of hedgerow to be replaced.
 - b) details of the planting works to be undertaken including ground preparation, numbers, types, species and sizes of plants to be planted.
 - c) Details of planting techniques and protection measures

The planting works contained in the approved scheme shall be undertaken in the first planting season following the date of this planning permission.

Reason: In the interests of the visual amenities of the area and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

Site Operations

14. No heavy goods vehicles as defined by this permission shall access the site, be loaded or leave the site prior to 0700 hours Monday to Friday.

No site development or operations involving the extraction, transport and processing of minerals or site restoration shall take place outside the hours of:

0730 to 1800 hours, Mondays to Fridays (except Public Holidays)
0730 to 1300 hours on Saturdays.

No site development or operations involving the extraction, transport and processing of minerals or site restoration shall take place at any time on Sundays or Public Holidays.

This condition shall not prevent the use of pumping equipment and the carrying out, outside these hours, of essential repairs to plant and machinery used on site.

The above hours of operation shall not apply to movement and loading of heavy goods vehicles which shall be able to take place between the hours of 0700 to 1800 hours on Mondays to Fridays (excluding public holidays)

No heavy goods vehicles as defined by this permission shall access or leave the site on Sundays and Public Holidays

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

15. Notwithstanding the hours of working contained in condition 14 above, no soils or overburden shall be stripped from or re-spread on any part of the site nor shall construction or removal of storage, landscape or baffle mounds take place on any part of the site before 0800 hours or after 1700 hours Mondays to Fridays inclusive (except Public Holidays), or before 0800 hours or after 1300 hours on Saturdays or at any time on Sundays or Public Holidays.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan

16. This permission shall permit the mining of sand and gravel and associated overburden only.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to ensure satisfactory restoration and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

17. The provisions of Part 17 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 or any amendment, replacement or re-enactment thereof are excluded and shall not apply to this development. Any development referred to in that part shall only be carried out pursuant to a planning permission granted under Part III of the Town and Country Planning Act 1990 or any amendment, replacement or re-enactment thereof.

Reason: To maintain the MPAs control of the development and to safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan

18. No stockpile of processed sand and gravel shall exceed a height of three metres as measured from existing ground levels.

Reason: To safeguard the visual amenity and the amenity of local residents and adjacent properties/landowners and land users and to conform with Policies 2, 7 and 112 of the Lancashire Minerals and Waste Local Plan.

19. Stockpiles of excavated materials awaiting processing shall only be stored within the area hatched grey on drawing 0140/20/01 and to a height not exceeding five metres as measured from existing ground levels.

Reason: To safeguard the visual amenity and the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

20. The soil screening bund located adjacent to the junction of the site access with the A586 shall be removed within three months of the date of this planning permission.

Reason: In the interests of flood prevention and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

Highway Matters

21. Measures shall be taken throughout the duration of the development and restoration to ensure that no mud, dust or other debris is deposited on the public highway by vehicles leaving the site.

Reason: In the interests of highway safety and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

22. Visibility splays measuring not less than 4.5 metres by 103 metres as measured from the centre line of the access to the edge of the carriageway and in both directions shall be provided at the junction of the site access road and the A586. The visibility splays shall be maintained free from all obstructions above a height of one metre when measured from carriageway level for the duration of the development and restoration of the site.

Reason: In the interests of highway safety and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

23. The site access road for a distance of not less than 200 metres from its junction with the A586 shall be surfaced in tarmac, concrete or other means of hard surfacing throughout the duration of the development and restoration phase. The surface of the access road shall be maintained in a smooth condition free from potholes or other defects.

Reason: In the interests of highway safety and to safeguard the amenity of local residents and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

24. All vehicles transporting minerals of a size less than 100mm in any dimension from the site shall be securely sheeted.

Reason: In the interests of highway safety (and to safeguard the amenity of local residents and adjacent properties/landowners and land users) and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

25. Not more than 170,000 tonnes of minerals shall be exported from the quarry in any calendar year.

Reason: In the interests of highway safety and to safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policies 2, 37 and 112 of the Lancashire Minerals and Waste Local Plan.

26. A written record shall be maintained at the site office of all movements out of the site by heavy goods vehicles, as defined in this permission; such records shall contain the weight of the load, registration number and the time and date of the movement and shall be made available for inspection by the County Planning Authority or his representative during permitted working hours.

Reason: To enable the MPA to monitor the operations to ensure compliance with the planning permission and to conform Policy DM2 of the Lancashire Minerals and Waste Local Plan.

27. The sole access to and egress from the site shall be to and from the A586 as shown on Figure 2 Rev D.

Reason: In the interests of highway safety and to safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

Control of Noise and Dust

28. All mobile plant used on the site shall be fitted with the types of reversing alarms described in the scheme and programme submitted on 13th October 2009 as modified by the email from Hallett Environmental dated 25th May 2010. The approved reversing alarms shall be used by all mobile plant throughout the development and restoration.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

29. All plant, equipment and machinery used in connection with the operation and maintenance of the site shall be equipped with effective silencing equipment or sound proofing equipment to the standard of design set out in the manufacturer's specification and shall be maintained in accordance with that specification at all times throughout the development.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

30. Noise emitted from the site shall not exceed 55dB LAeq (1 hour) (free field), as defined in this permission, when measured from any of the following residential properties at the point closest to the noise source:

- a) Tarnacre House Farm NGR 4738 4283
- b) Brook House Farm NGR 4729 4258
- c) Tarnacre Hall Cottages NGR 4709 4225

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

31. The noise limits set out in condition 30 above shall not apply during the stripping of soils and overburden on the site, the construction of storage mounds for these materials and their respreading during restoration of the site or the construction of landscape or baffle mounds. Noise from any of these activities shall not exceed 70 dBLAeq (1 hour) (free field), as defined in this permission, as measured from any of the residential properties identified in condition 30 at the point closest to the noise source. This condition shall only apply for not more than 20 days in any one calendar year unless otherwise agreed in writing by the County Planning Authority. A written record shall be made of the dates that these activities are taking place and shall be made available to the County Planning Authority on request.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

32. Measures shall be taken at all times during the development and restoration of the site to minimise the duration of dust. Such measures shall include the watering of all haul roads, vehicle manoeuvring areas and stockpiles, fitting of dust suppression equipment to processing plant and suspension of dust generating activities during dry and windy weather conditions.

Reason: In the interests of local amenity and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

33. Dust monitoring shall be undertaken throughout the duration of the development and restoration in accordance with the scheme and programme submitted on 23rd July 2010 under the requirements of condition 30 of planning permission 2/04/652.

Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

Safeguarding of Watercourses and Drainage

34. Provision shall be made for the collection, treatment and disposal of all water entering or arising on the site to ensure that there shall be no discharge of contaminated or polluted drainage to ground or surface waters.

Reason: To safeguard local watercourses and drainages and avoid the pollution of any watercourse or groundwater resource or adjacent land and to conform Policy DM2 of the Lancashire Minerals and Waste Local Plan.

35. All foul drainage shall be discharged to a public sewer or else to a sealed watertight tank fitted with a level warning device to indicate when the tank

needs emptying. Upon emptying the contents of the tank shall be removed from the site completely.

Reason: To safeguard local watercourses and drainages and avoid the pollution of any watercourse or groundwater resource or adjacent land and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

36. Any chemical, oil or fuel storage containers on the site shall be sited on an impervious surface with bund walls; the bunded areas shall be capable of containing 110% of the container or containers' total volume and shall enclose within their curtilage all fill and draw pipes, vents, gauges and sight glasses. There must be no drain through the bund floor or walls. Double skinned tanks may be used as an alternative only when the design and construction has been approved, in writing, by the County Planning Authority.

Reason: To safeguard local watercourses and drainages and avoid the pollution of any watercourse or groundwater resource or adjacent land and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

37. By not later than 31st March in any year until the completion of the restoration of the site, a groundwater monitoring report shall be submitted to the County Planning Authority. The report shall contain the following information:-

- a) Details of the areas of the site that have been worked over the previous year and the dewatering activities that have been undertaken.
- b) A summary of the borehole and surface water monitoring information that has been collected based upon monthly readings of all boreholes and surface water courses within the site.
- c) An assessment of the impacts of dewatering of ground and surface water courses over the preceding year.
- d) A description of any difficulties that have been experienced in collecting monitoring information and how these difficulties will be addressed.

Reason; in the interests of ground and surface water resources and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

38. Within three months of the date of this planning permission, works shall be undertaken to replace or recommission the missing groundwater monitoring boreholes named as BH5 and EA44/14. Any replacement boreholes that are drilled shall be constructed in a manner that allows monitoring of shallow groundwater levels and also groundwater levels in the underlying sandstone.

Reason: In the interests of ground and surface water resources and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

Archaeology

39. Soil stripping in any phase of the site shall only take place in accordance with the scheme and programme of archaeological mitigation submitted on 24th September 2009 under the requirements of condition 36 of planning permission ref 2/04/0652.

Reason: In the interests of archaeology and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

Ecology

40. The ecological mitigation and management measures contained in the Ecological Protection Plan dated September 2010 submitted under the requirements of condition 37 of planning permission 2/04/652 shall be undertaken at all times throughout the development and restoration.

Reason: In the interests of the ecology of the area and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

Restoration and aftercare

41. Within three months of the date of this planning permission, a restoration scheme for phases 1 and 2 of the site shall be submitted for the approval in writing of the County Planning Authority. The scheme and programme shall be based upon the restoration concept shown on figure 6 Rev D and shall contain details of the following:

- a) The final contours of the restored landform including lake margins and peripheral areas.
- b) Details for the treatment of the lake margins and peripheral areas including types and depths of soil materials to be spread.
- c) Details for the creation of ecological habitats including scrapes, mudflats and shingle areas.
- d) Details for the treatment of restored areas including seeding or natural regeneration techniques to be used.
- e) Measures to secure the establishment of reed beds on the lake margins.
- f) Details of tree and shrub planting including areas to be planted, numbers, species and sizes of plants, planting techniques and protection measures.
- g) Details of measures to control the water level in the water bodies.
- h) Details of aftercare works including maintenance of tree and hedge planting, reseeding works, works to enhance the ecological value of the site, measures to control erosion and provision for an annual aftercare review meeting.

Phases 1 and 2 shall be fully restored in accordance with the approved scheme by not later than 31st December 2018 with the exception of any land required to access phases 3 and 4.

Reason: To secure the progressive restoration of the site in the interests of visual amenity and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

42. Within one year of the date of this planning permission, a restoration scheme for all areas of the site with the exception of phases 1 and 2 shall be submitted for the approval in writing of the County Planning Authority. The scheme and programme shall be based upon the restoration concept shown on figure 6 Rev D and shall contain details of the following:
- a) The final contours of the restored landform including lake margins and peripheral areas.
 - b) Details for the treatment of the lake margins and peripheral areas including types and depths of soil materials to be spread.
 - c) Details for the creation of ecological habitats including scrapes, mudflats and shingle areas.
 - d) Details for the treatment of restored areas including seeding or natural regeneration techniques to be used.
 - e) Measures to secure the establishment of reed beds on the lake margins.
 - f) Details of tree and shrub planting including areas to be planted, numbers, species and sizes of plants, planting techniques and protection measures.
 - g) Details of measures to control the water level in the water bodies.
 - h) The restoration of the site offices and plant area including removal of all hardstanding, offices, weighbridge and details for the respreading of soils including depths of replacement and treatment so that the land is suitable for agricultural purposes.
 - i) Details for the restoration of the silt lagoons including reshaping and landscaping.
 - j) Details for the reduction of the site access to an agricultural access.
 - h) Details of aftercare works including maintenance of all planting, measures to be taken to enhance the ecological value of the site, agricultural aftercare works, measures to prevent erosion and provision for an annual aftercare review meeting.

Phase 3 shall be restored in accordance with the approved scheme within one year of the cessation of extraction operations in that phase.

The restoration of the remainder of the site shall be completed in accordance with the approved scheme within 12 months of the cessation of mineral extraction operations in phase 4.

Reason: To secure the progressive restoration of the site in the interests of visual amenity and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

43. Upon certification by the County Planning Authority of the completion of restoration of any phase of the site, aftercare works on that phase shall be undertaken for a period of five years in accordance with the aftercare details approved under the provisions of conditions 40 and 41.

Reason: In order to secure the proper restoration of the site in the interests of the visual amenities of the area and to conform with Policy DM2 of the Lancashire Minerals and Waste Local Plan.

Notes

The grant of planning permission does not remove the need to obtain the relevant statutory consents/licences from the Environment Agency.

Definitions

Heavy Goods Vehicle: A vehicle of more than 7.5 tonnes gross weight.

Planting Season: The period between 1 October in any one year and 31 March in the following year.

Completion of Restoration: The date when the County Council certifies in writing that the works of restoration in any phase of the site have been completed satisfactorily in accordance with the schemes approved under the requirements of conditions 41 and 42.

Free field: At least 3.5 metres away from the facade of a property or building.

Local Government (Access to Information) Act 1985 List of Background Papers

Paper	Date	Contact/Directorate/Ext
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LCC/2017/0040		
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Jonathan Haine		
Planning and Environment		
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Reason for Inclusion in Part II, if appropriate		
N/A		