

# MEETING OF THE DEVELOPMENT CONTROL COMMITTEE

THURSDAY 14 JUNE 2012  
7.00pm

## UPDATED REPORTS FOR ITEM 8 (a) and (b)

Dino Imbimbo, Committee Manager (Tel: 01908 252458).

E-mail: [dc-speaking-requests@Milton-keynes.gov.uk](mailto:dc-speaking-requests@Milton-keynes.gov.uk)

<http://cmis.milton-keynes.gov.uk/CmisWebPublic>

**Membership:** Chair: Councillor – White  
Councillors – Eastman, Exon, Ferrans, Hawthorn, Hopkins,  
Kennedy, Legg, McLean and Middleton.

Agenda can be accessed at: <http://cmis.milton-keynes.gov.uk/cmiswebpublic/>



## ITEM 8 (a)

Application Number: 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**

**AT Passenham Quarry, Buckingham Road**

**FOR Cemex UK Operations Ltd**

**Ward:** Stony Stratford

**Parish:** Stony Stratford Town Council

**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 The Proposal

Milton Keynes Council has been consulted by Northamptonshire County Council regarding a variation to condition to a Mineral Extraction site at Passenham Quarry, allowing for the provision for the retention of access

roadway including bailey bridges for a further period of five years for extraction of sand and gravel.

1.7 It is worth noting that the access, bailey bridges and plant works are located outside of the Milton Keynes area, with the extraction area located within the Milton Keynes area.

1.8 The current application made to Northamptonshire County Council seeks to vary Condition 7 of Planning Permission SN/05/560C which read:

'The development hereby permitted shall cease on or before the 31<sup>st</sup> May 2012.'

It is proposed that the condition be varied to read:

'The development hereby permitted shall cease on or before the 31<sup>st</sup> May 2017.'

1.9 Milton Keynes Council, as neighbouring Authority has been consulted as part of the current application.

## **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. Whether there are any objections to the development which would justify refusal of the applications
  2. Compliance of the proposal in line with the 'saved' policies within the Milton Keynes adopted Minerals Local Plan and Local Plan;
  3. 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 No Objection is raised to the Consultation received from Northamptonshire County Council Neighbouring Consultation for the Variation of Condition 7 (End Date) of Planning Permission SN/05/560C to provide for the retention of access roadway including bailey bridges, subject to those conditions imposed as part of the original permission, with Condition 7 now reading 'The development hereby permitted shall cease on or before 31<sup>st</sup> May 2017.'

### **5.0 CONSIDERATIONS**

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

#### **5.1 Highway, Environmental, Amenity**

The haul road and bailey bridges are currently located outside of the Milton Keynes area, albeit immediately adjacent to it, and are used to transport minerals from the extension area to the processing plant using dump trucks, and for the importation of inert waste in HGV lorries.

- 5.2. Access to the existing site is gained from Passenham Lane via the A422 Deanshanger roundabout which provides a direct link to the principal road network. There are no objections raised to the continued use of the access in highway safety terms and a specific agreement was previously reached with Northamptonshire County Council whereby no minerals traffic should travel along Passenham Lane and enter the settlement of Passenham itself. Any traffic amenity impacts are therefore considered to be minimal, and it is considered that the traffic likely to be generated will not have a significant impact on the local or strategic road network. Further, as a result of the current recession and the reduction in house building, it is considered that the number of vehicular movements into and from the site have reduced, thereby reducing both noise and disturbance to neighbouring properties.
- 5.3 The haul road extension is formed over restored land on the existing quarry site and then across an area of flat open agricultural land, which is excluded from the minerals application or consent areas for a distance of about 150 metres to the bailey bridge crossing point into Milton Keynes. It is considered that this will only have a marginal impact on the local landscape. The

retention of the haulage road and bailey bridges for a further period of five years is not therefore considered to have a significant impact upon the local landscape as a result of its continued use.

- 5.4 The Highway Engineer, Milton Keynes Development Management, notes that the site does not take access to/from a highway within the Milton Keynes Council area. As such, the Highway Engineer does not envisage any significant impact on traffic levels in Milton Keynes from an extension of time or any impact on development within the Western Expansion area which received Outline Planning Permission in 2007. The proposal is therefore considered to comply with Policies D1 (1) and T10 of the adopted Milton Keynes Local Plan.

#### 5.5 **Minerals Local Plan**

Policy MLP7 notes that 'Planning Permission will be granted for mineral development providing that: (c) There is safe and convenient road access available or can be created and the local highway network can satisfactorily accommodate the traffic generated by the proposal, and the proposal includes arrangements to avoid the carriage of mud or other material onto the public highway and routing proposals to minimise the impact of lorries away from residential and other sensitive areas.' Reference is also made to Policy MLP13 which notes the necessity for a Transport Assessment (TA). In the current instance, it is considered that the highway access is proposed to be maintained as existing with appropriate routing measures in place. Conditions also exist for details with regard to wheel cleansing. As a result of permission having previously granted and in the absence of any significant changes in alternative transport methods, the proposal is considered acceptable in this respect.

#### 5.6 **National Planning Policy Framework**

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, via the existing haulage road and bailey bridges, that this would be required in the future at some point, following reinstatement of the land which would not be a sustainable approach.

#### 5.7 **CONCLUSION**

The proposed extension of Condition 7 of Planning Permission SN/05/560C to provide for the retention of access roadway including bailey bridges is

considered to be in line with Local and National Planning Policy. It is considered that in allowing an extension of time for the retention of the haul road and bailey bridges that there will be no undue impact on the amenities of neighbouring properties and the locality and highway safety.

## **6.0 CONDITIONS**

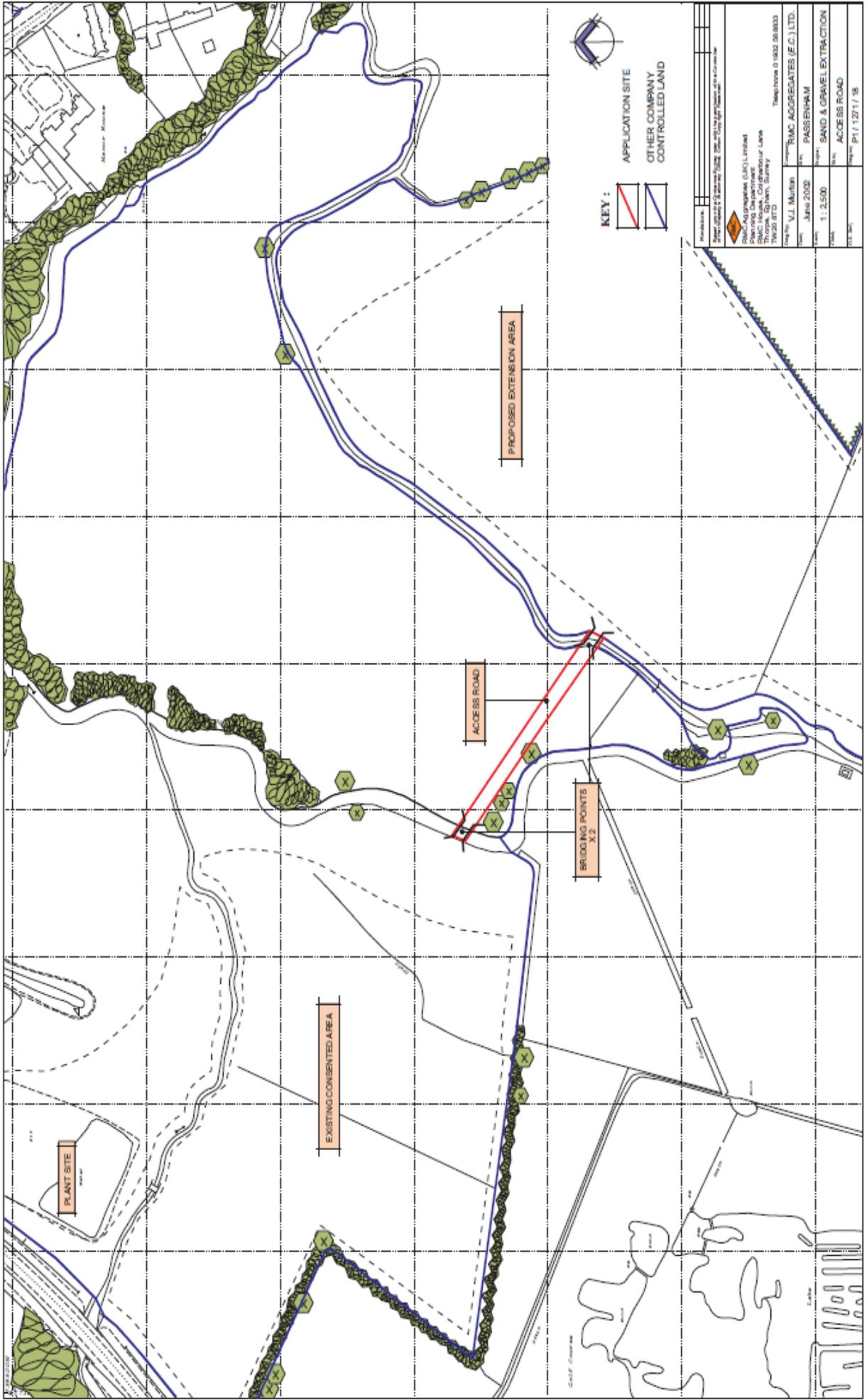
*(The conditions that need to be imposed on any planning permission for this development to ensure that the development is satisfactory. To meet legal requirements all conditions must be Necessary, Relevant, Enforceable, Precise and Reasonable )*

As permission is sought to vary the condition relating to the end date, all other outstanding conditions associated with the application to which the condition for extension to time for haul road and bailey bridge forms are proposed to remain as part of Planning Application ref.: SN/05/560C, including:

1. Commencement of works;
2. Suppression of dust;
3. Noise;
4. Restrictive hours for use of access road;
5. Formation of access roadway;
6. Re-use of topsoil of access roadway;
7. Restoration.







## **Appendix to 12/00955/CONS**

### **1.0 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)*

#### **1.1 Northamptonshire County Council Planning Application SN/88/1225C**

AT Passenham Sand and Gravel Quarry, Passenham

Planning Permission Refused, Part Dismissed at Appeal, Allowing the western section of the proposal

#### **Northamptonshire County Council Planning Application SN/91/482C**

AT Passenham Sand and Gravel Quarry, Passenham

Permitted in accordance with particulars noted by the Inspector as part of Planning Ref.: SN/88/1225C

#### **Northamptonshire County Council Planning Application SN/97/227C**

Extend the commencement and end date for a period of 5 years

AT Passenham Sand and Gravel Quarry, Passenham

Planning Permission Refused

#### **Northamptonshire County Council Planning Application SN/02/956C**

Planning Permission granted to extend the life of the existing quarrying operations until 31<sup>st</sup> May 2013

AT Passenham Sand and Gravel Quarry, Passenham

Planning Permission Refused

#### **Northamptonshire County Council Planning Application SN/06/961C**

AT Passenham Sand and Gravel Quarry, Passenham

#### **Northamptonshire County Council Planning Application SN/03/105C**

Extend the life of the existing quarrying operations until 31<sup>st</sup> May 2006

AT Passenham Sand and Gravel Quarry, Passenham

Planning Permission granted to extend the life of the existing quarrying operations until 31<sup>st</sup> May 2006.

#### **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**

Formation of Access Roadway (including 2 Bailey Bridges)

AT Passenham Sand and Gravel Quarry, Passenham

Planning Permission Granted

#### **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 Passenham Sand and Gravel Quarry, Passenham  
 Planning Permission Refused, Dismissed at Appeal

**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)  
 AT Passenham Sand and Gravel Quarry, Passenham  
 Planning Permission Granted

**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  
 AT Passenham Sand and Gravel Quarry, Passenham  
 Pending Consideration

**Milton Keynes Council Planning Application 12/00786/MIN**

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 Passenham Sand and Gravel Quarry, Passenham  
 Planning Permission Pending Consideration

**2.0 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)*

2.1 No comments have been received from Environmental Health, English Heritage, Beds. and Bucks. Wildlife Trust and Stony Stratford Town Council still awaited. Three public representations have also been received which primarily relate to planning application ref.: 12/00786/MIN.

	<b>Comments</b>	<b>Officer Response</b>	<b>Policy Reference</b>
2.2	<b>Highway Management</b> <b>Development</b>	Noted.	MKLP D1 (i), T10
	No objection.		
2.3	<b>Calverton Parish Council</b>	Noted.	
	Object to the extension of time limit, stating :		
2.3.1	1. The reasons given by the applicant are not convincing or adequate;	Noted.	

2.3.2	2. Note that permission was previously granted in order to allow for the efficient extraction of minerals and restoration of land;	Noted.	
2.3.3	3. Not convinced by the impact of the recession;	Noted.	
2.3.4	4. Note that the most contentious part of the extraction has been left until later stages;	Noted.	
2.3.5	5. Consider that the planning policy context has changed significantly;	Para. 5.5 and 5.6	
2.3.6	6. Consider that if there has been a reduction in demand that perhaps minerals could be extracted elsewhere with reduced impact;	Noted.	
2.3.7	7. Impact upon traffic, particularly as a result of the Western Expansion Area approval;	Para's. 5.1-5.6	MKLP D1 (i), T10 MLP7
2.3.8	8. Localism Act 2012.	Noted.	
2.4	<b>Environment Agency</b>	Noted.	
	No objection.		



## ITEM 8 (b)

Application Number: 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**

**AT Passenham Quarry, Buckingham Road**

**FOR Cemex UK Operations Ltd**

**Ward:** Stony Stratford

**Parish:** Stony Stratford Town Council

**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 The Proposal

Milton Keynes Council has been consulted by Northamptonshire County Council regarding a variation to condition to a Mineral Extraction site at Passenham Quarry, allowing for a further period of five years for extraction of

sand and gravel.

1.7 It is worth noting that the access, bailey bridges and plant works are located outside of the Milton Keynes area, with the extraction area located within the Milton Keynes area. In the current case however, the processing plant and extraction site cannot be divorced from one another with the processing plant relying upon the extraction site to fulfil its purpose.

1.8 The current application made to Northamptonshire County Council seeks to vary Condition 2 of Planning Permission SN/05/395C which read:

'The development hereby permitted shall cease not later than 31<sup>st</sup> May 2012 and the land restored or reinstated forthwith in accordance with details approved by the Mineral Planning Authority. If within this period the working of minerals ceases for a period in excess of nine months or the use is discontinued for a likely period, the condition of this permission relating to restoration, rehabilitation and aftercare shall be carried out forthwith.'

It is proposed that the condition be varied to read:

'The development hereby permitted shall cease not later than 31<sup>st</sup> May 2017 and the land restored or reinstated forthwith in accordance with details approved by the Mineral Planning Authority. If within this period the working of minerals ceases for a period in excess of nine months or the use is discontinued for a likely period, the condition of this permission relating to restoration, rehabilitation and aftercare shall be carried out forthwith.'

1.9 Milton Keynes Council, as neighbouring Authority has been consulted as part of the current application.

## **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;
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### **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. Whether there are any environmental or amenity objections to the development which would justify refusal of the applications;
  2. Compliance of the proposal in line with the 'saved' policies within the Milton Keynes adopted Minerals Local Plan and Local Plan;
  3. 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 No Objection is raised to the Consultation received from Northamptonshire County Council Neighbouring Consultation for the 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 subject to those conditions imposed as part of the original permission, with Condition 2 now reading 'The development hereby permitted shall cease not later than 31<sup>st</sup> May 2017 and the land restored or reinstated forthwith in accordance with details approved by the Mineral Planning Authority. If within this period the working of minerals ceases for a period in excess of nine months or the use is discontinued for a likely period, the condition of this permission relating to restoration, rehabilitation and aftercare shall be carried out forthwith.'

### **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 are currently located outside of the Milton Keynes area, albeit immediately adjacent to it with the extraction taking place within the Milton Keynes area, transported via a haulage road and bailey bridges to be processed.

The determination of the processing plant within the remit of Northamptonshire County Council is a significant material consideration and the outcome of the extension to time limit would be an important consideration for Milton Keynes Council in the determination of its own determination of the extraction site.

## 5.2. **Environmental, Amenity**

The existing quarry at Passenham is located close to the A422 Stony Stratford - Buckingham Road. The processing plant, materials stockpiles and silt lagoons are visible from the adjacent highway within Northamptonshire County Council. The wheel wash associated with the site is located close to the site entrance and is largely screened by the adjacent hedgerow. This is considered to be an appropriate location for the plant site and it is not considered to have an adverse visual impact to local residents or significant landscape impact in the wider Great Ouse Valley.

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.

In respect of the processing and plant equipment when viewed from Milton Keynes and road users, this is not considered to be significant given the use as a mineral extraction site and is not considered to be a justified reason to refuse the application for retention of the plant site. 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.

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.

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.

## 5.3 **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.

- 5.3.1 It is noted that in 2006/7 Milton Keynes has 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.
- 5.3.2 The NPPF notes a presumption in favour of sustainable development including economic, social and environmental dimensions.
- 5.3.3 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.
- 5.3.4 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.

## 5.4 **CONCLUSION**

The proposed extension of Condition 2 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 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.

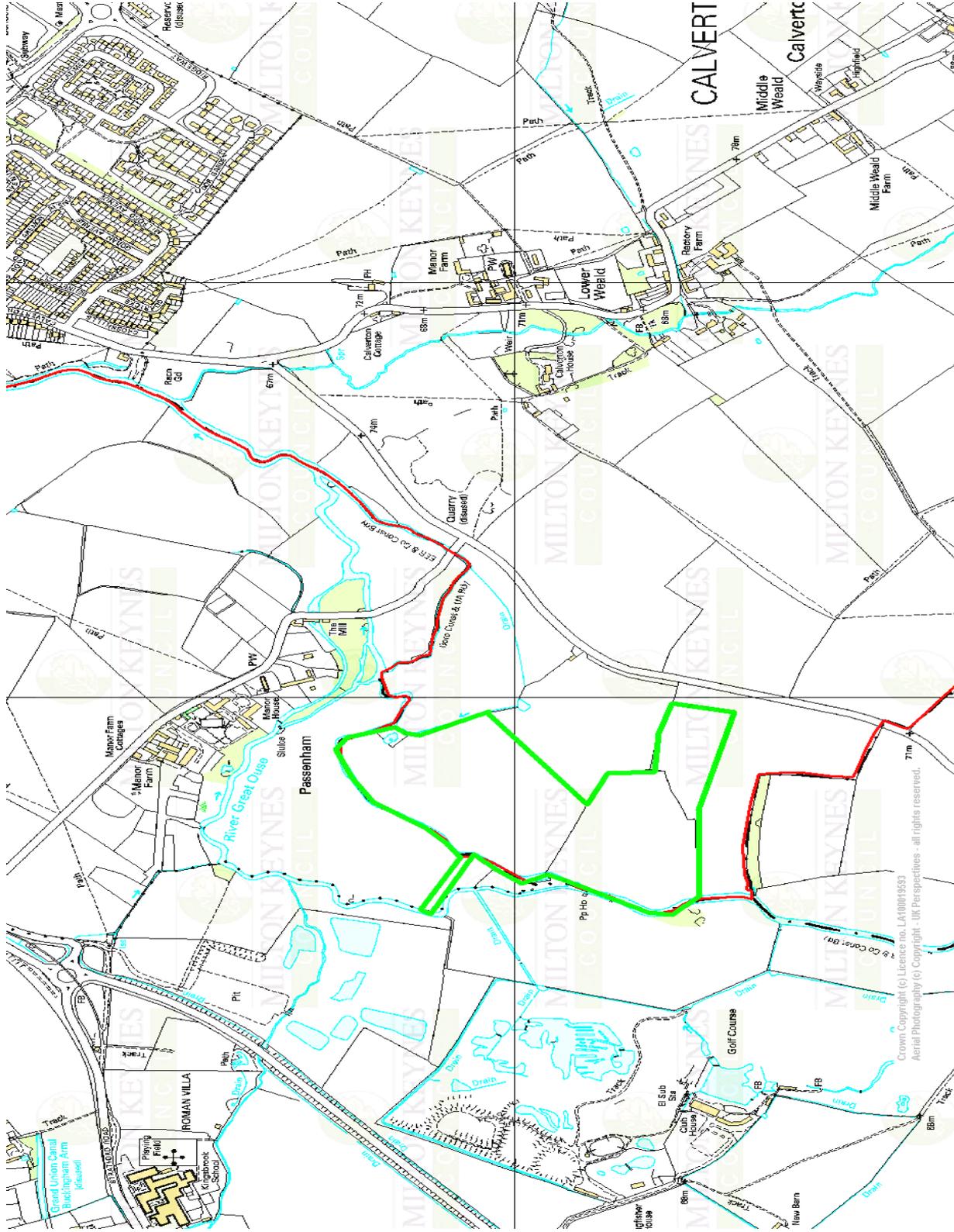
## 6.0 **CONDITIONS**

*(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 )*

As permission is sought to vary the condition relating to the end date, all other outstanding conditions associated with the application to which the condition for extension to time for haul road and bailey bridge forms are proposed to remain as part of Planning Application ref.: SN/05/395C, including:

1. Commencement of works;

2. Access via Passenham Lane only;
3. Removal of haul road within 3 months of completion of works on-site;
4. Wheel cleansing;
5. Operational hours;
6. Type of mineral extraction;
7. Restriction on materials to be tipped;
8. Disposal of waste;
9. Re-use of top soil;
10. No stockpiling;
11. Mineral extraction and tipping in accordance with working plan;
12. Dust management;
13. Noise control;
14. Plant equipment silencers;
15. No audible alarm fitted to moving equipment;
16. Rubber lining of plants feed hopper as previously approved;
17. Plan buildings located in accordance with submitted details;
18. Building/Plant/Fixed machinery finished in materials to be approved;
19. Removal of Class A of Part 19 of Schedule 2 of Permitted Development Rights (plant or machinery equipment);
20. Removal of fixed and mobile buildings;
21. Restoration;
22. Landscaping;
23. Progressive landscaping works;
24. Replacement trees;
25. Aftercare.



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**2.0 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)*

- 2.1 No comments have been received from Environmental Health, English Heritage, Beds. and Bucks. Wildlife Trust and Stony Stratford Town Council still awaited. Three public representations have also been received which primarily relate to planning application ref.: 12/00786/MIN.

	<b>Comments</b>	<b>Officer Response</b>	<b>Policy Reference</b>
2.2	<b>Conservation Officer</b>  No objection.	Noted.	MKLP HE1, HE5 and HE6, NPPF
2.3	<b>Calverton Parish Council</b>  Object to the extension of time limit, stating :	Noted.	
2.3.1	1. The reasons given by the applicant are not convincing or adequate;	Noted.	

2.3.2	2. Note that permission was previously granted in order to allow for the efficient extraction of minerals and restoration of land;	Noted.	
2.3.3	3. Not convinced by the impact of the recession;	Noted.	
2.3.4	4. Note that the most contentious part of the extraction has been left until later stages;	Noted.	
2.3.5	5. Consider that the planning policy context has changed significantly;	Para. 5.3	
2.3.6	6. Consider that if there has been a reduction in demand that perhaps minerals could be extracted elsewhere with reduced impact;	Noted.	
2.3.7	7. Impact upon traffic, particularly as a result of the Western Expansion Area approval;	Noted.	MKLP D1 (i), T10 MLP7
2.3.8	8. Localism Act 2012.	Noted.	
2.4	<b>Environment Agency</b>  No objection.	Noted.	