

Application Ref: 13/01374/WCMM

Proposal: Application to vary condition 11 of 13/00432/WCMM

Site: Cooks Hole, Leicester Road, Thornhaugh, Peterborough

Applicant: Mr Mick George Ltd
Mick George Ltd

Agent:

Referred by: Wansford Parish Council and Head of Service

Reason: Public Interest

Site visit: 25.10.2013

Case officer: Mrs T J Nicholl

Telephone No. 01733 454442

E-Mail: theresa.nicholl@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 1 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 2 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 Minerals Permission (i.e. a RoMP - 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. These 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.

Members may recall that the most recent decision (which the current application seeks to vary) was approved at Committee in July 2013 (13/00432/WCMM). The application sought to extend the hours at the beginning and end of each working day. The hours of working as originally approved were conditioned as follows;

No development (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 be carried out on the site except between the following times:

0700 - 1700 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).

In July 2013, Committee approved the extension of these hours subject to the following conditions;

Condition 11

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).

Condition 24

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 12 January 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 12 January 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.

Proposal

The application is to further vary condition 11 to the following;

"No development (including the 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 be carried out on the site except between the following times:

0600 - 1900 hours Mondays to Fridays
0700 - 1300 hours Saturdays

There shall be no development on Sundays, Bank Holidays or national holidays. Between 1800 and 1900 Monday to Friday and 0700 and 0800 on Saturday, operations shall be limited to loading vehicles from stockpiles, traffic movements associated with the collection of minerals and associated environmental control and administrative activities. Between 0600 and 0700 Monday to Friday operations shall be limited to traffic movements only.

The applicant is therefore requesting that morning hours and operations be permitted to continue as they currently do (in line with the permission granted in July 2013 for a temporary period) i.e. traffic movements only and also that the evening working hour on weekdays be extended from 1800 to 1900. During this hour, operations would be limited to loading of vehicles from stockpiles, traffic movements associated with the collection of minerals and associated environmental control and administrative activities.

It should be noted that the applicant had originally proposed to commence work at 0530 on weekday mornings and be permitted to load lorries during this time. The applicant was advised by officers that such a proposal would be unacceptable due to potential for changes in noise character at such an early hour causing disturbance to residents. The applicant has amended the proposal in line with officer requests.

2 Planning History

Reference	Proposal	Decision	Date
13/00432/WCMM	Variation of condition C11 of planning permission 12/01544/WCMM dated 25/01/2013 - to amend operating hours	Application Permitted	12/07/2013

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)

Paragraph 144 – need to take into account economic requirements and needs of mineral operator and also ensuring no unacceptable impact on amenity.

Paragraph 30 of the NPPF Technical Guidance – normal working hours

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

MW32 - Traffic and Highways

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

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.

4 Consultations/Representations

PCC Pollution Team (12.11.13)

Environmental Health has received no complaints regarding the vehicle movements associated with the current temporary arrangement and notes that other activities would be within the NPPF normal working day for such operations. No objection is therefore raised to the proposed amendment.

PCC Transport & Engineering Services (26.09.13)

No objections

PCC Rights of Way Officer (23.09.13)

No objections

PCC Landscape Architect (Enterprise) (26.09.13)

No objections

PCC Wildlife Officer (01.10.13)

No objections

Environment Agency (26.09.13)

No comments

Highways Agency - Zones 6, 8 & 13 (10.10.13)

No objections

Wansford Parish Council (15.10.13)

The Parish Council are not in favour of the application and feel it is unacceptable to start at 5.30am.

Councillors D Lamb and J Holdich OBE (08.10.13)

Cllrs Lamb and Holdich opposed and further increase in working hours and whilst there have been no complaints at 06:00 noise monitors have not been placed in areas covered by prevailing winds.

Thornhaugh Parish Council (14.11.13)

Object -

Support Thornhaugh residents' objections to the requested extension to loading vehicles until 7.00pm on week nights and additionally that the permission be limited to the applicant.

Local Residents/Interested Parties

Initial consultations: 20

Total number of responses: 7

Total number of objections: 7

Total number in support:

Representations

Five letters has been received raising the following objections;

(a) I strongly object to any increase in operating hours at the site as we are already subjected to considerable noise and dust and feel that extending the hours into the early morning disturbing normal sleep and in the evening, disrupting personal time, is a step too far.

(b) The additional hour in the morning will allow 15 additional lorry movements thus increasing disturbance to neighbours during their morning sleep hours

(c) The application was made by MGL in the interests of their business and not the neighbours who will suffer the consequences of these changes

(d) The planning officers apply conditions as they see fit in their recommendations to Committee and whilst objectors considered changes to the conditions applied to the applicant, the planning officers applied them to the site. Thus the democratic process and consultation for future uses for the site is defeated.

(e) Whilst a noise report has been submitted the noise related to drop loading into a lorry remains untested. Increasing lorry loading times to 7.00pm cannot be reasonable as it extends the working hours to within 3 hours of residents' bedtime and permits little time free of quarry noise. We suffer noise presently for 11 hours a day and this application will take this to 12. Loading lorries from stockpiles is an incredibly noisy part of the operation and should not be allowed to extend into residents' post working hours.

(f) If Committee is minded to approve these changes they should be limited to the operator and the timescales properly defined. Why is there a need to change the methodology approved in the original application?

(g) We are disturbed by the unpleasant background noise of the lorries moving and noise of dropping limestone aggregate into HGV open load bays but we are beginning to worry about the effect of this on our house price and quality of life

(h) Varying the hours at Cook's Hole will set a precedent for Thornhaugh Quarry which has operated successfully for the past 12 years with the same consented working hours

(g) The background noise of traffic on the A47 between 0600 and 0700 does not mask the noise of lorries exiting the site

(h) The treatment of Thornhaugh Landfill site and Cook's Hole has been subject to a long history of planning decisions and changing officers and Committees and the subject of working hours was the subject of significant debate in the early stages of Thornhaugh Landfill and was reached with residents to keep the working hours as they are. To change now would be invidious and a reflection of a lack of continuity in the Council's approach to this site.

(i) Further comment has been received from a resident, requesting that if the permission cannot be restricted to the operator only that it be restricted to a time period of three years. Also, no recommendation to Committee should include conditions beyond the application and worsen the situation of residents.

5 Assessment of the planning issues

Consideration

The main issues to consider are;

- Whether there are any traffic/highways implications
- Whether there will be any significant detrimental impact on nearby residents with regard to noise, dust and lighting
- Environmental Assessment

Traffic/highways

PCC Highways and the Highways Agency have not raised any objections to the proposal. The traffic entering or leaving the site between 0600 - 0700 and 1800 to 1900 does not raise safety issues with regard to the A47. It is considered therefore that the proposal is in accordance with policy CS32 of the Minerals and Waste Core Strategy with regard to road safety.

Neighbour Amenity

When the previous application was approved by Committee, Members were prepared to grant permission for traffic movements only between 0600 to 0700 for a temporary period. This was to

test whether there might be any noise nuisance to the nearest residential properties, particularly those in the Home Farm hamlet on the other side of the A47 to the site. This "temporary" additional morning hour will cease under the terms of condition 24 on 12 January 2014.

The current proposal is to enable traffic movements to continue during this hour on a permanent basis. In addition, the applicant is applying to extend the evening working to 1900 from 1800 and during this hour be permitted to load lorries, move traffic and carry out associated administrative duties. This would not include excavation of material from the quarry face.

It has been recently drawn to our attention that the occupier of Thornhaugh Hall (located approximately 500 metres to the north of the site across the A47) has had cause to complain directly to Mick George Ltd with regard to loud noises occurring during the day. At the time, complaints were not made to the Mineral Planning Authority nor the Environmental Health Officer at Peterborough City Council. The complainant, however, has since alerted PCC Planning Service to an instance of noise occurring at the site and the Senior Minerals and Waste Officer investigated by visiting the complainant and the site. The operator is presently working high up in a phase of the quarry close to the A47 on a harder crop of limestone. It is likely that the noise (that was audible at the complainant's property) was caused by the excavation of the material. The matter was discussed with the Environmental Health Officer and it was concluded that there was most likely no breach of condition occurring. The current site operations represent worst case scenario in terms of height and location of quarry face and best practical means were being employed to reduce noise e.g. low drop heights.

Apart from this complaint from Mr Adderley, up until the date the majority of the comments were received on the current application from neighbours i.e. 14th November 2013 neither PCC Planning Service nor the Environmental Health Officer had received complaints about noise or been called out to investigate. (The only exception was an issue raised about a noisy generator in October 2012. The generator was moved as a result).

There is a balance to be struck between "giving great weight to the benefits of mineral extraction, including to the economy" (NPPF paragraph 144) and protection of neighbour amenity. The NPPF advises that MPAs should "ensure that any unavoidable noise, dust and particle emissions and any blasting vibrations are controlled, mitigated or removed at source and establish appropriate noise limits for extraction in proximity to noise sensitive properties."

It is considered that this particular instance of noise does not affect the current proposal because the noise was being caused by excavation and no excavation is proposed during the additional working hours being applied for. It does, however, suggest that permitting excavation or lorry loading outside normal working hours (i.e. before 0700) could lead unacceptable noise.

There have been no complaints with regard to lorry noise. The Environmental Health Officer has not objected. The noise of lorries entering and leaving the site is "masked" by the traffic noise of the A47 i.e. it does not stand out as being of a different character. Given that complaints have not been received regarding traffic noise between 0600 and 0700 it is considered that this aspect of the proposal is acceptable and complies with policy CS34 of the Minerals and Waste Core Strategy.

Paragraph 30 of the NPPF Technical Guidance refers to 0700 - 1900 as being "normal working hours" for mineral sites. The applicant proposes extending the present evening working to 1900 and during 1800 - 1900 be permitted to load vehicles from stockpiles, traffic movements and associated administrative activities. It is considered that this is acceptable particularly in light of the NPPF guidance.

It is therefore proposed to amend condition 11 as set out above (in bold) and remove condition 24 which limits the morning hour working to a temporary period.

Given that there will be an additional two permitted hours of working (if this application is approved)

and there has recently been a complaint about noise from a resident, it is appropriate to reassess condition 5. In the event that the LPA considers a reasonable complaint has been made, the proposed re-worded condition 5 will enable us to require the developer to undertake noise monitoring in accordance with a scheme to be agreed with the LPA.

With regard to dust, the existing dust control scheme as set out in condition 7 remains in force and is adequate. It is not anticipated that the additional hours of working should create problems of dust as long as the dust control scheme is being adhered to.

With regard to lighting, the current condition 13 requires that lighting erected on site must conform with the "Dark Skies Initiative." If this application is approved there will be additional working during hours of darkness. It is considered that this condition needs strengthening to reflect this and that details of lighting to be erected within the site should be approved. Condition 13 will therefore be re-worded accordingly. If appropriate lighting is erected it will not be obtrusive to neighbouring residents or to the surrounding area in general.

With regard to some of the other issues raised by objectors;

1.Planning permissions always run with the land and not with the applicant. Restrictions limiting a planning permission to an applicant only should only be attached in exceptional circumstances and have to meet the tests set out in Circular 11/95. The current permissions at Cook's Hole are not restricted and there is no need to do so. The other conditions proposed adequately control the development and would apply to whoever operates the site. The development has to be restored on a phase by phase basis, therefore if the infill proceeds quickly, each phase will be restored more quickly. Whilst the permission has a 30 year lifespan the speed at which the quarry is excavated and restored will largely depend on the market. It is likely that it will be completed sooner than this.

2.The MPA has consulted fairly on all of the applications and always responds promptly to any issues raised by neighbours. It is the role of planning officers to recommend that conditions be imposed on any application as we think fit, taking account the present circumstances, adopted policy, Circular 11/95 and any other material considerations. Hence, in assessing the current proposal and circumstances we have considered it necessary to strengthen the conditions relating to noise and lighting.

3.Effect on house prices is not a material planning consideration.

4.For clarification, applications under Section 73 of the Town and Country Planning Act are applications to either remove or vary planning conditions and so by their very nature different conditions are proposed. The role of officer's is to assess whether the changes brought about by the proposal are acceptable in light of current policy and material considerations AND to consider whether as a result of the changes other conditions require alteration. In this instance, it is recommended that conditions 5 and 13 (noise and lighting) be altered to strengthen them in light of the additional working hours proposed.

Environmental Assessment

In assessing this current application, regard has been had to the previously submitted environmental assessment/information which also includes the noise report submitted with this application and the views submitted by consultees. The environmental information is adequate as it stands to make positive recommendation taking into account that the proposed working hours/operations applied for initially as part of this application have been scaled back.

6 Conclusions

The proposal is in accordance with policy CS32 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy with regard to the highways/traffic implications of the development. The Highway Authority (PCC) has raised no objections.

The applicant has amended his proposal in line with officer advice so that the application is now to vary condition 11 to enable traffic movements only between 0600 to 0700 Mondays to Fridays and lorry loading and traffic movements between 1800 to 1900. In all other respects the hours and working would remain as permitted.

The business needs of the quarry operator has been carefully considered and balanced with the potential for impact on neighbour amenity. There have been no complaints about lorry noise between 0600 to 0700 and the application is to allow traffic movements only between this hour on weekdays. The additional evening hour between 1800 to 1900 is in accordance with normal working hours set out in the NPPF Technical Guidance. The limitations on working practice during these hours together with the proposed conditions is sufficient in our opinion to protect neighbour amenity. This does not mean that no noise will ever be heard beyond the site - this is not possible, but that noise nuisance is avoidable. The Environmental Health Officer has not raised objections. The Environmental Assessment (previous submissions and information submitted as part of this application) has been taken into account and is adequate. It is considered that the proposal complies with policy CS34 of the Minerals and Waste Core Strategy and the NPPF and Technical Guidance.

There are no material considerations which outweigh the determination of this application in accordance with the adopted development plan policies, therefore the proposal is acceptable.

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) and 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 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. In the event of a reasonable complaint as determined by the Local Planning Authority, the developer shall appoint a suitably qualified noise consultant to undertake noise monitoring in accordance with a scheme that shall be agreed beforehand with the Local Planning Authority. The scheme shall set out the timetable and methodology for undertaking the monitoring and producing a noise report. This report shall be provided to the Local Planning Authority.

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/operations (including the 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 be carried out on the site except between the following times:

0600 - 1900 hours	Mondays to Fridays
0700 - 1300 hours	Saturdays

There shall be no development/operations on Sundays, Bank Holidays or national holidays. Between 1800 and 1900 Monday to Friday and 0700 and 0800 on Saturday, operations shall be limited to loading vehicles from stockpiles, traffic movements associated with the collection of minerals and associated environmental control and administrative activities. Between 0600 and 0700 Monday to Friday operations shall be limited to traffic movements only.

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 to be erected on site shall be in accordance with a lighting scheme that shall have been submitted to and approved by the Local Planning Authority. 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).

C99 The proposal as submitted was not in accordance with local and national planning policy. Amendments were discussed and agreed with the applicant to bring the proposal into compliance with policy, and the application can therefore be approved in accordance with Paragraphs 186 and 187 of the National Planning Policy Framework (2012).

Copies to Cllrs J Holdich, D Lamb

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