

**Application Ref:** 13/00432/WCMM

**Proposal:** Variation of condition C11 of planning permission 12/01544/WCMM dated 25/01/2013 - to amend operating hours

**Site:** Cooks Hole, Leicester Road, Thornhaugh, Peterborough

**Applicant:** Mr Mick George  
Mick George Ltd

**Agent:**

**Referred by:** Wansford Parish Council

**Reason:** Unacceptable amenity disturbance to local residents and inadequate noise assessment.

**Site visit:** 31.05.2013

**Case officer:** Mr A O Jones

**Telephone No.** 01733 454440

**E-Mail:** alan.jones@peterborough.gov.uk

**Recommendation:** **GRANT** subject to relevant conditions

## **1 Description of the site and surroundings and Summary of the proposal**

### **Site Description**

The application site is broadly rectangular and extends to some 54.4 hectares of which 39.5 hectares is proposed to be worked. The site is located about 1.7 km west of the A1 at Wansford. Thornhaugh village lies about 1 km to the northeast and Wittering 1.7 km to the north. The cluster of residential properties at Home Farm (about 10 residences) lies about 400m to the north and several other isolated farm houses and residences lie within a few hundred metres of the site, notably Oaks Wood Cottage, 300 metres to the north beyond the A47, Nightingale Farm about 325 metres to the South and Sibberton Lodge, about 500 metres to the east of the site beyond the A47.

The northwest site boundary adjoins Thornhaugh I quarry (an active quarry being restored by landfill with access off the A47). The northeast boundary adjoins the A47 Leicester Road and the southern boundary adjoins the active Thornhaugh II quarry and agricultural land comprising Nightingale Farm. The west boundary is defined by a restrictive byway and the edge of Bedford Purlieus National Nature Reserve (which is a Site of Special Scientific Interest).

Thornhaugh Beck rises to the west of Bedford Purlieus, flows eastwards through the site before joining the White Water Brook, a tributary of the River Nene). Although parts of the site have been worked previously for ironstone extraction the land generally slopes down, as to be expected towards the stream valley running west to east through the site.

Central to the site is Cook's Hole Farmhouse, an abandoned stone farmhouse and associated barn and outbuildings. The farmhouse has recently been grade II listed and so the associated buildings are also listed by way of being curtilage buildings. The property is uninhabitable without extensive restoration works.

The site is traversed by various Public Rights of Way.

The site comprises an area historically worked for Ironstone from the 1950s which benefits from a Renewal of and old Minerals Permission - RMP (i.e. an historic planning permission which has been reviewed and updated with appropriate conditions) and a new permission for an area of previously un-worked mineral. The two permissions (03/01171/RMP and 10/01441/MMFUL) are to

all intents and purposes identical and were granted in April 2011. The two permissions have subsequently been superseded by the current operator who wished to work the site according to a different phasing plan - including a re-design of the site layout and re-positioning of the weighbridge - resulting in permission reference 12/01544/WCMM and 12/01545/WCMM taking precedence, and complemented by permission 12/01266/WCMM for the siting of a weighbridge and site office.

Additionally, the site benefits from a further permission for the wheelwash facility and means of access from the A47 through the Thornhaugh I site (permission reference 10/01442/MMFUL).

### **Proposal**

The proposal is to vary condition 11 (of both permission 12/01544/WCMM and 12/01545/WCMM) to amend the hours of operation. The proposal is to extend site operational working hours during weekdays from;

0700 - 1700 hours

to;

0600 - 1800 hours

with the additional hour in the mornings being for the exiting of Heavy Goods Vehicles only and that no other activities will take place during this period.

The extension of operational hours in the evening would enable the lorries to be loaded ready for exit between 0600 and 0700 in the morning. It is not proposed to restrict what activity can happen on the site during the additional evening hour.

## **2 Planning History**

<b>Reference</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date</b>
12/01544/WCMM	Variation of condition C1 of Planning Permission 03/01171/RMP - Application for the determination of updated planning conditions	Application Permitted	25/01/2013
12/01545/WCMM	Variation of condition C2 of Planning Permission 10/01441/MMFUL - Extension of quarry area for the winning and working of minerals (limestone, sand and ironstone)	Application Permitted	25/01/2013
12/01266/MMFUL	Proposed relocation of site offices and weighbridge	Application Permitted	25/01/2013
10/01442/MMFUL	Construction of alternative means of access and wheelwash facility	Application Permitted	27/04/2011
10/01440/MMFUL	Installation of a weighbridge, weighbridge and site offices, mess room, fuel store, equipment store, processing plant, sub-station and other ancillary facilities	Application Permitted	27/04/2011
10/01441/MMFUL	Extension of quarry area for the winning and working of minerals (limestone, sand and ironstone)	Application Permitted	27/04/2011
03/01171/RMP	Application for the determination of updated planning conditions	Application Permitted	27/04/2011

## **3 Planning Policy**

Decisions must be taken in accordance with the development plan policies below, unless material considerations indicate otherwise.

## **National Planning Policy Framework (2012)**

### **Section 13 - Unacceptable Adverse Impacts**

Should be avoided on the natural and historic environment, human health and aviation safety. The cumulative effect of multiple impacts from individual sites and/or from a number of sites in a locality must be taken into account.

### **Section 13 - Noise, Dust and Particle Emissions**

Including any blasting vibrations must be controlled, mitigated or removed at source. Noise limits for extraction in proximity to noise sensitive properties should be established.

## **Cambridgeshire & Peterborough Mineral and Waste Core Strategy DPD (2011)**

### **MW34 - Protecting Surrounding Uses**

Mineral and waste management development will only be permitted where it can be demonstrated (with mitigation where necessary) there is no significant harm to the environment, human health or safety, existing or proposed neighbouring land uses, visual intrusion or loss of residential/other amenity.

### **MW32 - Traffic and Highways**

Minerals and Waste development will only be permitted where it meets the criteria set out in this policy.

## **Peterborough Planning Policies DPD (2012)**

### **PP01 - Presumption in Favour of Sustainable Development**

Applications which accord with policies in the Local Plan and other Development Plan Documents will be approved unless material considerations indicate otherwise. Where there are no relevant policies, the Council will grant permission unless material considerations indicate otherwise.

## **4 Consultations/Representations**

### **Pollution Team (18.04.13)**

Normal working hours are identified as 07:00 - 19:00 (Technical Guidance to the NPPF March 2012). Additionally Code of Practice (for open sites) advises that haulage vehicles will not arrive or leave the site between 19:00 and 07:00. Noise level predictions have been averaged over a 1 hour period, and the 'noise character' of HGVs entering and leaving the site may result in complaints - and will be different to the character of noise from free flowing traffic along the A47. However, permitting an earlier start than 07:00 may be considered acceptable given the location of the site, though this should be subject to a temporary period to fully evaluate potential impacts.

### **Transport & Engineering Services (15.04.13)**

No objections on the basis that there are no additional traffic movements, and that the proposed extended hours are outside the network peak.

### **Wildlife Officer (23.04.13)**

No objections.

### **Landscape Architect (Enterprise) (29.04.13)**

No affect on landscape matters.

### **Natural England - Consultation Service (16.04.13)**

No objections. Proximate SSSI's do not represent a constraint in determining this application.

**Defence Infrastructure Organisation (MOD - Statutory) (16.04.13)**

No objections. No safeguarding concerns.

**East Northamptonshire Council (23.04.13)**

No objection to the proposal in principle.

**Thornhaugh Parish Council (16.05.13)**

Object on the grounds of setting a precedent for all quarries in the immediate vicinity and - specifically in the morning - for negative impact on residential sleeping hours when background noise is low.

**Ramblers (Central Office) (10.04.13)**

No objections subject to rights of way not being obstructed or impeded.

**Highways Agency - Zones 6, 8 & 13 (22.04.13)**

No objections on the basis that supporting statements indicate no increase in vehicle movements will result from amending operating hours.

**Wansford Parish Council (14.05.13)**

Object on the grounds of unacceptable amenity disturbance to local residents and inadequate noise assessment (i.e. only a 'non-technical summary' has been provided and so the findings cannot be verified). However, the proposal may be acceptable if; prior to 07:00 only pre-loaded trucks were to leave site without reversing, and if trucks returning to site after 17:00 were to be parked up without reversing.

**Local Residents/Interested Parties**

Initial consultations: 18

Total number of responses: 3

Total number of objections: 3

Total number in support: 0

\* No objection subject to recommendation for 6 month temporary permission to ascertain nature of impacts.

Objections are based on;

- \* The application will impact on the Thornhaugh I site which has weekday restrictions to operating between 07:00 – 18:00 hours Mondays to Fridays and the proposal would be in conflict with this.
- \* Incremental increases in operating hours would be to the detriment of local residents and would not respect the difference between work time and resident's home time.
- \* Applicant states that 06:00 – 07:00 is better for lorries to be leaving the site because there is less traffic on the road – the reason there is less traffic is because working prior to 07:00 is not normally accepted as working hours.
- \* There is considerably less background noise before 07:00 and the noise of lorries accelerating away from the site will stand out even more.
- \* 15 HGV movements prior to 07:00 would represent 30% of the anticipated 50 lorry movements (50 per day), representing a significant change to the permitted operation of the site.
- \* Allowing for additional operating hours should impact on the method of working the site – and it is not clear why the consent would still need to be for 30 years if this is the case.
- \* Thornhaugh I has operated successfully within the same consented hours and it's not clear why Cook's Hole would require to be treated differently.
- \* The variation of one condition – such as operating hours – will impact on other aspects of the approved operations and it is not appropriate to consider a single variation which will be to the detriment of local amenity without considering the whole application.

- \* The permitted operating hours for Thornhaugh I were subject to significant debate to reach agreement with local residents. The long term nature of the sites requires long term continuity of decision making and to allow a change would be invidious.
- \* There is no advantage to anyone bar the operator from the application which is detrimental to local residents.
- \* The noise assessment refers to Home Farm House – as this is not the nearest dwelling there is an estimated additional 3dB noise level to consider.
- \* A 20% increase to quarry activity time will impact on residents when many would expect to be in bed.
- \* No accident data has been provided to corroborate the ‘safety issues’ raised by the applicant (as one of the reasons for requesting using the access outside of peak network hours).
- \* The site access ‘safety issues’ would support a move to using the Thornhaugh II access.
- \* Changes to the extant permission will encourage the continued use of the Thornhaugh I site access for operations at Cook’s Hole.

## **5 Assessment of the planning issues**

The main considerations are;

- a) Highway Safety and traffic flows
- b) Noise impacts on residential occupiers
- c) Other issues

### **(a) Highway safety and traffic flows**

The recently approved planning permissions 12/01544/WCMM and 12/01545/WCMM benefit from modern, updated and appropriate conditions which accurately reflect the previously approved schemes and discharged conditions. The proposal is only to change the operating hours and does not involve any additional changes to the previously approved scheme; e.g. although there will be up to 15 HGV’s exiting the site between 0600 and 0700 hours there is no overall change to the approved traffic movements (see Environmental Statement – Volume 3 – Appendix H – Transportation; Table H7.1 which states there will be about of 50 HGV arrivals per day (i.e. a total of 100 two-way HGV movements) and thus no further changes to the operation of the development such as the timing of extraction and restoration phasing).

The proposal is Environmental Impact Assessment (EIA) development and the applicant has stated that the proposal does not require any additional updating of the Environmental Statement than was submitted with the application. Respondents have raised concerns relating to the references to ‘site safety’ in the application; these are conjecture on the part of the applicant that it is safer for HGV’s to join the carriageway when it is less busy and no objections have been raised by the Highways Agency or the Local Highways Authority.

There are no specific conditions attached to the current permissions which restrict the number of lorry movements in and out of the site. There is a condition which requires compliance with the approved Environmental Assessment.

Neither the Local Highway Authority nor the Highways Agency raise any objections to the proposed extension of the operating hours. Given that this is the case and the proposal is not in conflict with policy CS32 (traffic and highways) of the Minerals and Waste Core Strategy, the proposal is acceptable with regard to impacts upon the highway.

### **b) Noise impacts on residential occupiers**

The proposal is accompanied by a Noise Assessment which states that operations during the amended hours will not impact on the approved noise limits set for the operations – and that the early morning activity (from 0600 – 0700 hours) will be within the noise limits set in the National

The Environment and Pollution Control Officer (EPCO) advised that best practice guidance advises that haulage vehicles should not arrive at or leave sites between 1900 and 0700 hours (i.e. overnight). Notwithstanding that this guidance pre-dates the NPPF Technical Guidance by 3 years, proposed operations are calculated as falling within the noise limits within the NPPF for outside normal working hours. The EPCO advises that the character of noise may result in complaint in this instance whereby the disturbance at this hour of the day may be unacceptable. Any disturbance is likely to be tempered by the existing traffic levels along the A47 at this time of day which are approximately 7 vehicles per minute;

Hour beginning	2010	2012
0600	424	437

(extract from ES-Volume 3 Table H41 A47 Base Flows)

Thornhaugh and Wansford Parish Councils have both raised objections and have reservations about the suitability of the proposal, as do 3 individual respondents. The operating hours of Thornhaugh I landfill – which shares the entrance – do not allow for operations between 0600 – 0700 hours and there is a concern that should permission be granted for the Cook’s Hole site then there would be nothing stopping the Thornhaugh I site from also seeking to operate at this time; however that does not form a part of this proposal and should such a proposal arise it would have to be considered on its own merits. It must be noted (and is a material consideration) that the planning permission granted under 12/00463/MMFUL for Thornhaugh 1 landfill site allows for traffic to enter and leave the site up to 1800 in the afternoon/evening.

Parish Council and resident concerns are centred on the negative amenity impacts particularly in the early mornings. Concerns range from the inadequacy of the Noise Assessment to the unacceptable disturbance to residents sleeping time during what is considered to be ‘resident’s home time’. Noise impacts are subjective and as such will affect different people in different ways. The EPCO has stated that noise level predictions being averaged over a one hour period does not give a full understanding of the potential for the character of noise character to be a disturbance, and the character of the noise may give rise to complaint. The applicant has applied for the extended opening hour in the morning to enable lorries to leave the site only. There are no proposals to commence extraction during this hour and this would be conditioned out if this application is approved.

Objections have been received alleging noise nuisance from lorries currently using the entrance outside the permitted hours. The applicant takes a contrary view and the submitted noise report states that the proposal will be able to conform to current noise limit conditions. It was therefore decided by officers to undertake site monitoring to gain a first hand impression of what the area is like in terms of traffic and general noise during the proposed extended hours.

The site was monitored by the Minerals and Waste Planning Officers between 1700 – 1800 hours on 3, 4 and 6 June, and between 0600 – 0700 hours on 4, 5 and 6 June, from the entrance to the Home Farm hamlet. The purpose of this monitoring was to gauge the likely impact of the proposed extension of operating hours at Cook’s Hole taking into account the likely disturbance caused by traffic and any other noise. It must be noted that this monitoring only involved observations of planning officers at these hours and does not include noise monitoring with specialised equipment. There were no unauthorised HGV movements associated with the Cook’s Hole site during the periods of observation. Overall traffic levels on the A47 were noted as being almost continuous (which broadly accords with the findings of the Transport Assessment), with approximately 100 HGV movements along the A47 in either direction in the morning period. There were only 20 – 30 second gaps or periods of relief in traffic noise (from lorries and cars using the A47) during the periods of monitoring. There is no reason to believe that the amount and character of traffic noted at the monitoring visits is out of the ordinary.

With regard to potential noise issues the officer conclusions are as follows;

- \* The A47 is very busy both in the evening between 1700 to 1800 hours and in the morning between 0600 to 0700 hours to a degree that disturbance from vehicles entering or leaving the site is unlikely because all of the potentially affected residences are situated on the other side of the A47 to the site and site entrance
- \* Thornhaugh 1 has permission to operate during 1700 to 1800 from the same entrance
- \* There is a noise limit condition which requires that maximum noise limits at the nearest noise sensitive properties are not exceeded by noise emanating from the site. This condition will remain to be complied with. We cannot control noise emanating from the A47 itself.

However, the points raised by the EPCO are noted and as such it is recommended that should permission be granted it should include a condition which limits the additional 0600 to 0700 hour to a temporary period of a year to enable any noise complaints to be monitored.

### **(c) Other issues**

Increasing operational hours is likely to require additional external lighting to enable the safe operation of the site during winter working hours in particular. The main site (i.e. that subject to permission 12/01544/WCMM and 12/01545/WCMM) is subject to constraints on the type of lighting which can be used, and the specific permission relating to the site offices and weighbridge has a pre-commencement condition requiring a scheme of lighting to be submitted and approved in writing; such a scheme has not been submitted, and no lighting has been erected in the vicinity of the weighbridge. Should permission for extended hours be granted then in all likelihood external lighting would be required for this area (enforcement action has not been required on the basis that the lack of lighting has not caused a nuisance). Lighting can therefore be dealt with under the existing conditions which would be re-imposed on any permission granted.

Respondents have also questioned whether changes to the extant permission will encourage the continued use of the Thornhaugh I site access for operations at Cook's Hole, and the damage to community relations through alterations to previous decisions; whilst there is sympathy for these points of view each application must be judged on its merits and these points are not material to the decision.

## **6 Conclusions**

Although the proposal is not necessarily in conflict with the NPPF, Cambridgeshire and Peterborough Minerals and Waste Core Strategy policy CS34 – Protecting Surrounding Uses requires that permission will only be granted where it can be demonstrated that there will be no significant harm to residential amenity. It is not considered that the additional hour of operation in the evenings and the additional hour in the mornings for lorries to exit the site will result in “significant harm to residential amenity” due the considerable amount of traffic using the A47 during these hours. However, in order to ensure that should complaints be received about any additional impacts of the increased hour in the morning, it is considered appropriate to recommend that the application be granted to extend the hours (as applied for) but add a further condition which would allow the lorries to exit the site during the additional morning hour for a temporary period only. A reasonable period will be for one year. It must be pointed out that the developer will still need to ensure compliance with the noise level condition applicable to the nearest noise sensitive properties (condition 5) with regard to noise emanating from the site.

## **7 Recommendation**

The Head of Planning, Transport and Engineering Services recommends that planning permission is **GRANTED** subject to the following conditions:

C 1 The development hereby approved shall be carried out in accordance with the details set out in the application Supporting Statement dated 29th September 2010, the letter from URS Scott Wilson dated 11th February 2011 and the Environmental Statement dated October 2012, including the phased programme and timetable specified in the revised Phasing Sequence (Figures 1.1 to 1.8 inclusive in the Environmental Statement Volume 1), Figure 4.9 (Rev B) and Figure 4.12 (Rev A) (in the Environmental Statement Volume 2), the Supporting Statement dated March 2013 and the Noise Assessment dated 01.03.13 except as required elsewhere in this scheme of conditions.

Reason: To clarify what is hereby approved and in accordance with policy CS 21 of the adopted Peterborough Core Strategy (Feb 2011), and policies 1, 6, 24, 25, 32, 33, 34, 35, 36, 37, 38 and 39 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy DPD (July 2011).

C 2 The winning and working of minerals shall not take place outside the areas bounded showing the limit of the excavation on Figure 1.8 in the application Environmental Statement Volume 1 (dated October 2012).

Reason: To clarify what is hereby approved and in accordance with policy CS 21 of the adopted Peterborough Core Strategy (Feb 2011), and policies 1, 6, 24, 25, 32, 33, 34, 35, 36, 37, 38 and 39 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy DPD (July 2012).

C 3 The development hereby approved (excluding the after-care works required by Condition 22) shall be completed no later than 21st February 2042.

Reason: To comply with the Environment Act 1995 or as subsequently re-enacted or amended.

C 4 No blasting shall take place at the site.

Reason: In order to safeguard the amenity of nearby residents in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

C 5 The development hereby approved shall take place in accordance with the scheme of noise mitigation measures set out in the Supporting Statement (dated September 2010), Appendix A: "Proposed Noise Control Scheme".

Except for temporary operations, the rating level of noise emitted from the site shall not exceed the limit specified below when measured at each location listed. Measurements taken to verify compliance shall have regard to the effects of extraneous noise and shall be corrected for such effects.

Location	(Mondays to Fridays)	(Saturdays)
Home Farm House	55 dB LAeq,1h	55 dB LAeq,1h
Leedsgate Farm	50 dB LAeq,1h	50 dB LAeq,1h
Nightingale Farm	50 dB LAeq,1h	46 dB LAeq,1h
Sibberton Lodge	51 dB LAeq,1h	51 dB LAeq,1h
Oaks Wood Cottage	55 dB LAeq,1h	55 dB LAeq,1h
Toll Cottage	55 dB LAeq,1h	55 dB LAeq,1h

For temporary operations such as site preparation, soil stripping and replacement, and screen bund formation and removal, the free field noise level due to operations at the



nearest point to each dwelling shall not exceed 70 dB LAeq,1hour(free field). Temporary operations shall not take place for more than eight weeks in any calendar year.

Reason: In order to safeguard the amenity of nearby residents in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

- C 6 No mobile hydraulic breakers shall be used on site other than the "City Breakers" specified in Volume 4 of the Environmental Statement update dated October 2012. Breakers are only to be used below existing ground level and only between 08:00 to 17:00 Mondays to Fridays and 08:00 to 13:00 on Saturdays and not at all at any other times.

Reason: In order to safeguard the amenity of nearby residents in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

- C 7 Dust generated by the development hereby approved shall be controlled in accordance with the scheme set out in Appendix B of the application Supporting Statement dated 29th September 2010 subject to the trigger for the remedial actions specified being any signs of visible dust outside the boundary of the site.

Reason: In order to safeguard the amenity of nearby residents and users of the public footpath network in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

- C 8 The development hereby approved shall be carried out in complete accordance with the Ecological Management Plan Revision 3 (Dated 13 November 2012).

Reason: In order to assure appropriate protection and conservation of protected species and provide appropriate landscape restoration and biodiversity enhancement in accordance with policies CS 10 and CS 21 of the adopted Peterborough Core Strategy (Feb 2011), policies 25, 33, 35 and 38 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

- C 9 The development hereby approved shall be carried out in complete accordance with the scheme for the management of surface water and groundwater (dated July 2011) in Volume 4 of the updated Environmental Statement (dated October 2012), based upon the mitigation measures proposed in the Hydrogeological and Hydrological Impact assessment included at Volume 3 Appendix F of the Environmental Statement.

Reason: In order to maintain the present hydrological conditions in order to preserve the quality of water, flow of water and the natural environment that depends on such hydrology in accordance with policy CS 21 of the adopted Peterborough Core Strategy (Feb 2011) and policies 35 and 39 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

- C10 Any facilities, above ground, for the storage of oils, fuels or chemicals should be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund and the drainage system should be sealed with no discharge to any watercourse, land or underground strata.

Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge into the bund.

Reason: In order to prevent pollution of the natural environment in accordance with policy CS 21 of the adopted Peterborough Core Strategy and policy 39 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

- C11 No development (including any servicing, maintenance or testing of plant and movement of lorries), other than that allowed for by condition 24 and pumping operations for the removal of water from the excavations, authorised or required by this permission shall be carried out on the site except between the following times:

0700 - 1800 hours Mondays to Fridays

0700 - 1300 hours Saturdays.

There shall be no development on Sundays, Bank Holidays or national holidays. Between 0700 and 0800 on Saturdays operations shall be limited to loading vehicles from stockpiles, traffic movements associated with the collection of mineral and associated environmental control and administrative activities.

Reason: In order to safeguard the amenity of nearby residents in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

- C12 Notwithstanding the phasing references, the development hereby approved shall be carried out in complete accordance with the scheme for tree and hedge protection measures in the Environmental Statement Volume 4 dated October 2012 (drawing ref. D130030-TPM-01 Rev B dated 09/08/2011).

Reason: In order to safeguard the existing trees and hedgerows to be retained in the interests of visual appearance and biodiversity in accordance with policies CS 20 and 21 of the adopted Peterborough Core Strategy and policy CS 35 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

- C13 Any lighting (external to the buildings) erected within the site shall not exceed the obtrusive light limitations for sky glow, light into windows, source intensity and building luminance specified for environmental zone 2 in the Institution of Lighting Engineers document "Guidance Notes for the Reduction of Light Pollution" (Revised) (2005). In the event of reasonable complaint as determined by the Mineral Planning Authority, the quarry operator shall instruct a suitably competent professional to monitor and report in writing to the Local Planning Authority on the matters raised in the complaint in accordance with a schedule to be agreed by the Mineral Planning Authority. Should the report demonstrate that the lighting does not comply with the above mentioned Guidance Notes; the offending light source shall be rectified by the applicant/developer within 7 days of receipt of notice from the Local Planning Authority to do so.

Reason: In order to minimise light spillage from the site in the interests of the natural environment and to reduce light pollution to the night sky in accordance with policies CS21 of the adopted Peterborough Core Strategy and policies CS34 and CS35 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

- C14 The development hereby approved shall be carried out in complete accordance with the Written Scheme of Investigation for Archaeological Works (dated August 2011) in the Environmental Statement Volume 4 dated October 2012.

The developer shall afford access to the site at all reasonable times to any archaeologist nominated by the Mineral Planning Authority and shall allow that person to observe the soil stripping operations, conduct archaeological investigations and where appropriate excavations, and record and recover items of interest.

Reason: In order to protect and preserve the historic environment in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policy CS36.

- C15 No vehicular access to the Public Highway shall be used in connection with the development hereby approved other than:  
the existing track linking Cook's Hole Farm to the A47, and  
the link to the entrance serving Thornhaugh I Quarry permitted through planning permission number 10/01442/MMFUL.  
The existing track linking Cook's Hole Farm to the A47 shall be used in connection with agricultural, after-care and/or after-use purposes only.

Reason: In the interests of highway safety in accordance with policy 32 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

- C16 Prior to the winning and working of minerals hereby approved, the sub and topsoils present within each phase shown on Figure 1.8 in the updated Environmental Statement (dated October 2012), shall be separately stripped and stored in accordance with the soil handling arrangements specified in section 3 of the Adams Land Management report (dated 29th September 2010) included at appendix K of the Environmental Statement Volume 3 (dated October 2012) and maintained on site until required for restoration works in accordance with Condition 20.

Reason: In the interests of satisfactory restoration of the site in accordance with policy CS 21 of the adopted Peterborough Core Strategy and policies 25, 35 and 38 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

- C17 Following the completion of mineral extraction within each phase shown on Figure 1.8 in the Environmental Statement Volume 1 (dated October 2012), the resultant void shall be graded to achieve the final levels shown on Figures 4.9 (Rev B) Restoration Masterplan and Figure 4.12 Restoration Sections, within the following 12 month period (minus the depth to be allowed for the replacement of sub and topsoil).

Reason: In the interests of satisfactory restoration of the site in accordance with policy CS 21 of the adopted Peterborough Core Strategy and policies 25, 35 and 38 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

- C18 Within 6 months of the completion of the grading works in accordance with Condition 17, within each phase shown on Figure 1.8 in the updated Environmental Statement (dated October 2012) and Figures 4.9 (Rev B) and Figure 4.12 (Rev A), the sub and topsoils present shall be re-spread (separately, evenly and in the correct sequence) to depths to be agreed in writing beforehand by the Mineral Planning Authority.

Reason: In the interests of satisfactory restoration of the site in accordance with policy CS 21 of the adopted Peterborough Core Strategy and policies 25, 35 and 38 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

C19 The development hereby approved shall be carried out in complete accordance with the Landscaping and Aftercare Scheme (dated November 2011), and accompanying drawing ref. "Figure 1 Restoration Masterplan for Aftercare Schedules" in the Environmental Statement Volume 4 (dated October 2012).

The period of aftercare for the site or any part of it shall begin and thereafter be carried out in complete in accordance with the Landscaping and Aftercare Scheme on the date of written certification by the Mineral Planning Authority that the site or, as the case may be, the specified part of it, has been satisfactorily restored.

Reason: In the interests of enhancement to biodiversity and satisfactory restoration of the site in accordance with policy CS 21 of the adopted Peterborough Core Strategy and policies 25, 35 and 38 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

C20 The development hereby approved shall be carried out in complete accordance with the landscaping scheme for the treatment of frontage of the site with the A47, drawing ref D130030-PL-A47-01 (dated 09/08/2011) in the Environmental Statement Volume 4 (dated October 2012).

Reason: In the interest of the visual appearance of the development in accordance with policy CS 33 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

C21 Notwithstanding the references to phasing, the development hereby approved shall be carried out in complete accordance with the scheme for the maintenance of Safety of PROW users in Volume 4 of the Environmental Statement (dated October 2012), the Footpath Diversion Corridors and Details drawing Ref D130030-FPD-01 (dated 09/08/2011) and Alternative Access Details drawing Ref Figure AA3a.

Reason: In the interests of the safety of the users of the Public Rights of Way that cross and border the site in accordance with policy CS 37 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

C22 The development hereby approved shall be carried out in complete accordance with the details of the mineral processing plant in Volume 4 of the Environmental Statement (dated October 2012 - "Scheme to discharge planning conditions at Cooks Hole, Thornhaugh" dated 9th July 2012).

Reason: In the interests of visual appearance and residential amenity in accordance with policies CS34 and CS41 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

C23 Bunds and mounds of soil stored within the site shall be managed in accordance with the details set out in Appendix K - Adams Land Management Report September 2010. The soil bunds and mounds shall be seeded with the approved native grass mix in accordance with details contained within the Environmental Statement Volume 4 document "Discharge of Conditions 26 & 27" dated 16/09/2011.

Reason: In the interest of the sustainable use of soils in accordance with policy CS 21 of the adopted Peterborough Core Strategy and policy 38 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011).

C24 Notwithstanding condition 11, HGVs may exit the site between the hours of 0600 and 0700 hours Mondays to Fridays only and for a limited period up to and including 9 July 2014. No other activities or operations including any servicing, maintenance or testing of plant other than pumping operations for the removal of water from the excavations, authorised or required by this permission shall take place within the site during this hour (or outside the hours permitted by condition 11). After 9 July 2014, HGVs must exit the site in accordance with the times specified in condition 11.

Reason: To ensure that operations are carried out in a manner which will safeguard the amenity of the area and minimise disturbance to adjacent land users and to enable a sufficient "test" period to enable any noise monitoring to take place, in accordance with Cambridgeshire and Peterborough Minerals and Waste Core Strategy policy CS34.

Copy to Councillors Holdich and Lamb

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