

APP 03

Application Number: 12/00786/MIN
Minor

Variation of Condition 35 (End Date) of Planning Permission 04/02194/MIN to extend the period necessary to complete sand and gravel extraction with restoration to agriculture using imported inert material by a further five years

AT Land At, Calverton, East of Passenham Sand And Gravel Pit

FOR Cemex UK Operations Ltd

Target: 3rd July 2012

Ward: Stony Stratford

Parish: Calverton Parish Meeting

Report Author/Case Officer: Mark Turner

Contact Details: 01908 252491 mark.turner@milton-keynes.gov.uk

Head of Team: Jackie Fox

Contact Details: 01908 252283 jackie.fox@milton-keynes.gov.uk

1.0 INTRODUCTION

(A brief explanation of what the application is about)

1.1 The Site

The site at Passenham Quarry is operated by Cemex UK Materials Ltd. The site is situated within a meander of the Great Ouse, located approximately 170 metres south of Passenham Village, lying within Northampton, located north of this meander.

1.2 Stony Stratford lies within one mile to the east of the site, Calverton located one mile to the south, Deanshanger one mile to the west and Old Stratford one mile to the north. Central Milton Keynes is located approximately 7 miles to the east.

1.3 The plant is located within the County of Northampton with the extraction site located within Milton Keynes.

1.4 The site is well served by a series of key highway networks including the M1, A5, A421 and A422.

1.5 The application site is generally screened by mature hedgerows and screening mounds. To the west the site is screened by the A422 and to the west by the River Ouse.

1.6 Details of the location of the site and its relationship to surrounding properties can be seen in the plans attached to this report.

1.7 The Proposal

The current application seeks to vary Condition 35 of Planning Permission 04/02194/MIN which read:

'This permission shall be for a period of 8 years from the date of commencement of work on site, which shall be notified to the Mineral Planning Authority in writing. In the event that no such notification is given within 4 weeks of such commencement, the works shall be deemed to have started on the date of this decision notice. On the expiry of the permission or on the termination of use of the site, whichever is sooner, full restoration shall be completed with the conditions.'

Reason: To ensure that the restoration of the land is achieved within a reasonable timescale and to enable the MPA to review the situation in light of altered circumstances and to comply with the requirements of Schedule 5, Part 1 of the Town and Country Planning Act 1990.'

1.8 It is proposed that the condition be varied to read:

'This permission shall be for a further period of 5 years from the 8 year expiration date of commencement of work on site. On the expiry of the permission or on the termination of use of the site, whichever is sooner, full restoration shall be completed with the conditions.'

Reason: To ensure that the restoration of the land is achieved within a reasonable timescale and to enable the MPA to review the situation in light of altered circumstances and to comply with the requirements of Schedule 5, Part 1 of the Town and Country Planning Act 1990.'

Details of the proposal as described above can be seen in the plans appended to this report.

2.0 RELEVANT POLICIES

(The most important policy considerations relating to this application)

2.1 National Policy

National Planning Policy Framework (NPPF), paragraphs:

- 14 – Presumption in favour of Sustainable Development;
- 90 – Appropriate development in the Green Belt;
- 142-149 –Facilitating the Sustainable Use of Materials.

2.2 Local Policy

Adopted Milton Keynes Minerals Local Plan 2001-2011, April 2006

The most relevant 'saved' policies are:

MLP1, MLP2, MLP 4, MLP7, MLP8, MLP9 and MLP11.

Adopted Milton Keynes Local Plan 2001-2011

The most relevant 'saved' policies are:

D1 – Impact of Development Proposals on Locality;
HE1 – Protection of Archaeological Sites;
HE5 – Development Affecting the Setting of a Listed Building;
HE6 – Conservation Areas;
T10 – Traffic.

3.0 MAIN ISSUES

(The issues which have the greatest bearing on the decision)

- 3.1
 1. Compliance of the proposal in line with the 'saved' policies within the Milton Keynes adopted Minerals Local Plan and Local Plan;
 2. Compliance of the proposal in line with the National Planning Policy Framework (NPPF).

4.0 RECOMMENDATION

(The decision that officers recommend to the Committee)

- 4.1 It is recommended that planning permission be granted subject to the conditions set out at the end of this report.

5.0 CONSIDERATIONS

(An explanation of the main issues that have lead to the officer Recommendation)

- 5.1 The processing plant and facilities in relation to the adjacent sand and gravel extraction which are located outside of the Milton Keynes area (Consultation refs.: 12/00954/CONS and 12/00955/CONS) which were considered and granted by Northamptonshire County Council are considered significant material considerations and are an important consideration for Milton Keynes Council in the determination of it's the current application for the extraction site.

5.2 Environmental, Amenity

The existing quarry at Passenham is located close to the A422 Stony Stratford - Buckingham Road. The application site is generally screened by mature hedgerows and screening mounds. To the west, the site is screened by the A422 and to the east by the 4033 with an existing hedgerow and vegetation.

- 5.3 The use of the site as a mineral extraction site has been established and operating for some time and is not considered to have a significant impact upon the surrounding locality nor neighbouring amenity. The original permission deemed the proposal to be acceptable in respect of visual impact and amenity and it is unfortunate in the current case that, as a result of the recession, as the likely main cause for the delay, extraction of minerals has been delayed.
- 5.4 The retention of the processing plant is not considered to have a significant impact upon any Heritage Asset within Milton Keynes as a result of the proposed processing plant being sited outside of the Milton Keynes area. Again, the principle of a mineral extraction site has been established in this location and the impact upon Heritage Assets was assessed at that time.
- 5.5 Given that the extraction site is currently operational and that mineral resources are finite and that the site would need to be fully extracted at a future date if not currently completed, it would be considered unsustainable not to grant an extension to time limit in the current case.

5.6 **Policy Considerations**

The Minerals Local Plan has a requirement for a 7 year landbank supply of minerals to be available. The National Planning Policy Framework (NPPF) also notes that 'Minerals Planning Authorities should make provision for the maintenance of landbanks of at least 7 years for sand and gravel.' Milton Keynes is a relatively small area with few designated mineral sites, albeit with significant levels of growth and the site at Passenham is an allocated site within the Milton Keynes Minerals Local Plan. It is considered that, the retention of the Passenham Consent is required in order to maintain an adequate supply of sand and gravel to the local area.

- 5.7 It is noted that in 2006/7 Milton Keynes had a permitted reserve of 1.53 million tonnes of mineral extracts with an annual apportionment of 120,000 tonnes, allowing for a 12.75 year landbank. If the apportionment figure was accurate, at present time this would allow for a current estimate of 8.75 years landbank supply (7 if the Passenham site were excluded) this landbank supply will steadily reduce by upto 120,000 tonnes per annum thereby resulting in a reduction below a 7 year landbank.
- 5.8 The NPPF notes a presumption in favour of sustainable development including economic, social and environmental dimensions.
- 5.9 The retention of the processing plant and associated extraction site, as a previously permitted site, is not considered to be significantly varied as a result of the NPPF, such that this would not allow for the permission to be extended.
- 5.10 The National Planning Policy Framework (NPPF) makes reference to the sustainable facilitation of minerals (para's. 142-149). It is acknowledged that minerals are a finite resource, however stresses that where possible,

materials should be recycled to preserve their long-term conservation. Planning permission was originally granted for mineral extraction at Passenham in order to allow an adequate supply to the Milton Keynes and surrounding areas. As a result of the recession, immediate demand as per the originally permitted scheme has reduced, however, the medium-term demand still remains, thus the variation to the end date permission. Given that such a resource is finite, it is considered that if full extraction did not currently take place, that this would be required in the future at some point, following reinstatement of the land which would not be a sustainable approach.

5.11 CONCLUSION

The proposed extension of Condition 35 of Planning Permission 04/02194/MIN to extend the period necessary to complete sand and gravel extraction with restoration to agriculture using imported inert material by a further five years is considered to be in line with Local and National Planning Policy. It is considered that in allowing an extension of time for extraction that there will be no undue impact on the amenities of neighbouring properties and the locality.

6.0 CONDITIONS

(The conditions that need to be imposed on any planning permission for this development to ensure that the development is satisfactory. To meet legal requirements all conditions must be Necessary, Relevant, Enforceable, Precise and Reasonable)

1. No development shall be carried out other than in accordance with the approved plans except as may be amended by or as a result of the following conditions.

Reason: For the avoidance of doubt and to maintain planning control over the site.

2. The mineral to be extracted and removed from the site shall be confined to sand and gravel.

Reason: To specify the mineral to be extracted and sold from the site and to avoid any doubt as to the scope of this permission.

3. No materials shall be deposited on the site other than inert waste.

Reason: To specify the materials to be tipped in the interests of the general amenity of the area.

4. None of the development hereby approved shall be carried out until the access linking the site to the plant site at Passenham Quarry within Northamptonshire has been installed to the satisfaction of the Mineral Planning Authority. All vehicular access to and from the site shall be via this access track.

Reason: To tie the processing of the extracted mineral to the existing plant so as to safeguard the amenities of the locality.

5. No sand and gravel shall be processed on site. All sand and gravel extracted from the site shall be transported to the existing plant so as to safeguard the amenities of the locality.

Reason: To tie the processing of the extracted mineral to the existing plant so as to safeguard the amenities of the locality.

6. From the commencement of the development to the cessation of the use hereby permitted, a copy of the terms of this planning permission including all documents hereby permitted and any documents subsequently approved in accordance with this permission (or amendments approved pursuant to this permission) shall be on site during working hours and held in a location which is readily accessible to any person undertaking development.

Reason: To enable an easy reference and to encourage compliance with the requirements of this permission (so as to ensure the orderly operation and restoration of the site).

7. Prior to the commencement of each phase of development the boundary as identified on the approved plans shall be clearly identified by the insertion in the ground of wooden stakes of minimum one metre height at approximately 50 metre intervals, or by other suitable boundary identification markers or fencing as may be approved in writing by the Mineral planning Authority.

Reason: To delimit the boundary of mineral extraction operations and ensure the safety of users of the locality.

8. Except in emergencies to maintain safe quarry working (which shall be notified to the Mineral Planning Authority as soon as practicable) or unless the Mineral Planning Authority has agreed otherwise in writing, site preparation, mineral extraction, levelling, restoration operations and associated activities including the maintenance and testing of plant shall not take place at any time outside the hours of 7.00 hours and 18.00 hours Monday to Friday. There shall be no working at weekends or Bank or public holidays.

Reason: To protect the amenities of local residents.

9. The working and restoration of the site shall be carried out only in accordance with the working program and phasing plans, and plan Nos.:

RMC/4a	Extraction Phases	dated June 2002
RMC/6b	Phase 3	dated April 2004
RMC/7b	Phase 4	dated April 2004
RMC/8b	Phase 5	dated April 2004
RMC/9b	Phase 6	dated April 2004
RMC/10b	phase 7	dated April 2004
RMC/11b	phase 8	dated April 2004
RMC/12b	phase 9	dated April 2004
RMC/13b	phase 10	dated April 2004

RMC/14b	phase 11	dated April 2004
RMC/15b	phase 12	dated April 2004
RMC/17f		dated April 2004

Extraction, filling and restoration operations shall occur in no more than 3 phases at any one time.

Reason: To enable the Mineral Planning Authority to adequately control the development and to minimise its impact on the amenities of the local area.

10. An annual topographical survey of the site shall be prepared and submitted to the Mineral Planning Authority by 31 October each year, or such date as may be agreed with the Mineral Planning Authority. The survey shall indicate the areas where extraction has taken place, the locations and volumes of any subsoil/topsoil bunds/stores; areas currently being restored; and areas restored and under management and aftercare.

Reason: To ensure the proper restoration of the site within a reasonable time in a progressive and orderly manner in the interests of local amenity.

11. (A) Before mineral extraction operations are commenced in each phase of the development, all available topsoil/subsoil shall be stripped and stored separately for reinstatement.

(B) All operations referred to in (a) of this condition shall only be undertaken during suitably dry weather conditions

(C) As soon as is practicable, the stored materials shall be sown with grass seed of a type approved by the Mineral Planning Authority and subsequently maintained to prevent weed accumulation.

(D) In any event, no soil stripping and replacement operations should be undertaken during the months November to March inclusive, unless otherwise agreed in writing by the Mineral Planning Authority. The Mineral Planning Authority should be notified in writing 7 working days before any soil stripping operations commence.

Reason: To enable the reinstatement of in situ soils once extraction has finished so as to return the land to its original agricultural characteristics.

12. No stockpiling or storing of materials shall take place on the site other than temporary stockpiles of mineral created during extraction operations not exceeding 3 metres in height and not remaining on site for more than 28 days.

Reason: To safeguard the visual amenities of the vicinity.

13. Except as may otherwise be agreed in writing by the Mineral Planning Authority, topsoil, subsoil and overburden shall be placed at the locations indicated on the submitted plans.

A. Topsoil storage shall be confined to bunds not exceeding 3 metres in height.

B. Subsoil and overburden shall be confined to bunds not exceeding 4 metres in height.

Reason: To safeguard the visual amenities of the vicinity and enable a satisfactory restoration.

14. All stores of mineral waste, overburden, topsoil or subsoil shall be removed by the last date referred to in Condition 35 of this permission and the land restored in accordance with the conditions of this permission.

Reason: To safeguard the visual amenities of the vicinity and enable satisfactory restoration in keeping with the landscape character of the locality.

15. There shall be no storage of any materials or raising of ground levels within that part of the site liable to flood (as defined by the flood risk assessment) unless specified in the flood risk assessment or agreed in writing with the Mineral Planning Authority.

Reason: To ensure that there will be no increased risk of flooding to other land/properties due to impedance of flood flows and/or reduction of flood storage capacity.

16. No development shall take place until a scheme detailing the archaeological investigation of the site and publication of this has been approved in writing by the Mineral Planning Authority in consultation with the Council's Archaeological Officer. This shall relate to those areas of archaeological significance identified in the evaluation report by Northamptonshire submitted with the application.

Reason: To ensure that archaeological matters are adequately considered pursuant to PPG16 Archaeology and Planning.

17. Development shall not commence until a scheme for protecting (and preserving) surviving ridge and furrow and headlands has been submitted to and approved in writing by the Minerals Planning Authority.

Reason: To ensure that existing ridge and furrow within the development site, not directly affected by the development proposals, is maintained.

18. Within three months of the development, a scheme for the provision and implementation of surface and foul water drainage shall be submitted to and agreed in writing by the Mineral Planning Authority. The work/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme.

Reason: To ensure a satisfactory method of surface water drainage.

19. Within six months of the commencement of any development, or prior to the tipping of any waste material, a scheme for the provision and implementation of pollution control shall be submitted to and agreed in writing by the Mineral Planning Authority. The work/scheme shall be constructed and completed in accordance with the approved plans/specified at such time(s) as may be specified in the approved scheme.

Reason: To ensure a satisfactory method of pollution control.

20. The mitigation measures for the control of dust contained within Section 5.6 of the submitted environmental assessment shall be implemented and complied with at all times.

Reason: To protect the amenities of the locality from the effects of any dust arising from the development.

21. Seven working days notice shall be given in writing to the Mineral Planning Authority of any soil stripping, and bund construction activities including submitting details of the location(s) and duration of such activities.

Reason: To protect the amenities of the local area.

22. With the exception of soil stripping and bund formation operations, and the bund removal and soil replacement operations, the LAeq (60 Mins) specific noise levels at the noise sensitive properties shall not exceed 55dB La eq 1 hour.

Should the agreed maximum specific noise levels be exceeded the operator shall immediately implement remedial measures to rectify the situation and the Mineral Planning Authority shall be notified in writing of the remedial measures undertaken within TWO WORKING DAYS.

If the levels continue to exceed the agreed maximum specific noise level and subsequent written notice is given by the Mineral Planning Authority then all operations on site shall cease within TWO WORKING DAYS of such a written notice. No operations shall re-commence on site until a programme of remedial action has been agreed in writing by the Mineral Planning Authority.

Reasons: To ensure that operations on site are carried out so as to minimise the noise disturbance to local residents and users of the footpaths and to pre-determine levels of noise above which an unreasonable degree of disturbance is caused.

23. For temporary operations, the free field noise level at noise sensitive properties shall not exceed 70dB LAeq, 1 hour temporary operations shall not exceed a total of eight weeks in any continuous 12 month period for work affecting any noise sensitive property. Temporary operations shall comprise the site preparation bund formation and removal, site stripping and restoration and other temporary activities agreed beforehand with the Mineral Planning Authority.

Reason: To protect the amenities of the local residents

24. Within 6 months of the date of this permission a scheme for the monitoring of noise levels at the noise sensitive premises shall be submitted to the Mineral Planning Authority for approval. The approved scheme shall be implemented prior to commencement of and for the life of the proposed development.

The noise sensitive premises and areas:-

1. Manor Farm Cottages
2. Dwellings adjacent to the churchyard within Passenham
3. Mill Farm and
4. Kingfisher Dwelling (at Kingfisher Country Club)

As shown on Fig 28 in Section 5 of the submitted environmental assessment.

The scheme shall inter alia provide for the following:-

(a) the measurement of the noise levels at the noise sensitive premises and areas taken at LA eq (60 mins) and measured at least 3.5 metres from the facade of the premises and areas facing the mineral workings and at a height between 1.2 and 1.5 metres from the ground. The noise measurements shall be taken at time of the day and on days of the week when the development hereby permitted is proposed to be operational.

(b) measurements and all future monitoring shall be undertaken in accordance with the relevant British standards and Policy Guidance and must be agreed in writing by the Mineral Planning Authority. Reason: To ensure that operations on site are carried out so as to minimise the noise disturbance to local residents and to pre-determine levels of noise above which an unreasonable degree of disturbance is being caused.

25. Except as may otherwise be agreed in writing by the Mineral Planning Authority, monitoring of noise levels at the noise sensitive properties identified shall be carried out every 12 months for the life of the site. The results of noise monitoring shall be submitted to the Mineral Planning Authority within 1 month of such monitoring having taken place and shall be set out in the recognised reporting format prescribed in the approved noise monitoring scheme.

Reason: To ensure that operations on site are carried out so as to minimise the noise disturbance to local residents and to pre-determine levels of noise above which an unreasonable degree of disturbance is being caused.

26. All vehicles, plant and machinery operated within the site shall be fitted with and use effective silencers in accordance with manufacturers standard specifications.

Reason: To minimise adverse noise affects generated by the operations on

the local community.

27. All fixed and mobile building, plant machinery and foundations shall be removed at such time or times as they are no longer required either for the purpose for which they were installed or for the rehabilitation of the site.

Reason: To ensure that the Mineral Planning Authority retains control of the location, erection, appearance and removal of fixed plant, machinery, buildings and foundations in the interests of amenity.

28. All mobile plant on site shall be fitted with and shall utilise a low noise warning system which complies with the Health and Safety Executives requirements relating to when all mobile plant is reversing.

Reason: In the interest of health and safety and to protect the amenities of local residents from noise disturbances.

29. Where the land is to be returned to agricultural use:-

(a) During suitable weather and ground conditions, the overburden and subsoil stored in accordance with Condition 12 of this permission shall be carefully and evenly replaced to a minimum of 0.9 metres. The subsoil layer shall be graded and ripped prior to the final cover of topsoil being replaced and any stones or other materials likely to impede subsequent cultivation shall be picked and buried to a depth of not less than one metre.

The surface shall have an even fall with natural drainage to the perimeter of the site without backfalls or ponding and the levels shall conform to those permitted, all to the satisfaction of the Mineral Planning Authority.

(b) The topsoil stored in accordance with Condition 12 of this permission shall be carefully and evenly re-spread to a minimum depth of 0.3 metres and the restored areas shall be prepared and sown as practicable with an appropriate grass seed mixture to establish a long term ley, all to the satisfaction of the Mineral Planning Authority. The topsoil quality shall conform with the relevant British Standard.

(c) In any event, no soil replacement operations should be undertaken during the months, November to March inclusive, unless otherwise agreed in writing by the Mineral Planning Authority.

Reason: In the interests of proper restoration, so as to return the land to its original agricultural quality.

30. The site shall be restored to agricultural land and areas of wildlife conservation as detailed in the letter and plan No. RMC/17/f dated 1st June 2005.

Within six months of the work hereby approved or prior to the extraction of sand and gravel a scheme detailing the phasing of restoration and a

programme of works to create areas of nature conservation use, access to these (including car parking provision) and their aftercare shall be submitted to, and approved in writing by the Mineral Planning Authority.

Reason: To safeguard the environment and visual amenities of the area

31. Before the commencement of each phase of restoration, a landscape restoration working scheme shall be submitted to and agreed in writing by the Mineral Planning Authority. The scheme shall be in accordance with principles contained in the submitted application and should include details of:

- (a) Soil movements, and contours;
- (b) The positions, species and sizes of all existing trees, shrubs and hedgerows to be retained, and the proposals for their protection throughout the operations;
- (c) The positions, species, density and initial sizes of all new trees and shrubs;
- (d) Any hard landscaping proposed; the programme of implementation of the scheme;
- (e) Footpaths suitable for use by members of the public including disabled people.
- (f) The arrangements for subsequent maintenance.

Following approval this scheme shall be implemented in accordance with the agreed scheme.

Reason: In order to secure the proposed restoration and to ensure that the scheme meets Biodiversity Targets and public access objectives.

32. Trees, shrubs and hedges planted in accordance with the approved scheme in Condition 32 shall be maintained and any plants which within 5 years of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Mineral Planning Authority.

Reason: In the interests of the amenity of the local area.

33. In the event of a cessation of winning and working of minerals prior to the achievement of the completion of the approved scheme, which in the opinion of the Mineral Planning Authority constitutes a permanent cessation within the terms of paragraph 3 of Schedule 9 of the Town and Country Planning Act 1990, a revised scheme, to include details of reclamation and aftercare, shall be submitted in writing for approval to the Mineral Planning Authority, within 6 months of the cessation of winning and working. The approved revised scheme shall be fully implemented within 1 year of the

written approval unless otherwise agreed in writing with the Mineral Planning Authority.

Reason: To enable the Mineral Planning Authority to adequately control the development and to ensure that the land is restored to a condition capable of beneficial use.

34. A topographic survey of the site must be carried out in metres AOD prior to the commencement of any development and submitted to and approved in writing by the Local Authority. A survey grid should not exceed 25m centre spacings.

Reason: To ensure that post restoration ground levels do not exceed existing which may result in loss of flood plain storage.

35. This permission shall be for a further period of 5 years from the 8 year expiration date of commencement of work on site. On the expiry of the permission or on the termination of use of the site, whichever is sooner, full restoration shall be completed with the conditions.

Reason: To ensure that the restoration of the land is achieved within a reasonable timescale and to enable the MPA to review the situation in light of altered circumstances and to comply with the requirements of Schedule 5, Part 1 of the Town and Country Planning Act 1990.

36. A topographic survey of the site must be carried out in metres AOD post restoration and submitted to and approved in writing by the Local Authority. The survey grid should not exceed 25m centre spacings.

Reason: To ensure that post restoration ground levels do not exceed existing which may result in loss of flood plain storage.

37. There shall be no excavation of material within 30m of the top of bank of any channel of the Great River Ouse, unless details, including satisfactory calculations to demonstrate that the stability of the riverbank is not compromised, are submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the stability of the riverbank is not compromised during the working of the site.

38. (a) The outline strategy for aftercare in Section 4.3 (management and aftercare) in the updated environmental statement requiring the such steps as may be necessary to bring each phase of the land reclaimed to the required standard for use as agriculture, shall be implemented in accordance with the scheme of such amended scheme as may be agreed with the Mineral Planning Authority.

(b) The aftercare scheme shall run for a period of 5 years for each phase following the completion of the restriction works in that phase.

(c) In April of each year, unless otherwise agreed with the Mineral Planning Authority, an annual aftercare meeting will be concerned between the developer and the Mineral Planning Authority to review the restoration and aftercare works undertaken and to agree the restoration and aftercare works to be undertaken during the following 12 month period.

(d) No later than November 30th of each year during the five yera aftercare period a detailed programme for aftercare of the restored land shall be submitted to the Mineral Planning Authority.

Reason: To comply with the requirements of Schedule 5 of the Town and Country Planning Act 1990. To ensure that the reclaimed land is correctly husbanded and to bring the land to the standard required agricultural and amenity use and to ensure that the aftercare provisions are revised to take account of any problems identified at the annual aftercare meeting.

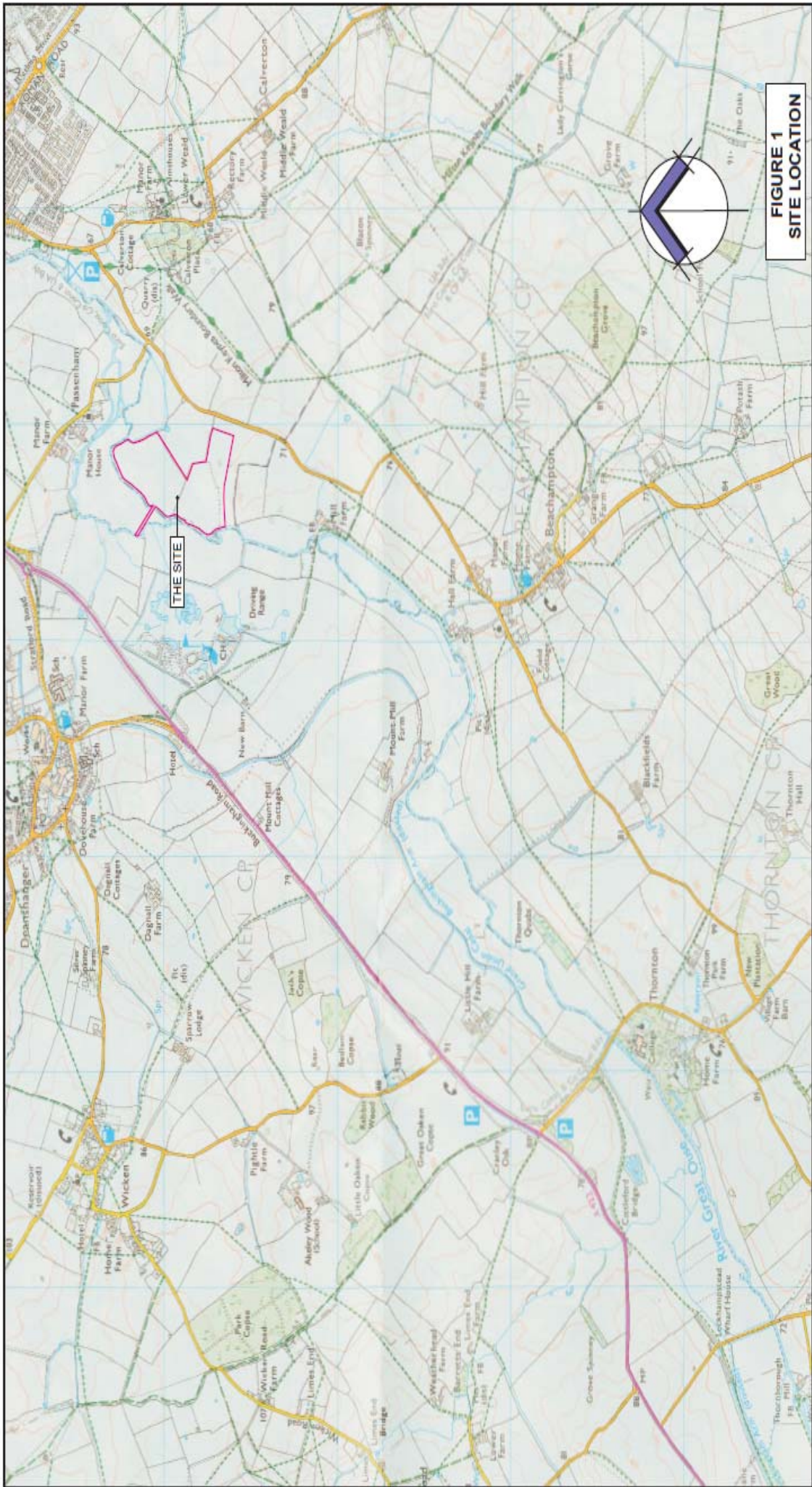
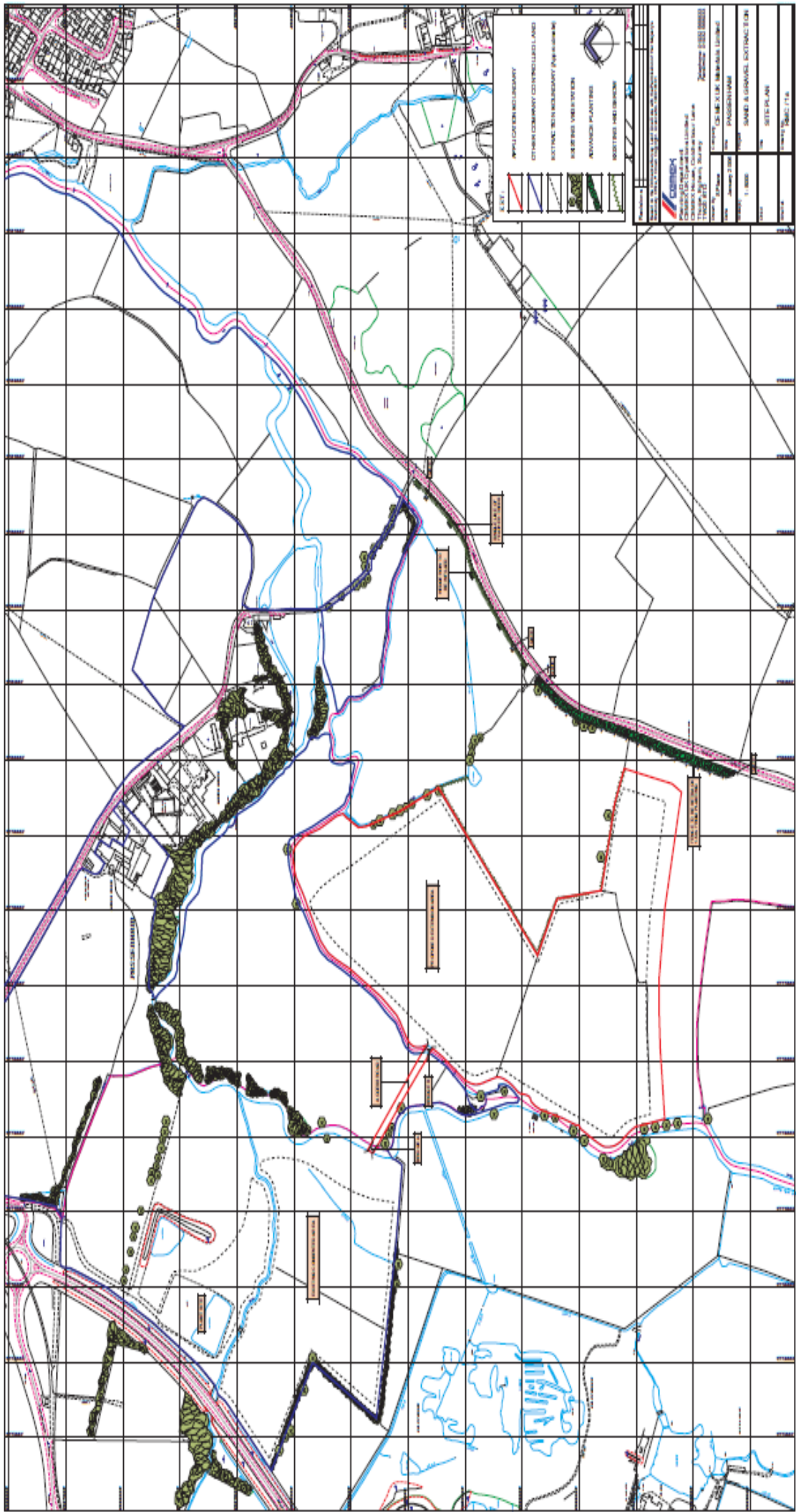


FIGURE 1
SITE LOCATION



A1.0 RELEVANT PLANNING HISTORY

(A brief outline of previous planning decisions affecting the site – this may not include every planning application relating to this site, only those that have a bearing on this particular case)

A1.1 Northamptonshire County Council Planning Application SN/03/105C

Northamptonshire County Council Planning Application SN/05/395C

Variation of Condition 2 (End Date) of Planning Permission SN/03/105C to provide for the retention of the processing plant and related facilities

AT Passenham Sand and Gravel Quarry, Passenham

Planning Permission Granted

Northamptonshire County Council Planning Application SN/05/560C

Milton Keynes Council Planning Application 02/01110/MIN

Extraction of sand and gravel as extension to Passenham sand and gravel pit, with restoration partly to agriculture (using imported inert material) and partly to landscaped lake

AT Land at Calverton, East Of Passenham Sand And Gravel Pit

Planning Permission Refused

Milton Keynes Council Planning Application 04/02194/MIN

Extraction of sand and gravel as extension to Passenham sand and gravel pit, with restoration to agriculture (using imported inert material)

Planning Permission Granted

Northamptonshire County Council Neighbouring Authority Consultation 12/00954/CONS

Neighbouring Consultation for Variation of Condition 7 (End Date) of Planning Permission SN/05/560C to provide for the retention of access roadway including bailey bridges

No Objection to Adjoining Authority Consultation

Northamptonshire County Council Neighbouring Authority Consultation 12/00955/CONS

Neighbouring Consultation for Variation of Condition 2 (End Date) of Planning Permission SN/05/395C to provide for the retention of existing processing plant and facilities in relation to adjacent sand and gravel extraction

No Objection to Adjoining Authority Consultation

A3.0 CONSULTATIONS AND REPRESENTATIONS

(Who has been consulted on the application and the responses received. The following are a brief description of the comments made. The full comments can be read via the Council's web site)

	Comments	Officer Response
A3.1	Environment Agency No objection to the extension of time. It is the responsibility of the applicant to ensure that the development will not affect any water features (ie. wells, boreholes, springs, streams or ponds) in the area, including licensed and unlicensed abstractions.	Noted.
A3.2	Conservation and Archaeology On the basis that this is to vary the time limit only and that it does not affect the extent/scope of land to be quarried, no objection is raised.	Noted.
A3.3	South Northamptonshire Council No objection subject to relevant conditions protecting residential amenity on the existing permission being re-imposed as part of any new consent.	Noted, conditions as per the previous application 04/02194/MIN are proposed as part of the current application.
A3.4	Calverton Parish Do not consider the reasons provided by the applicant for an extension of time adequate or convincing;	Noted.
A3.5	Note that the Secretary of State in allowing the previous appeal intended for minerals to be extracted in a timely manner and the land restored quickly;	Noted.

- A3.6 Do not consider that the recession has truly affected the works and that quarrying could have been prioritised in more contentious areas; Noted.
- A3.7 Consider that Policy context has changed, the need for minerals has reduced given the reduction in scale of the regional plans and consider that minerals can now be sourced from elsewhere in Northants; Noted.
- A3.8 Concern over traffic in Passenham, the Western Expansion has since been granted permission since the previous application; Noted.
- A3.9 Consider that the views of the community should be given greater weight in the light of the Localism Act 2012. Noted.

A3.10 **Local Residents**

The occupiers of the following properties were notified of the application:

Calverton Manor, Flat At Shoulder of Mutton, Rickyard Site Manor Farm, Caravan At Church Hill Barn, Church Hill Barn, Manor Farm Barns, All Saints Church, Manor Farm Cottages, Shoulder of Mutton, Calverton Cottage, Calverton Manor, Red Barn Calverton Manor, Church Cottages, The Old School House, The Old Rectory, Calverton House Cottage, Calverton House, Lower Weald To Calverton Road;

1-5 Manor Farm Barns, Lower Weald To Calverton Road;

1-3 Church Cottages, Lower Weald To Calverton Road;

12, 18-24, 26-31, 33-36 Lower Weald;

1-5 Charity Cottages, Lower Weald;

Rectory Farm, The Orchard, Lower Weald;

Causeway House, Lower Weald;

20-66 (evens) Ousebank Way, Stony Stratford;

22-34 Gorricks, Stony Stratford;

9-11 Crosshills, Stony Stratford;

26-30 (evens), 34-58 (evens), 60-76 Calverton Road, Stony Stratford;
The Old Pump House Calverton Road Stony Stratford;
56, 58, 64 and 77 Ousebank Way, Stony Stratford;
8, 34 Horsefair Green, Stony Stratford;
174 Glebe Road, Deanshanger;
26 Springfield Gardens, Deanshanger;
80, 118 London Road, Stony Stratford;
1 and 2 Manor Farm Cottages, Passenham;
Manor Farm, The Bungalow, The Manor, The Old Rectory, The Dovecote, Rectory
Cottage, Dairy Barn, Passenham
1 Mill Cottages, Passenham Mill, The Studio, Flat Stable, Coach House Cottage,
Mill Cottage, The Coach House, Passenham;
Mill Farm, Beachampton Road, Beachampton;
115 Glebe Road, Deanshanger;
2 Hayes Road, Deanshanger;
Ivy House, 4 Rutherford Gate, Shenley Lodge.

A3.11 Three letters of objection have been received noting:

How many more years do residents have to endure the noise, dust and mud from this quarry? Work is progressing so slowly that it will take more than the 5 years requested. Only half the infilling has been done on the worked area. The existing big hole would be better left as a lake rather than this long drawn out procedure. Noted.

A3.12 Concern that the quarry will become much closer to the majority of properties in Passenham than the existing works and consequently the associated noise will be much greater. Seek the proposed extraction area to be reduced so as to maintain a reasonable distance from local properties and/or for there to be measures taken to mitigate any increase in noise. Noted.

A3.13 One letter in support of the application has been received which considers it nonsense that available material for the future development of Milton Keynes be rejected on a planning nicety. In doing so this would require the importation of material from further afield, with all the associated pollution and energy costs. Consider that the residents of Calverton will be unaffected by the prolonged work. Noted.