

Development Control Committee

(Quorum 4)

Conservative Group

Councillors Peter Beer (Chairman), Nick Barber, Jessica Fleming, Christopher Hudson, Michael Ladd, Graham Newman and Joanna Spicer.

Labour Group

Councillors Peter Byatt, Bill Quinton and Keith Patience.

UKIP Group

Councillors Stephen Searle and Reg Silvester.

Liberal Democrat and Independent Group

Councillor Richard Kemp.

Green and Independent Group

Councillor Andrew Stringer.

Date: Tuesday, 6 December 2016

Venue: King Edmund Chamber
Endeavour House
8 Russell Road
Ipswich, Suffolk, IP1 2BX

Time: 10:00 am

For further information on any of the agenda items, please contact Rebekah Butcher, Democratic Services Officer, on 01473 264371.

Business to be taken in public

1. Apologies for Absence and Substitutions

To note and record any apologies for absence or substitutions received.

2. Declarations of Interest and Dispensations

To receive any declarations of interests, and the nature of that interest, in respect of any matter to be considered at this meeting.

3. Minutes of the Previous Meeting

Pages 5-8

To approve as a correct record, the minutes of the meeting held on 19 October 2016.

4. Proposed extension to Flixton Quarry to allow extraction of 856,000 Tonnes of sand and gravel from land known as Homersfield, Retention of access, concrete plant and aggregate processing and phased details of plant site extraction with restoration to agriculture and wet land conservation

Pages 9-39

This application seeks approval for a south western extension to Flixton quarry to allow phased extraction of some 856,000 tonnes of sand and gravel from 10 hectares of agricultural land, the retention of access, concrete plant and aggregate processing and the phased extraction of the plant site of some 1.066m tonnes of sand and gravel, final restoration to agriculture, and conservation.

5. Urgent Business

To consider any other item of business which, in the opinion of the Chairman, should be considered by reason of special circumstances (to be specified in the minutes), as a matter of urgency.

The Committee is invited to consider whether agenda item 7 should be taken without the Public (including the Press) present.

6. To consider whether the public (including the press) should be excluded from the meeting during consideration of Agenda Item 7 pursuant to Section 100(A) of the Local Government Act 1972 on the grounds that:
 - a) it involves the likely disclosure of exempt information as detailed in paragraph 3 of Parts 1 to 3 of Schedule 12A, as amended, of the Local Government Act 1972 (as amended); and
 - b) in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

7. **Enforcement and Monitoring**

Pages 41-51

To note the first annual report on progress in minerals and waste site monitoring.

Date of next scheduled meeting: Wednesday 18 January 2016 at 10:00 am

Site visit reserve date: Friday 13 January 2017 (am)

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Deborah Cadman OBE
Chief Executive

Minutes of the Development Control Committee Meeting held on Wednesday 19 October 2016 at 2:00 pm in the King Edmund Chamber, Endeavour House, Ipswich.

Present: Councillors Peter Beer (Chairman), Graham Newman, (Vice Chairman), Nick Barber, Peter Byatt, Jessica Fleming, Sandra Gage, Christopher Hudson, Richard Kemp, Michael Ladd, Bill Quinton, Stephen Searle, Reg Silvester and Andrew Stringer.

Also present: Councillors James Finch and Gordon Jones.

Supporting officers present: Rebekah Butcher (Democratic Services Officer), Mark Barnard (Planning Officer), Emma Bethell (Principal Planning and Environment Lawyer), John Pitchford (Head of Planning) and Anita Seymour (Development Manager).

18. Apologies for Absence and Substitutions

Apologies for absence were received from Councillor Keith Patience (substituted by Councillor Sandra Gage) and Councillor Joanna Spicer.

19. Declarations of Interest and Dispensations

Councillor Richard Kemp declared a non-pecuniary interest in Agenda Item 4: proposed change of use of land for the storage of empty skips and skip lorry parking – Harpers Hill Farm, Harpers Hill, Nayland, Colchester, CO6 4NT, by virtue of the fact he was a member of the Dedham Vale AONB and Stour Valley Joint Advisory Committee.

Councillor Sandra Gage declared a non-pecuniary interest in Agenda Item 4: proposed change of use of land for the storage of empty skips and skip lorry parking – Harpers Hill Farm, Harpers Hill, Nayland, Colchester, CO6 4NT, by virtue of the fact she was a member of the Suffolk Coast and Heaths AONB Joint Advisory Committee.

20. Minutes of the Previous Meeting

The minutes of the meeting held on 14 September 2016 were confirmed as a correct record and signed by the Chairman.

21. Proposed change of use of land for the storage of empty skips and skip lorry parking. Harpers Hill Farm, Harpers Hill, Nayland, Colchester, CO6 4NT

The Committee considered a report at Agenda Item 4 which proposed a change of use of vacant land to skip storage associated with the adjacent waste transfer station. The site was located within the Dedham Vale Area of Outstanding Natural Beauty (AONB).

The Committee noted the following amendments to the report at paragraph 8, conditions 8 and 9 on page 13, and condition 15 on page 15:

- 8) Within one month of commencement of development details of landscape works and implementation programme as provided for on Drawing Number JGRE 473/2-001 Rev A dated 27 October 2016 entitled Detailed Landscape Proposals and to provide for reinforcement of the planting along the southern bund shall be submitted to and approved in writing by the Waste Planning Authority and these works shall be carried out as approved.

Landscaping works shall include:

- a) Planting plans which provide for native tree and shrub planting and neutral grassland;
- b) Written specifications for remedial works and preparation of soil particularly to remove compaction (including cultivation and other operations associated with plant and grass establishment); and
- c) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and implementation programme.

The approved works shall be implemented in accordance with the agreed implementation programme.

Reason: To ensure the site is properly planted and in the interests of visual amenity and in accordance with NPPF Section 11 and Development Plan Policies CN01.

- 9) Prior to commencement of works the final site level shall be agreed in writing with Waste Planning Authority.

Reason: In the interests of visual amenity and in accordance with NPPF Section 11 and Development Plan Policies CN01.

- 15) Skips stored on site shall not exceed 3.5 metres in height at any time.

Reason: In the interest of visual amenity and the special character of the AONB.

The Committee visited the site on 14 October 2016.

Mr Joseph Greenhow, agent for the applicant, addressed the Committee. Mr Greenhow informed the Committee of the applicant's primary objective to relieve the congestion of skips which caused inconvenience and delays in site operations during Autumn and Winter. Mr Greenhow described the applicants landscape scheme, as well as the fact habitat assessments and reptile surveys had also been undertaken. Mr Greenhow confirmed the applicant had made further changes to the height of skips after comments received from the local parish council, which had been secured by conditions. In conclusion, Mr Greenhow respectively requested the application be granted.

Councillor James Finch, local councillor for Stour Valley Division, addressed the Committee. Councillor Finch informed the Committee of the applicant's long history operating from the site and of some local concerns, but not related to this application. Councillor Finch requested the monitoring of noise levels on behalf

of local people and acknowledged this had been secured by condition. Councillor Finch noted the comments from the AONB officer and welcomed the recommendation addressing those issues. Councillor Finch concluded welcoming the amendments and monitoring arrangements, and recommended to the Committee to accept the proposal.

Decision: On the proposition of Councillor Richard Kemp, seconded by Councillor Graham Newman, the Committee unanimously agreed that the application be granted subject to the conditions recommended in the report by the Director of Resource Management.

Reason for decision: The Committee considered that the proposal would not give rise to material harm to the special character of the Dedham AONB, and was in compliance with National and Local Development Plan Policies.

Alternative options: There were none considered.

Declarations of interest: There were none noted.

Dispensations: There were none granted.

22. Proposed 8 no. classbase standalone block including toilet facilities, group room and all associated landscaping. Hall extension to north boundary of main school. Coupals Primary School, Chalkstone Way, Haverhill, Suffolk, CB9 0LD

At Agenda Item 5, the Committee considered a report which sought approval to construct a detached two-storey building at the rear of Coupals Primary School, comprising eight additional classrooms and ancillary accommodation. There would also be an extension to the school dining hall at the front of the building.

The accommodation was required to provide for additional pupil numbers resulting from housing growth in the town. The additional classrooms would be brought into use over a four-year period, raising the school's capacity from 270 places in 2016-17 to 420 places by 2021-22.

Mr Frank Stockley, Senior Infrastructure Officer, Suffolk County Council, spoke on behalf of the applicant. Mr Stockley informed the Committee of the applications importance as part of the Council's Basic Need Programme. Mr Stockley explained that housing developments had put pressure on three local schools, with 139 first place preferences and over 100 second place preferences received from local families. Mr Stockley confirmed temporary accommodation had been put in place in the short term, and the Samuel Ward Academy Trust, had also helped provide some spaces, after working with them closely on the project.

Mr David Maguire, Head Teacher of Coupals Primary School, addressed the Committee. Mr Maguire informed the Committee of the school's improved Travel Plan arrangements, including using links with local businesses in Haverhill to encourage cycling by providing discounts on safety items and bike repairs etc. Mr Maguire stated that the school would soon be part of the Council's Junior Road Safety Scheme, and local councillor Tony Brown was also working on the implementation of a '20's Plenty' Scheme, as presently there were no yellow lines outside of the school which was problematic.

Decision: On the proposition of Councillor Andrew Stringer, seconded by Councillor Graham Newman, the Committee unanimously agreed that the application be granted subject to the conditions recommended in the report by the Director of Resource Management.

Reason for decision: The Committee considered the new classroom block would relate well to the existing building and would not result in harm to visual or residential amenity. The extension to the school hall would also be in keeping. Travel issues would be addressed through a revised school Travel Plan to be approved before occupation of any of the new floor space.

Alternative options: There were none considered.

Declarations of interest: There were none noted.

Dispensations: There were none granted.

23. Urgent Business

There was no urgent business.

The meeting closed at 3:17 pm.

Chairman

Development Control Committee

Report Title:	W/15/5183 Extension to Flixton Quarry to allow extraction of 856,000 Tonnes of sand and gravel from land known as Homersfield, Retention of access, concrete plant and aggregate processing and phased details of plant site extraction with restoration to agriculture and wet land conservation.
Meeting Date:	19 October 2016
Lead Councillor(s):	Councillor Peter Beer
Local Councillor(s):	Councillor David Ritchie
Director:	Geoff Dobson, Director of Resource Management
Assistant Director or Head of Service:	John Pitchford, Head of Planning
Author:	Anita Seymour, Development Manager, 01473 264747

Brief summary of report

1. This application proposes a south western extension to Flixton quarry to allow phased extraction of some 856,000 tonnes of sand and gravel from 10 hectares of agricultural land, the retention of access, concrete plant and aggregate processing and the phased extraction of the plant site of some 1.066m tonnes of sand and gravel, final restoration to agriculture, and conservation.
2. The extraction programme is planned to be completed by 2026 and final restoration 2027.
3. An Environmental Statement accompanies the application and addresses archaeology, geology, hydrology, soils, traffic, air quality, noise, landscape, ecology, sustainable development and cumulative impacts.
4. Two representations have been received, expressing concerns relating to noise, adverse effect on wildlife and inadequate screening of the proposed quarry and impact on the adjacent fishing lake.
5. Homersfield Parish Council has raised concerns relating to: potential for noise to impact upon local businesses and residential properties in view of the close proximity of the quarry extension to the village; impact on water levels and water quality.
6. The existing sand and gravel operations are part of an established quarry complex, stretching along the southern valley terrace of the River Waveney, with a history of planning approvals for extraction and associated activities. The associated activities include restoration of the void areas by previous backfilling with inert materials; secondary aggregate processing, aggregates bagging facility, offices and weighbridge. Restoration of the quarry complex has

included agricultural after use, to pre-quarry levels similar to adjoining land levels; water bodies that have an established nature conservation interest and woodland areas.

7. Presently sand and gravel extraction is taking place in the southern extension with restoration on going towards the south eastern portion of the quarry.
8. The extension area is the final location previously identified within the Suffolk Minerals Site Specific Allocations Development Plan Document Adopted 2009.
9. Proposed traffic movements would be accommodated within the levels already taking place at the complex and use the present internal routing with a length of new haul road and access onto the public highway. From an environmental perspective, the proposed traffic generation is recognised as utilising identified lorry routings, as defined in the Suffolk Lorry Route Network Designation. The traffic levels are not considered to be unacceptable on either the road network or amenities of the area.
10. The environmental effects of potential noise generation on identified sensitive receptors, including Angles Way and Homersfield Fisheries are assessed as being within acceptable limits.
11. Other elements within the Environmental Statement addressing archaeology, hydrology and soils are found to be acceptable.
12. The policy background to the application includes Suffolk Minerals Core Strategy Adopted Version September 2008, The Suffolk Minerals Site Specific Allocations Development Plan Document Adopted 2009, the Suffolk Waste Core Strategy.
13. This application was submitted in November 2015. The application has been in abeyance due to the need for further ecological surveys to be undertaken.

Action recommended

14. Resolution to grant consent subject to the conditions set out below.

Commencement and Duration

- 1) At least 14 days notice shall be given, in writing, to the Minerals Planning Authority and occupiers of Sunset Cottage & House, and The Old Saw Mills of the commencement of site preparation works (for the purposes of this requirement site preparation works shall include the stripping of soils connected with each of the extraction phases).

Reason: To exercise full and proper control over the implementation of the development.

- 2) All extraction operations authorised or required by this permission shall cease, and all plant, machinery equipment, structures, buildings and access tracks shall be removed not later than 30 September 2026 and the site restored by 30 September 2027.

Reason: Imposed in accordance with Section 91 of The Town and Country Planning Act 1990 (as amended) to retain control of development and secure restoration.

Operations

- 3) Notwithstanding, the provisions of Article 3 and Part 17 of Schedule 2 of

the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, no plant/structures whether fixed or static, lagoons, mineral or other material stocking or other structures or non-vehicular artificial lighting shall be erected or placed on the site, except as provided for under other conditions of this permission.

Reason: To ensure control over such development on site so as to minimise the potential visual and landscape intrusion and protect the amenity of the area having regard to the National Planning Policy Framework.

- 4) No quarry vehicles or plant shall use Back Lane to Access the Homersfield Extension.

Reason: In the interest of Highway Safety and Residential amenity.

- 5) No operations authorised or required by this permission shall be carried out except between the following times:

- a) On the Homersfield Extension except between the following times:
07:00- 18:00 hours Mondays to Fridays.

No Servicing, maintenance and testing of plant shall be carried out on Saturdays, Sundays or on Bank / Public Holidays.

- b) The Plant operating hours shall be:
07:00-18:00 hours Mondays to Fridays.
07:00-13:00 hours Saturday.

No Servicing, maintenance and testing of plant shall be carried out on Sundays or on Bank / Public Holidays.

- c) The above time restrictions shall not apply to environmental monitoring.
- d) This condition shall not apply in cases of emergency when life, limb or property are in danger. The Minerals Planning Authority shall be notified, in writing, as soon as possible after the occurrence of any such emergency.

Reason: In the interest of residential amenity.

Approved Details

- 6) None of the uses, operations and activities associated with the development hereby approved, shall be carried out other than in accordance with the details as set out in the application letter from Cemex UK Operations Ltd dated 14 December 2015 and accompanying:
- a) Planning Application form dated 30 November 2015.
- b) Volume 1 Planning Statement Application with Plans document dated October 2015.
- i) Drawing number 15_C016_FLIX-001 entitled Location Plan.
- ii) Drawing number 15_C016_FLIX-002 entitled Site Plan.
- iii) Drawing number 15_C016_FLIX-004 entitled Extension Area

Method of Working/Quarry Development.

- iv) Drawing number 14_06_FLX_HM_Phase 1 entitled New Silt Lagoon.
 - v) Drawing number 14_06_FLX_HM_Phase 2A entitled Homersfield.
 - vi) Drawing number 14_06_FLX_HM_Phase 2B entitled Homersfield.
 - vii) Drawing number 14_06_FLX_HM_Phase 2C entitled Homersfield.
 - viii) Drawing number 14_06_FLX_HM_Phase 3 entitled Recycling Area Minerals.
 - ix) Drawing number 14_06_FLX_HM_Phase 4 entitled Old Haul Road Minerals.
 - x) Drawing number 14_06_FLX_HM_Phase 5 entitled Bagging Plant Minerals.
 - xi) Drawing number 14_06_FLX_HM_Phase 6 entitled Plant Site Minerals.
 - xii) Drawing number 14_06_FLX_HM_Phase 7 entitled Site Office Minerals.
 - xiii) Drawing number 14_06_FLX_HM_Phase 8 entitled All Minerals Exhausted.
 - xiv) Drawing number 15_C016_FLIX_006 entitled Tree Constraints Plan.
 - xv) Drawing number 15_C016_FLIX_011 entitled Bridleway Details.
 - xvi) Drawing number TM2986_CAW_D_181011_A_3 entitled Water Management & Landfill Distribution.
 - xvii) Drawing Number 15_C016_FLIX_013 Rev B entitled Noise Monitoring Points dated Feb 2016.
 - xviii) Drawing Number 15_C016_FLIX_013_C entitled Monitoring Points
 - xix) Location of Sand Banks
- c) Volume 2 Environmental Statement October 2015 Appendices:
- i) Appendix 1 Ecological Assessment.
 - ii) Appendix 2 Landscape and Visual Assessment.
 - iii) Appendix 3 Hydrological Assessment.
 - iv) Appendix 4 Noise Impact Assessment.
 - v) WBM Technical Note dated 8/2/2016 Noise Levels Homersfield Lake & Fish Farm.
 - vi) Appendix 5 Air Quality Assessment.

- vii) Appendix 6 Archaeological Assessment.
- viii) Appendix 7 Transport Assessment.
- ix) Appendix 8 Soil and Agricultural Assessment.
- d) Additional Information
 - i) Scheme of Noise Monitoring dated 28 September 2016.

Reason: To ensure that new development is completed in accordance with submitted details.

Availability of Plans

- 7) A copy of this permission, including all documents hereby approved and any other documents subsequently approved, in accordance with any conditions of this permission shall be kept available for inspection on the site during the prescribed working hours.

Reason: To inform both site operators and visiting persons of the site operational responsibilities.

- 8) No development shall commence within Phases 2a,b and c until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to, and approved in writing by the Minerals Planning Authority.

The scheme of investigation shall include an assessment of significance and research questions; and:

- a) The programme and methodology of site investigation and recording;
- b) The programme for post investigation assessment;
- c) Provision to be made for analysis of the site investigation and recording;
- d) Provision to be made for publication and dissemination of the analysis and records of the site investigation;
- e) Provision to be made for archive deposition of the analysis and records of the site investigation;
- f) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation;
- g) The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Minerals Planning Authority.

Reason: To enable the archaeological interest to be adequately investigated and recorded and in accordance with NPPF Chapter 12 and Development Plan Policy CS3.

- 9) Phase 3 shall not be stripped until the site investigation and post investigation assessment on the previous working phases 2a,b,c have been completed, submitted to and approved in writing by the Minerals Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 8 and the provision made for analysis, publication and dissemination of results and

archive deposition.

Reason: To enable the archaeological interest to be adequately investigated and recorded and in accordance with NPPF Chapter 12 and Development Plan Policy CS3.

- 10) Before the Haul Road for Phases 2a,b and c is brought into use, a scheme of warning signs for all users of the Bridleway and access road to Sunset Cottages shall be submitted to, and agreed in writing by the Minerals Planning Authority. The approved signs shall be installed as approved prior to the haul road being used and removed on completion of the restoration of the extension.

Reason: In the interest of safety of all users.

Noise

Silencers

- 11) Silencers shall be fitted to, used and maintained in accordance with manufacturer's instructions on all vehicles, plant and machinery used on the site. No machinery shall be operated with the covers open or removed.

Reason: To protect the amenity of neighbouring occupiers in accordance the NPPF and its accompanying Minerals Technical Guidance.

Reversing measures

- 12) Prior to the commencement of operations, the operator shall submit to the Minerals Planning Authority for approval, details of the proposed arrangements for minimising any adverse impact that the warning signal emitted by reversing vehicles may have on residential or rural amenity. The arrangements that are approved shall be implemented and maintained throughout the life of the site.

Reason: To protect the amenity of neighbouring occupiers in accordance the NPPF and its accompanying Minerals Technical Guidance.

Control/Monitoring

- 13) Control limits as listed below have been set at monitoring points shown on plan no 15_C016_FLIX_013_B entitled 'Noise Monitoring Locations' for the purpose of routine monitoring, and at the façades of the noise sensitive properties which are related to the monitoring points as stated below. In the case of complaint, noise may be required to be measured at façade(s) and in this event, these measurements will take precedence. Noise limits are set at 1.2 to 1.5 metres above ground level at monitoring points and 1.2 metres above ground level at a point 1 metre from façades. The façade limits include a +3dB(A) correction.

Normal Operating Hours for quarrying operations must be :

07:00-18:00 hours Monday to Friday (Whole Site)

08:00-13:00 hours Saturday (NB: Main Site Only not Quarry Extension)

No quarrying work is permitted in Extension Site adjacent to Back Lane on Saturday Mornings

Normal operations include mineral extraction and processing and

temporary operations include noise bund formation, soil stripping and re-spreading.

Temporary operations shall be limited to a maximum of 8 weeks in any 52-week period and shall only be carried out when subject to at least seven days prior written notification to the Minerals Planning Authority and the residents of noise sensitive premises identified in the tables below.

The following noise limits apply to noise from the proposed quarrying operations:

Noise Limits for Normal Quarrying Operations

<i>Monitoring Location</i>	<i>Description of Location</i>	<i>Free Field Noise Limit dB L_{Aeq}(1hr)</i>	<i>Façade Noise Limit dB L_{Aeq}(1hr)</i>
1	The Lodge, Homersfield	54	57
2	The Dell, Homersfield	45	48
3	Flixton Hall Flats	45	48
4	Garden Cottage, Flixton	45	48
5	Cornerfield, Flixton	45	48
6	The Old Teahouse	48	51
7	Sunset Cottage/Sunset House	45	48
8	Home Farm	45	48
9	Fishers Green House	45	48
10	The Old Rectory	45	48
11	Valley Farm	49	52
12	Back Lane	47	n/a
13	Glebe Cottage	47	50

Noise Limits for Temporary Quarrying Operations

Monitoring Location	Description of Location	Free Field Noise Limit dB $L_{Aeq}(1hr)$	Façade Noise Limit dB $L_{Aeq}(1hr)$
1	The Lodge, Homersfield	70	73
2	The Dell, Homersfield		
3	Flixton Hall Flats		
4	Garden Cottage, Flixton		
5	Cornerfield, Flixton		
6	The Old Teahouse		
7	Sunset Cottage/Sunset House		
8	Home Farm		
9	Fishers Green House		
10	The Old Rectory		
11	Valley Farm		
12	Back Lane		
13	Glebe Cottage		

Reason: To protect the amenity of neighbouring occupiers in accordance with the NPPF and its accompanying Minerals Technical Guidance.

Noise Monitoring

- 14) Noise Monitoring shall be undertaken in accordance with the Scheme of Noise Monitoring, submitted to and approved by the Minerals Planning Authority on 28 September 2016, throughout the life of the development.
- The results of the noise monitoring are to be made available to the Minerals Planning Authority no later than 14 days following the date of the measurement.
 - The location of monitoring points may be varied with the written approval of the Minerals Planning Authority as the site develops and noise levels shall correlate with those levels in Condition (13).

Reason: To protect the amenity of neighbouring occupiers in accordance with the NPPF and its accompanying Minerals Technical Guidance.

Loudspeakers

- 15) No sound reproduction or amplification equipment (including public address systems, loudspeakers etc.) which is audible at the nearest noise sensitive location shall be installed or operated on the site.

Reason: To protect the amenity of neighbouring occupiers in accordance with the NPPF and its accompanying Minerals Technical Guidance.

Dust

- 16) No site preparation works shall take place, as defined in Condition 1 of this permission, until a scheme of site dust monitoring has been submitted to, and has received the written approval of the Minerals Planning Authority. The scheme shall be implemented as approved and shall make provision for:

A programme of dust monitoring on a three-monthly basis at the noise monitoring points identified on plan number 15_C016_FLIX_013_C in the following locations for an initial period of six months. A review of the monitoring programme is to be submitted for approval at the end of the first six months:

<i>Dust Monitoring Locations</i>	<i>Description of Location</i>
1	The Lodge
2	The Dell
7	Sunset House
8	Home farm
9	Fishers Green House
10	The Old Rectory
12	Back Lane
14	Old Sawmill

- a) The type of monitoring equipment to be used and the standard to be monitored against.

Reason: In the interests of clarity, to protect the amenity of neighbouring occupiers having regard to the National Planning Policy Framework and its accompanying Technical Guidance, for ensuring that suitable control is in place in respect of dust emissions.

General Dust Monitoring

17)

- a) General
- i) At all times during the carrying out of operations authorised or required under this permission, water bowsers and sprayers (whether mobile or fixed) shall be used at such times as is necessary to minimise the emission of dust from the site.
- b) Haul Routes
- i) Hard surfaces or paving to be used for all haul routes even if only temporary;
 - ii) Speed limits of 20mph or less for surfaced roads and 5mph for unmade roads;
 - iii) Wet cleaning methods or mechanical road sweepers to be

used on all access routes and the highway during periods of dry weather.

- c) Vehicles
 - i) All vehicles used for movement of materials within the site shall be equipped with exhausts, pointing away from the ground (above the horizontal);
 - ii) All relevant heavy plant shall be fitted with radiator fan deflector plates;
 - iii) Wheel wash facilities are to be provided and all vehicles to be cleaned or washed effectively before they enter the highway;
 - iv) All loads entering and leaving the site to be covered.
- d) Excavation and Earthworks
 - i) Dusty activities to be dampened down during working hours, especially during dry weather.
- e) Complaints Log
 - i) A log of complaints from the public and a record of the measures taken to be kept and submitted to the Minerals Planning Authority on request.

Reason: In the interests of clarity, to protect the amenity of neighbouring occupiers having regard to the National Planning Policy Framework and its accompanying Technical Guidance, for ensuring that suitable control is in place in respect of dust emissions.

Surface Drainage and Pollution Protection

- 18) Any oil, fuel, lubricant, paint or solvent within the site shall be stored so as to prevent such materials contaminating topsoil or subsoil or reaching any watercourse.

Reason: To prevent contamination of the soil resource and pollution of the land drainage and groundwater regime. In accordance with the National Planning Policy Framework and its technical advice.

- 19) Any fixed or free standing oil or fuel tanks shall be surrounded by a fully sealed impermeable enclosure with a capacity not less than 110% of that of the tanks so to fully contain their contents in the event of any spillages.

All filling points, vents and sight glasses shall be within the sealed impermeable enclosure; and there shall be no drain through the impermeable enclosure.

Reason: To prevent contamination of the soil resource and pollution of the land drainage and groundwater regime. In accordance with the National Planning Policy Framework and its technical advice.

- 20) All foul drainage shall be contained within a sealed and watertight cesspit fitted with a level warning device constructed to BS 6297 "Design and Installation of Small Sewage Treatment Works and Cesspools" (1983).

Reason: To prevent contamination of the soil resource and pollution of the land drainage and groundwater regime. In accordance with the National

Planning Policy Framework and its technical advice.

- 21) Prior to discharge to any watercourse, all contaminated site drainage shall pass through suitably sized oil/grit interceptors.

Reason: To prevent contamination of the soil resource and pollution of the land drainage and groundwater regime. In accordance with the National Planning Policy Framework and its technical advice.

Surface Water Management Strategy

Groundwater monitoring

- 22) The scheme of Groundwater Monitoring shall take place in accordance with the Groundwater Monitoring Scheme submitted on 11 August 2016. An annual report shall be submitted to and approved in writing by the Minerals Planning Authority annually by the 31 January during site mineral extraction, restoration and aftercare periods.

Reason. In the interest of clarity, and protect the amenity of neighbouring business In accordance with the National Planning Policy Framework and its technical advice.

- 23) There shall be no de-watering of the Homersfield excavation.

Reason: To protect the groundwater having regard to the National Planning Policy Framework, and Policy WDM2 of the Suffolk Waste Core Strategy Adopted March 2011.

Handling and Storage of Soil and Soil Forming Material

- 24) Prior to the stripping of any soils from the site, excess vegetation shall be removed from the areas to be stripped.

The term 'excess vegetation' in this condition means all vegetation above a height of 154mm (6") above ground level.

Reason To remove any crop and avoid incorporation of concentrations of decaying vegetation into the soil having regard to Policy WDM2 of the Waste Core Strategy Adopted March 2011 and the NPPF Technical Guidance on Restoration and Aftercare of mineral sites.

- 25) Before the construction of any soil and/ or overburden bunds, a 3 metre standoff between the woodland / uncultivated headland adjacent to the bunds shall be clearly marked with posts. No vehicles shall use the standoff area, no materials shall be stored within the standoff area.

Reason: To allow the Minerals Planning Authority to discharge its biodiversity duties under s40 Natural Environment Rural Communities Act 2006, Wildlife and Countryside Act 1981 and s17 Crime and Disorder Act 1998

- 26) Before any part of the site is excavated or traversed by heavy vehicles or machinery (except for the purpose of stripping that part or stacking topsoil on that part), or used for the stacking of subsoil or soil making material, all available topsoil shall be stripped from that part.

Reason: To prevent damage of the soil resource by avoiding movement during unsuitable conditions having regard to the NPPF Technical

Guidance on Restoration and Aftercare of mineral sites.

- 27) No operations involving soil lifting/replacement shall take place between the months of October to March inclusive.

Reason: To prevent damage of the soil resource by avoiding movement during unsuitable conditions having regard to the NPPF Technical Guidance on Restoration and Aftercare of mineral sites.

- 28) No movement of soils or soil making materials shall take place except when the full depth of soil to be stripped or otherwise transported is in a 'suitably dry' soil moisture condition. In accordance with the Good Practice Guide For Handling Soils published by MAFF April 2000.

Reason: To prevent damage of the soil resource by avoiding movement during unsuitable conditions, having regard to the NPPF Technical Guidance on Restoration and Aftercare of mineral sites.

- 29) All suitable soils and soil making material shall be recovered where practicable during the stripping or excavation operations and separately stored. Separate storage shall apply to any soil subgrades identified on the site and thereafter retained.

Reason: To prevent damage of the soil resource by avoiding movement during unsuitable conditions having regard to the NPPF Technical Guidance on Restoration and Aftercare of mineral sites.

- 30) The topsoil and subsoil, mounds shall be constructed in accordance with the Good Practice Guide For Handling Soils published by MAFF April 2000, sheet 2 Building Soil Storage Mounds. Any overlap of soil types in a storage mound shall be kept to the minimum necessary for the effective formation of that mound and the interface shall be defined on-site and on a record plan so that it can be easily located at mound removal stage. They shall be graded and seeded with a suitable low maintenance grass seed mixture in the first available growing season following their construction. The sward shall be managed in accordance with correct agricultural management techniques throughout the period of storage.

Reason: To prevent damage of the soil resource by avoiding movement during unsuitable conditions having regard to the NPPF Technical Guidance on Restoration and Aftercare of mineral sites.

- 31) All soil and any soil forming material storage mounds, together with all areas that remain unworked, or have been restored, shall be kept free of weeds and all necessary steps shall be taken to destroy weed at an early stage of growth to prevent seeding.

Reason To avoid the spread of an invasive and prohibited species in the interests of avoiding harm to the environment.

Ecology

- 32) No extraction shall take place in Phases 6 and 7 until:

- a) A survey has been carried out for Invertebrates, which shall have been submitted to, and approved in writing by the Minerals Planning Authority; and
- b) A restoration scheme to conserve and enhance the Invertebrate

assemblance within Area 6, informed by the survey undertaken in (a), has been submitted to and approved in writing by the Minerals Planning Authority

The approved scheme shall be implemented in its entirety in accordance with the timetable approved by the Minerals Planning Authority

Reason: To allow the Minerals Planning Authority to discharge its biodiversity duties under s40 Natural Environment Rural Communities Act 2006, Wildlife and Countryside Act 1981 and s17 Crime and Disorder Act 1998 Mitigation (biodiversity).

- 33) No extraction shall take place in any phase until a scheme of management for the retained sand banks, identified on plan number (to be confirmed at Committee) attached to this planning permission has been submitted to, and approved in writing by the Minerals Planning Authority. The sand banks shall be retained and the scheme of management implemented, as approved, throughout the extraction of phases 1-7.

Reason: To allow the Minerals Planning Authority to discharge its biodiversity duties under s40 Natural Environment Rural Communities Act 2006, Wildlife and Countryside Act 1981 and s17 Crime and Disorder Act 1998 Mitigation (biodiversity).

- 34) The construction of the haul road shall be carried out in accordance with the Sensitive Working Methodology set out on Figure 8 of the Invertebrate Survey Report prepared by Steve Lane for Torc Ecology dated October 2016.

Reason: To allow the Minerals Planning Authority to discharge its biodiversity duties under s40 Natural Environment Rural Communities Act 2006, Wildlife and Countryside Act 1981 and s17 Crime and Disorder Act 1998

Restoration

- 35) No later than completion of extraction in phase 2b, details of the final restoration levels to be achieved in the Homersfield Extension, shall be submitted to and approved in writing by the Minerals Planning Authority.

Reason: To ensure that a satisfactory land form is attained to achieve the stated restoration outcomes. Having regard to the NPPF Technical Guidance on Restoration and Aftercare of mineral sites.

Ground Preparation

- 36) Prior to the spreading of soils or soil making materials on any part of the site, the applicant shall request a meeting with representatives of the Minerals Planning Authority to agree the ground levels.

Reason: To ensure that the site is reclaimed in an orderly manner, to a condition capable of beneficial after-use, having regard to the National Planning Policy Framework and Technical Guidance.

Soil and Soil making Replacement

- 37) Replacement of soils and soil making materials shall take place in accordance with the Good Practice Guide For Handling Soils published by MAFF April 2000 Sheet 4, Soil Replacement with Excavators and Dump

Trucks.

Reason: To prevent damage of the soil resource by avoiding movement during unsuitable conditions having regard to the NPPF Technical Guidance on Restoration and Aftercare of mineral sites.

Landscaping

- 38) Within one month of the approval of condition 35 of this planning permission, details of landscaping works based on the approved restoration contours, shall be submitted to and approved in writing by the Minerals Planning Authority. The approved scheme shall be implemented in its entirety in accordance with the approved programme of implementation.

Reason: To provide for the return of the site to the required standard for the specific after-use during the five-year aftercare period having regard to the Suffolk Minerals Core Strategy Adoption Version September 2008 and the National Planning Policy Framework and Technical Guidance.

Aftercare

Agricultural Aftercare

- 39) Within two years of the date of this permission, an agricultural aftercare scheme for the site, providing for such steps as may be necessary to bring the land to the required standard for use for agriculture, shall be submitted to the Minerals Planning Authority for approval. The aftercare scheme shall be implemented as approved, in writing, by the Minerals Planning Authority.

The submitted scheme shall specify the steps to be taken and state the five year period during which they are to be taken and shall make provision for:

- a) undertaking the sustainable farming practices;
- b) soil analysis;
- c) planting;
- d) cultivating;
- e) fertilising;
- f) watering;
- g) drainage;
- h) weed control measures;
- i) grazing management;
- j) keeping of records; and
- k) annual meetings with representatives of the Minerals Planning Authority, landowners, and interested parties to review performance.

Reason: To provide for the return of the site to the required standard for the specific after-use during the five-year aftercare period, having regard to the Suffolk Minerals Core Strategy Adoption Version September 2008 and the National Planning Policy Framework and Technical Guidance.

Ecological Aftercare

- 40) On completion of extraction in phases 6 and 7, the restoration shall be carried out in accordance with section 8 page 22 of the Invertebrate Survey Report, prepared by Steve Lane for Torc Ecology dated October 2016 and thereafter maintained.

Reason: To allow the Minerals Planning Authority to discharge its biodiversity duties under s40 Natural Environment Rural Communities Act 2006, Wildlife and Countryside Act 1981 and s17 Crime and Disorder Act 1998 Mitigation (biodiversity).

Aftercare visits

- 41) The period of aftercare for the site or any part of it shall commence on the date of written certification by the Minerals Planning Authority that the site or, as the case may be, the specified part of it, has been satisfactorily restored.

The following actions shall be undertaken during the five-year aftercare period:

- a) Before the 1 March each year, details of aftercare undertaken in the previous 12 months and works to be undertaken in the next 12 months, shall be submitted to the Minerals Planning Authority;
- b) Annual meetings with representatives of the Minerals Planning Authority and landowners, to review performance shall take place each June throughout the aftercare period; and
- c) Any remedial actions, such as may be required by the Minerals Planning Authority, following the review of the details of the aftercare submitted under (a) above and the annual site meeting (b) above, shall take place within the period as agreed in writing by the Minerals Planning Authority.
- d) Aftercare will only advance following compliance with (a), (b) and (c) above.

Reason: To provide for the return of the site to the required standard, for the specific after-use during the five-year aftercare period, having regard to the Suffolk Minerals Core Strategy Adoption Version September 2008 and the National Planning Policy Framework and Technical Guidance.

Cessation

- 42) In the event of site operations being discontinued for six months before 2026, or such other time period, as previously notified and agreed in writing with the Minerals Planning Authority, then the land as disturbed within the approved extraction area, less the plant site area (unless that area is scheduled for reinstatement), shall be restored in accordance with a scheme submitted by the developer, which has the written approval of the Minerals Planning Authority. The scheme shall be submitted not later than 1 month from the Minerals Planning Authority's issue of written notice, that it is of the opinion that land reclamation work has not taken place in the six month period, and shall include the requirements of Conditions 38-40, inclusive of this permission. The scheme, as approved by the Minerals Planning Authority, shall be commenced within three

months of notification of determination of the scheme and shall be fully implemented within a further period of 12 months.

Reason: To ensure the reinstatement of the site, having regard to the National planning Policy Framework and its technical summaries.

Reason for recommendation

15. Having regard to the provisions of the Development Plan and other material planning considerations, the proposed development is in accordance with the provisions of the Adopted Suffolk Minerals Site Specific Allocations Development document. This development provides for the removal of mineral reserves anticipated, to meet the County apportionment of the forecast demand for Primary Aggregates as set out in the Adopted Suffolk Minerals Core Strategy Development Plan Document. The proposals are therefore in accordance with Strategic Policies 1, 2 and 5 of the Adopted Suffolk Minerals Core Strategy 2008.
16. The amenity of sensitive receptors has been addressed. It is considered that the development would not significantly impact on groundwater levels.
17. Appropriate mitigation measures have been identified to protect wildlife currently using the site during development. Enhancements for biodiversity on a site-wide basis have been included in the restoration proposals which would contribute to biodiversity in the wider area.

Alternative options

18. To refuse consent or grant subject to alternative conditions.

Main body of report

Site

19. Flixton Quarry is situated to the west of the village of Flixton, which is 3km from the outskirts of Bungay and is accessed from the B1082. The closest residential properties are approximately 0.4km north and east of the site, well screened by the woodland The King Edward Belt and Thicket Wood. Homersfield Village is approximately 0.5km to the west.
20. The proposed extension area extends to approximately 10ha of agricultural land, lying to the south of the existing plant site, located between two previous extraction areas. The site is bounded by Back Lane to the west of the site and King Edwards Belt and agricultural land to the east, Thickets Wood, restored agricultural land and access track to the north and agricultural land and St Cross Road to the south.
21. The surrounding land is primarily in agricultural use for cereal and root crops. To the east is Homersfield Lake fisheries, a private fishing lake occupying a former quarry. The site offices are approximately 0.4km from the site however, some fishing platforms are within 50m of the site.
22. Access to the main quarry is off the B1062 (Flixton Park) which links to an internal haul road to the processing plant, recycling and mineral extraction. All traffic related to the mineral operations at Flixton Quarry normally travels to the west towards A143 except for local deliveries.

Planning History

23. Flixton quarry comprises some 113 hectares and has been operating since the 1950's, extending in a narrow belt along the southern valley of the River Waveney, that lies further north and beyond the B1062 Harleston to Bungay Road.
24. The most recent planning application W/12/1190, for the area known as Cartwrights, was granted consent by Development Control Committee on 7 March 2013 (agenda item 5). This permission released approximately 671,000 tonnes to be worked until 2018, with restoration utilising inert waste to agriculture by 2021.
25. The site is regularly monitored by the Mineral Monitoring Officer. Noise and dust monitoring is undertaken in accordance with approved schemes of monitoring. No complaints have been received.

Proposed Extraction

26. It is proposed to extend excavation of sand and gravel to an area known as Homersfield, identified in The Suffolk Minerals Specific Site Allocations Adopted Version, dated September 2009, and to complete extraction from the existing plant site.
27. The permitted extraction has been worked at a rate of approximately 180,000 – 250,000 tonnes per annum, this level of activity generates 104 total HGV movements per day. In addition the site includes a readymix concrete plant and bagging facility which generates 108 total HGV movements per day.
28. It is proposed that this present application is worked in conjunction with, but not together, with the present workings. So that total average annual rate of extraction and sales will remain unaltered and the number of HGV movements would remain the same. A transport assessment has been submitted as part of the application, which concludes that Flixton Road is lightly trafficed when compared to its capacity and can adequately accomodate traffic associated with the quarry.
29. A haul route would be constructed from the excavation. This would cross the private access road directly to the north of the site and run north to cross Angles Way and then continue to the plant site.
30. Extraction will be undertaken in 9 phases as set out in Table 1 below:

Phase No	Description	Area Ha	Approximate Tonnage	Duration
1	New plant site lagoon	1.05	70,624	3 months
2a	Homersfield A	2.33	285,586	1.1 years
2b	Homersfield B	2.18	287,871	1.2 years
2c	Homersfield C	2.22	284,220	1.1 years
3	Old Recycling Area	2.12	103,999	4 months
4	Area surrounding lagoon	1.57	105,935	4 months
5	Ready Mix Bagging Area	2.37	252,768	1 year
6	Aggregate Processing Plant Area	3.60	388,730	1.5 years
7	Site Office and Haul Road	1.27	144,016	5 months

31. Extraction in the Homersfield extension would be worked wet, so no dewatering would take place. The base of the workings in each phase would be dependent upon the water table and practical constraints of wet working.
32. Phase 7 would effectively be worked as raise and haul with limited on-site facilities.

Restoration Proposals

33. Restoration proposals would build on the successful restoration principles and practices currently being carried out on-site to agriculture and biodiversity rich habitat.
34. Restoration of the proposed Homersfield site would be to seasonally wet grassland and biodiversity habitat.
35. The existing plant site would be restored with recycled fines and on-site soils to low level agricultural land, conservation lagoon and landscaping, to encourage biodiversity.

Consultations

36. As a result of press, site and 123 neighbour notifications, two representations have been received. Concerns relate to noise, adverse effect on wildlife and in adequate screening of the proposed quarry and impact on the adjacent fishing lake.

Waveney District Council

37. No objection.

Homersfield Parish Council

38. Further to a recent parish council meeting, Homersfield Parish Council would like to convey their concern in respect of the above listed planning application.

In support of members of the local community the council members wish to make the following points:

- a) 'The proposed development is in very close proximity to a local business and residential properties.
- b) 'Noise - Although we have been assured that only 1 truck will be in use, there will also be a digger with all the associated noises such as beeping when reversing.
- c) 'Water levels - In the past, previous excavations have had an effect on the water table. This may affect in particular a local business.
- d) 'Pollutants and algae - There is concern about any pollutants or algae that may get into the water table and possibly into the river Waveney and subsequently affect wildlife.'

Flixton Parish Council

39. No objections. 'The existing quarry operations have been good neighbours and the site appears well run and has enhanced the landscape'.
40. The Parish Council have requested bird hides to be included in the restoration scheme and connection between the new footpath shown in the proposed restoration details and the existing footpath.

Councillor David Ritchie

41. No response.

Norfolk County Council

42. No objections.

Highways

43. There are no significant concerns about the highways impact of this proposal, therefore do not wish to restrict the granting of Planning Permission.

Archaeology

44. This application is situated within an area of archaeological interest. There are no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important heritage assets.

45. It is recommended conditions are imposed to provide for the implementation of a programme of archaeological work and submission of site investigation and post investigation assessments.

Ecology

46. No objections – ‘The ecological surveys were informed by existing ecology reports for the site and a local SBIS data search. They were carried out by Suitably Qualified Ecologists, using best practice methodologies and at an appropriate time of year. The assessment of impacts has now provided sufficient information regarding likely impacts on Protected and Priority Habitats and Species.

47. ‘The proposed extension of the quarry into arable land to the south and associated haulage road has the potential to result in impacts on Protected and Priority species including bats. The adjacent restored area was also found to have an outstanding invertebrate community.

48. ‘Appropriate mitigation measures have been identified for implementation before different phases commence to protect wildlife currently using the site, and it is proposed that the detailed restoration proposals will be included in the Ecological Mitigation, Restoration & Management Plan. Enhancements for biodiversity on a site-wide basis have been included in the proposals which are considered appropriate as they will contribute to biodiversity in the wider area.

49. ‘The proposed extension of the quarry for minerals extraction and associated works will result in short term impacts on important ecological features including Priority habitats and legally protected species, including bats and reptiles. However with mitigation secured these impacts will be minimised such that the proposal is acceptable. I am satisfied that that in the long term restoration of the extension to grassland and woodland has the potential to deliver net gain for biodiversity.

50. ‘I consider that continued quarrying operations is very important for the conservation of the significant invertebrate assemblages identified on the site. Restoration of the quarry plant area provides a unique opportunity to conserve these biodiversity features for the future and this area particularly is likely to need supplementary surveys to inform final restoration.

51. ‘I agree with my Landscape colleague Phil Watson, that proposed final levels for the extension and an appropriate scheme of planting, as well as habitat

management, should be provided to, and agreed with, the MPA at an appropriate point.

52. 'I am confident that the proposed extension will not have a significant effect on biodiversity, subject to securing appropriate mitigation by way of conditions on any consent. I recommend using BS42020 model conditions, in particular D.4.1. Construction Environmental Management Plan (Biodiversity) and D.4.5 Landscape and Ecological Management Plan (LEMP).'

County Landscape Advisor

53. 'No objections – Based on the information provided by the applicant and a site visit carried out on the 29th June I offer the following comments.
54. 'Whilst the proposals for the restoration of the extension area reflect the outcome based on full extraction from the site it would be preferable to see a scheme which relates to the actual material balance available at the point of restoration. I have suggested this approach in order to try and further minimise the amount of wetland and exposed water in the restoration scheme, making it much more appropriate in landscape terms than the proposal presented to date.
55. 'In addition the proposed landscaping appears to be complex and likely to require significant ongoing management, in order to achieve its objectives.
56. 'Therefore I suggest that conditions for the provision of proposed final levels and a scheme of planting and landscaping should be provided to, and agreed with, the Minerals Planning Authority at an appropriate point prior to the restoration of phase one of the extension area.'

Rights of Way

57. No objections.

County Noise Advisor

58. A scheme of noise monitoring and limits is currently in place for Flixton Quarry. It is recommended that the current noise monitoring scheme is extended to include the new receptors; 'The Old Rectory' and 'Valley Farm'.
59. An assessment on the impact of noise from the proposed quarry extension to the Homersfield Lake & Fish Farm has been undertaken. The increase in the noise limit is acceptable within the Planning Policy Guidance 2014 (PPG 14) technical guidance to the NPPF. There is therefore no need for further noise mitigation measures at Homersfield Lake.

County Air Quality Advisor

60. An air quality assessment has been submitted in support of the planning application for the extension of Flixton Quarry, which has been reviewed.
61. The assessment outlines a number of measures to minimise dust emissions from the application site. This includes site design considerations, such as continuing the processing within the existing processing area within the quarry and dust management measures, such as wetting haul roads and covering vehicles leaving the site. The proposed mitigation measures are appropriate.
62. It is suggested that an additional dust monitoring point is included in the regular scheme of site monitoring at Back Lane boundary of the application site.

63. Overall, the assessment and its conclusions are appropriate and it is recommended that air quality and dust-soiling should not provide a reason for refusal of the planning application.

SCC Floods and Water

64. No objections.

Environment Agency

65. No objection and provide the following advisory comments.

Ecological Issues

66. Depending on the velocity of discharge from the washing plant, it may be necessary for eel screening to be required. Eels and elvers are drawn to an attractant upstream flow at certain times of the year when they are migrating upstream. If this discharge is likely to contribute a significant flow to the receiving drain, screening would be required to ensure that the discharge is compliant with the Eel Regulations 2009.
67. Screening will protect eels from becoming entering and harmed in any pumping equipment. Eels are present in the River Waveney and as the discharge enters a drain that connects to the Waveney, screening is likely to be a requirement, if not in place already.
68. Located near to the application area is a roadside nature reserve. This has potential to be impacted by increased volumes of traffic, particularly large lorries accessing the site and should be considered, in order to adequately protect the nationally rare species present.

Groundwater Issues

69. According to the Planning Statement (Section.1.6.9), the base of mineral will be extracted wet to eliminate any possible impact from dewatering on surrounding water features. We concur that this method of extraction is unlikely to cause any adverse impact on other water users, or the surrounding environment and we have no additional concerns regarding the quarry extension.

Natural England

70. No objections – no conditions required.

Ramblers

71. No comments received.

Suffolk Wildlife Trust

72. No comments received.

British Horse Society

73. No comments received.

Policy

74. Section 38 of the Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the Development Plan, unless other material considerations indicate otherwise.
75. The Development Plan in the case of this application, comprises the NPPF (National Planning Policy Framework) dated March 2012, Suffolk Minerals Core Strategy Adopted Version September 2008, Suffolk Minerals Specific Site

Allocations Adopted Version September 2009, The Suffolk Waste Core Strategy (WCS) Adopted March 2011, Waveney District Council's 'The Approach to future development in Waveney to 2021' Adopted January 2009 and the Waveney Development Management Policies Development Plan Document Adopted January 2011.

National Planning Policy Framework (NPPF)

76. Paragraph 28 supports a prosperous rural economy through diversification of agricultural and other land based rural businesses, support of sustainable rural tourism and leisure developments.
77. Paragraph 112 state that local planning authorities should 'take account of the economic and other benefits of the best and most versatile agricultural land'.
78. Paragraph 141 states 'Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part), in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted'.
79. Paragraph 142 states that 'Minerals are essential to support sustainable economic growth and our quality of life. It is therefore important that there is sufficient supply of material to provide the infrastructure, buildings, energy and goods that the country needs...minerals...are a finite natural resource, and can only be worked where they are found...'
80. Paragraph 144 states that when determining planning applications for mineral sites, local planning authorities should:
 - a) Give great weight to the benefits of the mineral extraction, including to the economy.
 - b) Ensure, in granting planning permission for mineral development, that there are no unacceptable adverse impacts on the natural and historic environment, human health or aviation safety, and take into account the cumulative effect of multiple impacts from individual sites and/or from a number of sites locally.
 - c) Ensure that unavoidable noise, dust and particle emissions ... are removed at source and establish appropriate noise limits for extraction, in proximity to noise sensitive properties.
 - d) Provide for restoration and aftercare at the earliest opportunity, to be carried out to high environmental standards.

Minerals Core Strategy (MCS)

81. Policy 1 'Apportionment of Sand and Gravel'. This policy states 'The MPA will allocate sites for the extraction of sand and gravel based on the regionally-apportioned figure of 1.73 million tonnes per year, for the duration of the Plan period (through to 2021)'.
82. Policy 2 'Location of sites within Suffolk'. This policy states 'Preference will be given to aggregate sites in Suffolk located in a broad belt that follows the A14, stretching from east of Ipswich, to the western extremity of the county and other

areas identified on the accompanying plan, where geological information suggests the existence of viable deposits of sand and gravel’.

83. Policy 2 goes on to state that in allocating sites within the Allocations Document, there would be a presumption in favour of extensions to existing sites over new sites, so long as sufficient reserves could be produced from extended sites to meet the regional apportionment.
84. Policy 5 ‘Safeguarding Mineral Resources’ addresses the safeguarding of mineral resources from inappropriate development.
85. Policy 8 ‘Transport’ states ‘before granting planning permission for mineral working likely to generate significant HGV movements per day, the MPA will require a Transport Assessment to be prepared. The MPA will consider the proposals to be satisfactory where anticipated HGV movements will not give rise to’:
 - a) Unacceptable risks to the safety of other road users;
 - b) Unacceptable impact on traffic flow or residential and rural amenity arising from the movement and/or timing of vehicles on the public highway; and
 - c) Suitably designed access and egress to the public highway from the site must be secured.
86. Policy DC1 ‘Protection of landform and landscape features’ requires that proposals be designed to respect the Landscape Character Type.
87. Policy DC2 ‘Protection of Regionally and Locally Recognised sites of ecological and geological interest and promotion of biodiversity and protection of priority habitats’ addresses the safeguarding of areas of ecological interest.
88. Policy DC3 ‘Archaeology’ addresses the safeguarding of areas of archaeological interest.
89. Policy DC5 ‘Public Rights of Way’ seeks to protect rights of way.
90. Policy DC6 ‘Mud and Debris on Public Highways’ addresses the protection of the public highway from site generated debris.
91. Policy DC7 ‘Reclamation, restoration and after use’ requires the submission of outline strategies for aftercare.
92. Policy DC8 ‘Progressive working and restoration’ addresses the need for schemes to be provided at application stage.

Minerals Specific Site Allocations Adopted Version September 2009

93. Proposed potential extension to Flixton Quarry is identified in the Allocations Plan as Site 16.
94. Environmental safeguards identified the Flixton Pits County Wildlife Site to the north and the need to protect this interest, as well as the users of the right of way.
95. The conclusion to the site allocation was that an extension could be carried out, subject to appropriate environmental safeguards.

Waste Core Strategy (WCS)

96. Policy WDM2: ‘General considerations relevant to all waste management facilities’. This policy provides that in general, waste management development

will be acceptable, as long as the proposals adequately address where appropriate, the following:

- a) Potential for unacceptable adverse impact upon the integrity of Natural 2000 sites;
- b) Potential flood risk;
- c) Proposed vehicle movements and access;
- d) Potential impact upon the landscape;
- e) Potential impact upon biodiversity;
- f) Potential impact upon archaeology and cultural heritage;
- g) Requirements of PPG13 including the use of rail freight shipping;
- h) Compatibility with neighbouring land use;
- i) Potential impact upon agricultural land;
- j) Potential impact on noise and vibration.
- k) Potential impact upon air quality including odour;
- l) Potential visual impact;
- m) Potential impact upon the local water environment;
- n) Land instability; and
- o) Site management issues including litter, vermin and birds.

97. Policy WDM3: 'Approval of Sites for disposal of inert waste by landfilling or landraise'.

Additional void space would be acceptable where there was an identified need. The policy states that in such circumstances, consideration would be given to amongst other matters, capacity of existing waste recycling facilities, and if the importation is for the restoration of former mineral workings.

The policy also requires consideration of there being no acceptable alternative form of waste management available, to meet the need and that conditions would be imposed to ensure only pre-sorted wastes were landfilled.

Policy WDM5: 'General Waste Management Facilities'. The policy states that General waste management facilities are considered acceptable at, amongst other locations, current and former mineral workings (in relation to construction, demolition and excavation wastes recycling only).

Waveney District Council's 'The Approach to future development in Waveney to 2021' – Adopted January 2009 and the Development Management Policies Development Plan Document Adopted January 2011 are:

98. Core Strategy CS02 High Quality Design and Sustainable Development – Although principally targeted at built development, the policy refers to all development proposals demonstrating high quality and sustainable design that positively improves the character, appearance and environmental quality of an

area and the way it functions, in particular provides, conserves and enhances biodiversity and creates linkages between greenspaces and wildlife corridors.

99. The policy also requires development to seek to minimise the use of water resources and production of waste.
100. CS13 Tourism 'All tourism development will be expected to contribute to the delivery of the Waveney Tourism Strategy. The District Council will work with partners to promote and secure sustainable tourism development. A more diverse and high quality tourism offer will be encouraged, that seeks to lengthen the tourism season, increase the number of visits, provide job opportunities and sustain the tourism economy. However this growth should not be at the expense of the natural and cultural assets on which it is based.

Existing tourism uses will be protected. Redevelopment of existing sites will be encouraged, where it increases the range and/or quality of tourist facilities and accommodation.

New tourist accommodation and attractions should be developed in locations that offer good connectivity with other tourist destinations and amenities, particularly by public transport, walking and cycling. New tourism development will normally be located in, or close to Lowestoft and the market towns, the larger village coastal resorts of Corton and Kessingland, and other villages where local services, facilities and public transport reduce the need to travel by car. Outside of these locations, new-build development will not normally be acceptable. The focus will be on the conversion of existing buildings and development that contributes to farm diversification,.

101. CS16 Natural Environment – This policy expects development to support the natural environment and enhance its landscape character, biodiversity and geodiversity.
102. Development Management DM27 – Protection of Landscape Character –This policy seeks development proposals, demonstrate that their impact would protect and where possible, enhance the areas local distinctiveness and special qualities.

Applicants response to concerns raised

Noise

103. The Homersfield extraction shall have a one-way system to reduce reversing of dumpers. The loading shovel would have a white noise reversing bleeper.

Water management

104. Homersfield extraction would not be dewatered. Potential impacts on nearby abstractions, surface water bodies, surface and groundwater quality and nearby sensitive sites have been assessed. No significant risks have been identified to any receptor. The site has no water pollutants, as no dewatering will take place. It is not anticipated that the River Waveney would be adversely impacted by the development. A scheme of groundwater monitoring would be carried out throughout the life of the development.

Public Rights of Way

105. The Company welcome a condition maintaining public safety of people using the bridleway.
106. The overall restoration of Flixton Quarry would provide for public access to surrounding residents, over and above definitive routes. These additional routes are identified on the restoration plan.

Residential amenity

107. The Company does not propose for vehicles to travel through Homersfield Village. The Company has defined operating hours, stringent noise limits and undertakes dust monitoring.

Bird Hides

108. The Company would be happy to place two bird hides on the site in locations agreed with the Minerals Planning Authority.

Comments of the Head of Planning

109. Flixton Quarry has developed since the 1950's into an established local source of mineral. Over the years, it has grown to accommodate a number of ancillary activities alongside the mineral extraction including landfilling; aggregate processing and bagging and inert recycling. Each of these elements have been successful and reflect the sustainable and environmental achievements that the quarry has gained in the market place.
110. Homersfield was allocated as Site 17 within the Minerals Site Specific Allocations Adopted Version September 2009 document. Whilst the Allocation status does not confer a guarantee of future extraction taking place, it is a strong indication of where mineral extraction could, subject to environmental criteria being acceptable, be accommodated. Any final acceptability for such allocations being worked is for the testing of an application through the planning process. A number of issues arise in respect of this proposal.
111. Inclusion of the sites within the Allocations document also assists Mineral Planning Authority's (MPA's) with their landbanks. Government guidance (NPPF) requires MPA's to maintain a sand and gravel landbank of at least 7 years supply. Assessing future increases in demand, aggregate quality, and market proximity are important considerations as is the economic viability of sites and reserves. These issues generate a need for flexibility in order to provide an adequate and steady supply of material of the correct quality to develop the infrastructure needed for sustainable development and economic progression.
112. Suffolk's Land Bank of permitted mineral reserves (all sites with planning permission) as at 31 December 2015 is equivalent to 8.1 years annual production based on the most recent apportionment of 1.62million tonnes per annum.
113. The extension area would be worked in conjunction with the existing extraction programme enabling full exploitation of the reserve to provide for an enhanced range of product to be produced.
114. The ability to transfer the mineral and process through the existing plant site infrastructure would assist in a reduced carbon footprint over any need to develop standalone facilities in their own right.

115. The potential exists that were the mineral not to be worked through the existing infrastructure it would remain sterilised and uneconomic to work at a later date as a standalone site with attendant processing infrastructure. Not having the mineral resource would also represent a significant loss to the maintenance and delivery of the County's ability to provide appropriate levels of mineral and sites throughout its adopted plan period.
116. The acceptability of the proposed site against environmental considerations is set out below.

Landscape and Visual Impact

117. The quarry complex is not a new feature, it has a long established presence in the landscape and the restored areas are integrating themselves back into the local setting. The complex itself is not therefore considered as being an overly dominant feature within the local landscape.
118. The Landscape Visual Impact Assessment (LVIA) confirms that the proposed working scheme for the extension would have some adverse impacts on the landscape character, although the most significant of these would be temporary nature. Mitigation measures proposed would screen the workings along Back Lane. In conclusion the proposed development both during the operational stage and following restoration and aftercare phases, would not have an unacceptable impact on landscape character or visual amenity.

Ecology

119. It is considered that the proposed development would not adversely impact on ecological interests, subject to mitigation measures being implemented. The proposed restoration would deliver improvements for long term biodiversity and habitat creation.

Traffic

120. Existing quarry complex traffic movements are not proposed to change as a result of any working of the extension land. Likewise all site traffic would continue to use the present site access arrangements.
121. In highway capacity terms, the Highways Officer has not raised an objection over the traffic generation predictions and is satisfied that such levels would not interrupt or conflict with existing traffic flow or safety.
122. Quarry traffic would not use Back Lane or go through Homersfield Village unless there is a local delivery.

Noise

123. The nature and siting of this application is one of relative remoteness from residential properties, with a combination of distance, topography and proposed bunding arrangements to mitigate against noise generation. The activities being proposed under this application are to all extents and purposes standard mining operations that include soil stripping and handling, mineral extraction and reinstatement. The mechanisms for creating the site perimeter bunding, their maintenance and the ability of such features to achieve their desired effect is also a well-practised activity.
124. In noise control terms, there is no demonstrable justification to consider noise from this particular application as being unacceptable, nor that its generation

cannot be controlled through both the physical measures discussed or limits proposed.

125. Noise monitoring at the existing quarry has not given rise to areas of concern and it is the applicant's intention to continue this exercise at the extension site. The County Council's Air Quality Advisor has not objected to the proposal and conditions are recommended.

Air Quality (Dust)

126. The Environmental Statement assessed: air quality and emissions together with considering the sensitivity of the surrounding area; the identified dust sensitive locations; the potential for dust to be generated; and proposed mitigation measures.
127. The report recognised that there would not be any fundamental change in the way mineral extraction continues/would take place, or how the processing or export of mineral from the complex already takes place.
128. General good practice in soil handling and adherence to standard dust management practices would minimise the potential for any offsite dust emissions during these temporary works. The bunding is necessary to provide for longer-term benefits of screening and noise attenuation. The screen bunds would be constructed, grassed and long term maintained so mitigating against wind blow any receptors outside of the site boundary.

Water Management

129. An assessment of potential impacts to nearby abstractions, surface water bodies, surface and groundwater quality, and nearby sensitive sites has identified no risks to sensitive habitats, and minimal impacts on surface water bodies and on groundwater.

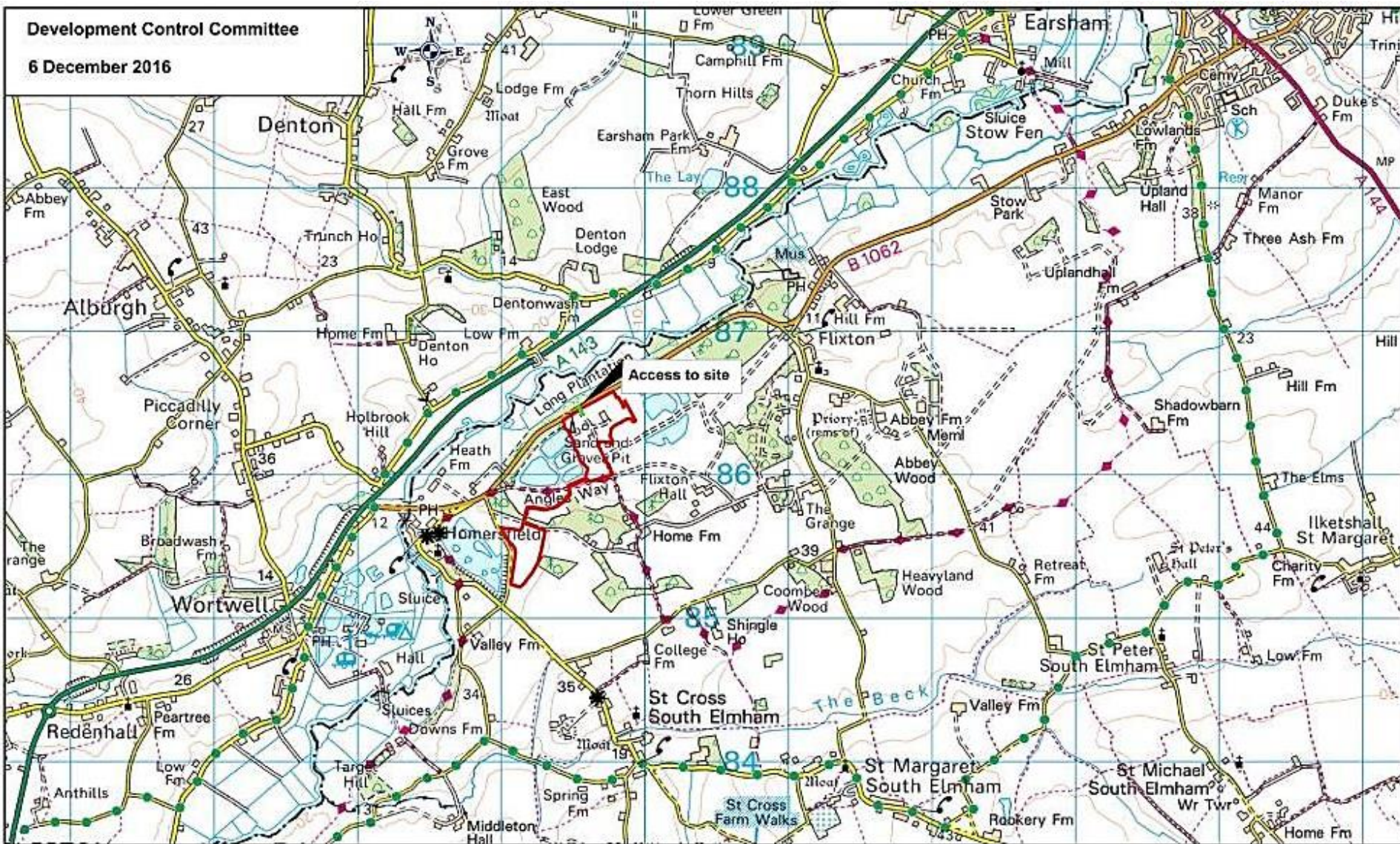
Conclusion

130. The development accords with the Development Plan. The Homersfield site is specifically allocated for mineral extraction in the Suffolk Minerals Site Specific Allocation Development Plan Adopted 2009.
131. The mineral reserve would assist the Minerals Planning Authority in meeting its regional apportionment, whilst supplying mineral to the local market.
132. In landscape terms, the proposed development has been assessed as an acceptable presence, that would not affect the integrity of the landscape character or its visual amenity. Mitigation through provision of screening bunding would integrate the workings during the life time of the site.
133. The level of traffic generation is considered acceptable on the local road network and would result in a continuation of existing quarry complex levels. The existing routing of traffic to the A143 would remain. No quarry traffic would use Back Lane to transport mineral for the extension to the processing plant.
134. Careful consideration has been given to the potential impacts of the development on adjoining land users. I am satisfied that the arrangements proposed to control and mitigate noise are reasonable and adequately protect the amenities of nearby residents and the users of Angles Way, and Homersfield Fisheries.

135. In terms of dust generation, the development can be undertaken without unacceptable impact. Mitigation measures are considered appropriate to assist in further minimising the potential for noise and dust to give rise to adverse impact.
136. The Homersfield extension would not be dewatered, the current consented dewatering arrangements will continue, they have not raised any problems. I am satisfied that no impacts would occur on the water environment as part of this development and welcome the applicant's commitment to ongoing groundwater monitoring throughout the life of the development.
137. I consider that there is no conflict with policy or guidance
138. The matters raised by Homersfield Parish Council are dealt with in the preceding paragraphs. I therefore recommend that the Committee approves this application subject to the recommended conditions set out in paragraph 14.

Sources of further information

- a) File reference W/15/5183
- b) The application and consultee responses can be viewed at:
<https://secure.suffolkcc.gov.uk/ePlanning/loadFullDetails.do?apId=21219>
- c) The Planning Officers file is an open file and can be consulted by prior appointment with the case officer Anita Seymour 01473 264747 at the Development Section, Endeavour House, 8 Russell Road, Ipswich , Suffolk, IP1 2BX



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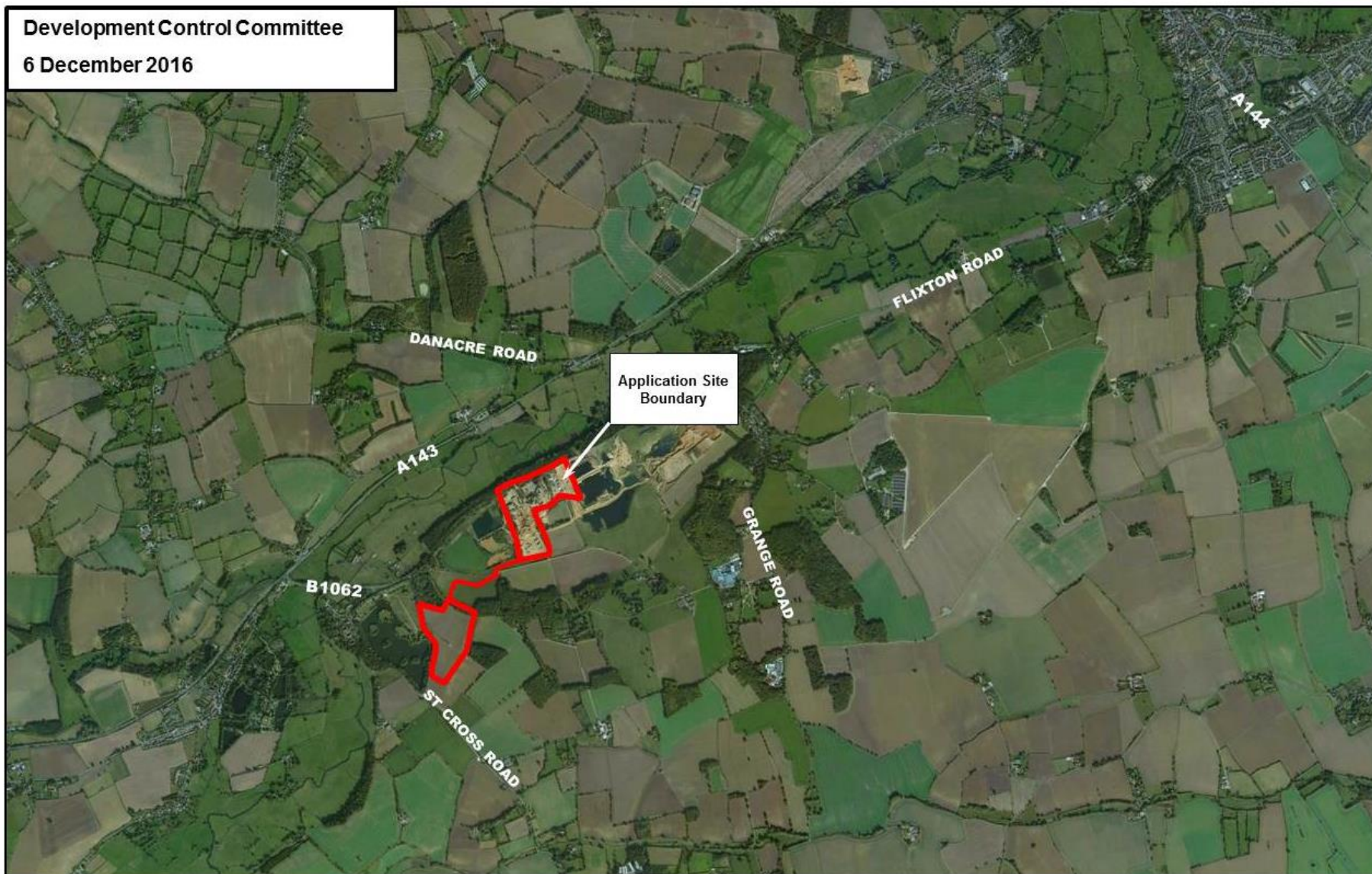
Strategic Development,
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IP1 2BX.

Key

- Application Site Area
- * Objector

W/15/5183/CC
FLIXTON QUARRY, BUNGAY. NR35 1NN

Extension to Flixton Quarry to allow extraction of 856,000 Tonnes of sand and gravel from land known as Homersfield, Retention of access, concrete plant and aggregate processing and phased details of plant site extraction with restoration to agriculture and wet land conservation.



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Strategic Development
Resource Management
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AERIAL PHOTO – FLIXTON QUARRY, BUNGAY NR35 1NN



