

**HAMPSHIRE COUNTY COUNCIL  
Decision Report**

<b>Decision Maker:</b>	Regulatory Committee
<b>Date:</b>	22 February 2017
<b>Title:</b>	Application for Variation of condition 1 of planning permission 30633/019 to allow the continued importation, handling and re-sale of aggregates until 31 December 2022 at Frith End Sand Quarry, Grooms Farm Lane, Frith End, Bordon. (Application No. 30633/030) (Site Ref: EH121)
<b>Reference:</b>	8128
<b>Report From:</b>	Head of Strategic Planning

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## 1. Executive Summary

- 1.1. The application is to allow the continued importation, handling and re-sale of 8,000 tonnes of aggregates from the site (application 30633/030) by varying condition 1 of planning permission [30633/019](#) granted in January 2012. This would allow the activity to continue until 31 December 2022 and is ancillary to the sand extraction operations (as approved under [F30633/012/CMA](#)) and reliant on the outcome of planning application 30633/031 (the preceding item on the agenda). The importation and sale of aggregates has been carried out since the 1990s, albeit from different areas within the quarry.
- 1.2. This application is being considered by the Regulatory Committee at the request of the local County Councillor, as the proposal involves extending the life of a mineral operation and associated activity. The workings at the quarry site have been extended several times previously and concerns have been raised by the local community.
- 1.3. Key issues raised are;
  - Consideration of amenity impact to local community; and the
  - Need for restoration of the site.
- 1.4. A committee site visit by Members took place on 6 February 2017.
- 1.5. The proposed development is not an Environmental Impact Assessment development under the [Town & Country Planning \(Environmental Impact Assessment\) Regulations 2011](#).

- 1.6. It is considered that the proposal would be in accordance with the adopted [Hampshire Minerals and Waste Plan \(2013\)](#) as the principle of development has been established through the earlier permissions and all existing environmental and amenity protection measures will remain in place as part of ongoing operations.
- 1.7. It is recommended that planning permission be granted subject to the conditions listed in integral Appendix B.

## **2. Background**

- 2.1. Application 30633/031 is being considered alongside this application and is for the continuation of sand and clay extraction at the site until 2022.
- 2.2. Whilst the quarry is not in compliance with the permission [F30633/012/CMA](#), as the extraction has not been completed by the date stipulated in condition 2, the quarry site activity is still covered by this permission while in breach of condition 2. However, currently there is no permission for the aggregate sales operation but enforcement action is not expedient when an application is being considered and the outcome may be a permission to allow the activity.

## **3. The Site**

- 3.1. Frith End quarry is an active sand quarry that comprises approximately 17.4 hectares of land located to the north of Bordon, Hampshire. The quarry is accessed by means of a purpose built access road direct off the A325 and the site has direct access onto the strategic road network.
- 3.2. The quarry is identified in the adopted [Hampshire Minerals and Waste Plan \(2013\)](#) as a safeguarded site for the extraction of soft and silica sand. As the site has been worked 26 years, there are exposed extraction faces, lagoons, soil bunds and localised stockpiles of sand. Mobile washing and screening plant is located on a purpose built platform at the western end of the quarry floor.
- 3.3. The nearest property is Groom Farm, which is 170 metres to the north-west of the site boundary and is a Grade II Listed building. Trottsford Farm lies approximately 370 metres to the south-west.
- 3.4. A full description of the site and its surroundings is set out in section 3 of the preceding item on the agenda (30633/031: Application for Variation of condition 2, of planning permission [F30633/012/CMA](#) to extend the approved time for extraction of sand and clay).

#### 4. Planning History

4.1. This application is one of two proposals submitted at the same time:

- 30633/031: Application for Variation of condition 2, of planning permission F30633/012/CMA to extend the approved time for extraction of sand and clay.
- 30633/030: Application for Variation of condition 1 of planning permission 30633/019 to allow the continued importation, handling and re-sale of aggregates until 31 December 2022.

4.2. The planning history of the site is as follows:

Application no.	Proposal	Date issued
<a href="#">30633/019</a>	Use of land for the importation, handling and re-sale of aggregates (retrospective application)	11/01/2012
<a href="#">F30633/012/CMA</a>	Winning & working of sand with restoration at low level to nature conservation uses to include a southern extension to the existing extraction area, and the retention of the processing plant	07/02/2007
<a href="#">F20310/11C</a>	Revised Phasing	30/07/1996
<a href="#">F20310/10C</a>	Vertical extension of existing mineral working	12/12/1995
<a href="#">F20310/9C</a>	Variation of conditions to consent F20310/6 to allow for sand washing and construction of temporary silt beds	23/03/1993
<a href="#">F20310/6</a>	Winning and working of minerals, infilling with controlled waste and creation of an access from the site to the A325	05/09/1990

4.3. There have been no complaints received by the Minerals Planning Authority regarding amenity, traffic or environmental issues.

#### 5. The Proposal

5.1. The application is for the continued importation, handling and re-sale of 8,000 tonnes of aggregates from the site by varying condition 1 of

application [30633/019](#). This would allow the activity to continue until 31 December 2022 and is ancillary to the sand extraction operations (as approved under [F30633/012/CMA](#)) and reliant on the outcome of planning application 30633/031. The applicant wishes the aggregate sales to align in time with the working of the quarry when the use of land for the importation, handling and resale of aggregates should cease and all stockpiles would be removed.

- 5.2. The aggregates imported and sold are products such as shingle, scalplings, rockery stone, sharp sand and gravel from the applicant's other quarries. These are either sold as small 1-2 tonne loads to local builders, landscape gardeners etc. or blended with the sand from Frith End Quarry to create a wider range of products. The aggregate is stockpiled within the quarry and utilises the wash plant and mobile machinery.
- 5.3. As the application only seeks to extend the life of the operation, all established site management practices and environmental controls will be continued as all other conditions and approved plans will remain in force. The hours of operations are 0700-1800 Monday to Friday and 0700-1300 on Saturdays. There is no working on Sundays or recognised Public Holidays.
- 5.4. Heavy Goods Vehicles (HGVs) will access and leave the site via the A325 with direct access to the [Strategic Road Network](#).
- 5.5. The proposal will not increase the number of traffic movements at the site:
  - Importation of mineral - circa 2 loads or 4 movements per day; and
  - Exportation of mineral (small loads) - circa 17 loads/34 movements per day.
- 5.6. Screening of the proposal under [Town & Country Planning \(Environmental Impact Assessment\) Regulations 2011](#) has been carried out. The proposed development has been assessed under Schedule 2 (a); Quarries, open cast mining and peat extraction (unless included in Schedule 1; and 13 Changes and extensions (a); Any change to or extension of development of a description listed in Schedule 1 (other than a change or extension falling within paragraph 21 of that Schedule) where that development is already authorised, executed or in the process of being executed. However, whilst being identified under the Regulations, it is not deemed an EIA development requiring an Environmental Statement and is not considered to be an EIA development as the proposal is not in a sensitive area, and whilst the development involves amendments to and the continuation of an active quarry, the proposal is not likely to have significant environmental effects as defined in the EIA Regulations 2011 (as amended).

## **6. Development Plan**

- 6.1. The following plans and associated policies are considered to be relevant to the proposal:  
[National Planning Policy Framework \(2012\)](#) (NPPF)
- 6.2. The following section is relevant to this proposal:

- Paragraph 28: Support economic growth in rural areas in order to create jobs and prosperity.

**Hampshire Minerals & Waste Plan (2013)** (HMWP)

6.3. The following policies are relevant to the proposal:

- Policy 1 (Sustainable minerals and waste development);
- Policy 2 (Climate change – mitigation and adaptation);
- Policy 3 (Protection of habitats and species);
- Policy 4 (Protection of the designated landscape);
- Policy 5 (Protection of the countryside);
- Policy 7 (Conserving the historic environment and heritage assets);
- Policy 8 (Protection of soils);
- Policy 9 (Restoration of quarries and waste developments);
- Policy 10 (Protecting public health, safety and amenity);
- Policy 11 (Flood risk and prevention);
- Policy 12 (Managing traffic);
- Policy 13 (High-quality design of minerals and waste development);
- Policy 15 (Safeguarding - mineral resources);
- Policy 20 (Local land-won aggregates); and
- Policy 21 (Silica sand development).

## **7. Consultations**

### **7.1. County Councillor Kemp-Gee has made comments primarily in relation to application 30633/031:**

“The original application referred to two sand deposits, the 180,000 tons under the permission expiring end 2016 which would have been extracted if the recession had not curtailed sales i.e. 3 years extraction at 60,000 tons per annum. Secondly, a revised restoration programme which would have released a further 180,000 tons from under the hedgeline.

Grundons has now withdrawn their revised application plan so the amended application by definition should just seek permission for 180,000 tons or 3 years extraction to be followed by 1 possibly 2 years restoration. But it doesn't.

The Regulatory Committee can only take into account what is before them in the amended application and not hearsay.

The original application referred to a potentially serious geological danger in conjunction with the revised restoration plan in the original application, now withdrawn, so the Committee is left hanging in the air on this point.

Similarly, Condition 8 of the 'existing' permission forbids the exporting of clay from the site and certainly this should remain the case pending consultations on the form of the final restoration programme. The applicant should be examined by the Committee whether any clay has been exported contrary to that Condition and, if so, reparation made.

The Dockenfield Parish Council, local residents and myself have been practical and reasonable in our responses whilst being mindful of the County's Mineral Plan and the requirement for silica sand, despite the fact that its strategic use is almost non-existent now and it is largely now used for spreading on football pitches and golf courses whereas formerly it was a very valuable commodity. We have maintained a consistent stance which is that the applicant should return with an holistic plan including a properly worked out restoration plan which might well include the extraction of a further 180,000 tons beyond the existing permission and a cut-off date giving finality to the serious disruption and inconvenience to local amenity and rural life that this mining operation has caused over the years.

Regrettably, with all reasonable efforts to achieve such a reasonable and sensible solution rejected by the applicant and HCC Mineral and Waste Officers, I must object profoundly to the amended application believing that I am still adhering to the Council's Mineral Plan.

I urge the Committee to allow a 3 year extension whilst a compromise position including all of the above is arrived at."

- 7.2. **East Hampshire District Council:** The Council has no objection to variation of the variation of condition 1 to allow the operations to continue until 31 December 2022, on the basis that the operations remain ancillary to the activities taking place at the quarry and would not prejudice the restoration of the quarry.
- 7.3. **East Hampshire District Council Environmental Health Officer (EHO):** Has no objection.
- 7.4. **Headley Parish Council Parish Council:** Has no objection.
- 7.5. **Dockenfield Parish Council:** Has principal objections and observations especially on behalf of its residents in the Old Convent complex and Cradle lane, to the Applications. "Dockenfield Parish Council OBJECTS to this application and wishes to be represented at any relevant Planning Meeting. We do not believe HCC should follow a policy presumption in favour of the Application."
- 7.6. **Natural England:** Considers that the proposed development will not have significant adverse impacts on designated sites and has no objection.
- 7.7. **Environment Agency:** Has no objection.
- 7.8. **Local Highway Authority:** Has no objection objections to this application subject to all highway conditions attached to previous permissions being retained for any new consent given.
- 7.9. **Lead Local Flood Authority (LLFA):** Has no objection.
- 7.10. **Defence Infrastructure Organisation:** Has no objection.
- 7.11. **County Archaeologist:** Has no objections.
- 7.12. **County Council landscape architect:** There is no objection to the extension of time at the above site on the basis that all the approved landscape mitigation and restoration is carried out as approved.

7.13. **County Council Ecologist:** Raises no objection to the extension of timescale for quarrying activities as proposed, subject to conditions.

## 8. Representations

- 8.1. Hampshire County Council's [Statement of Community Involvement \(2014\)](#) (SCI) sets out the adopted procedure and publicity requirements associated with determining planning applications.
- 8.2. In complying with the requirements of the SCI, Hampshire County Council:
  - Published a notice of the application in the [Hampshire Independent](#);
  - Placed a notice of the application at the application site;
  - Consulted all statutory and non-statutory consultees in accordance with [The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#); and
  - Notified all residential properties within 500 metres of the boundary of the site.
- 8.3. As of 30 January 2017, a total of 9 residents had objected to this specific application.
- 8.4. Issues related to the application (30633/030):
  - no need for development other than financial benefit for applicant;
  - turns site into an industrial retail use;
  - the earlier application was retrospective;
  - the earlier application was time limited to 2016, in connection with sand extraction; and
  - the time extension should be no longer than that for mineral extraction.
- 8.5. The above issues will be addressed within the following commentary, except where identified as not being relevant to the decision or included as a factual record for clarification.

## 9. Commentary

### Development Plan/Policy context/Principle of the development

- 9.1. As explained above, permission for the land use was granted under permission [30633/019](#). As such, the principle of development has previously been established and the proposal is in general accordance with the development plan.
- 9.2. There has been concern raised over the implications of the use for the importation, handling and re-sale of aggregates from local residents. For

clarification, the use of the site for the sale of aggregates does not give the land a planning use classification as industrial or retail. The sale of aggregates is ancillary to the sand extraction and would not be permitted to continue any longer than the mineral extraction.

#### Development in the countryside and restoration

- 9.3. As the site is in an area of countryside, Policy 5 (Protection of the countryside) of the [HMWP \(2013\)](#) must to be considered. Policy 5 (Protection of the countryside) allows for development in the countryside where it is a mineral extraction.
- 9.4. The [NPPF \(2012\)](#) offers support for developments which aid a prosperous rural economy (paragraph 28) and so this is also taken into consideration. The small scale importation of aggregates for blending and resale at the active quarry is an ancillary activity and provides for the co-location of complementary minerals activity which is in accordance with Policies 1 (Sustainable minerals and waste development) and 20 (Local land-won aggregates) as it aids a sustainable business and makes use of existing infrastructure. It is recommended that any permission should be restricted to the end extraction date of the quarry consent, and a condition shall be imposed so that the development shall only be used ancillary to planning permission 30633/031 and shall be implemented and operated in accordance with the conditions applying to such permission.
- 9.5. Policy 5 (Protection of the countryside) also requires that when development ceases, the site shall be restored, as set out in Policy 9 (Restoration of minerals and waste developments). Upon cessation of the activity if permitted, the site would be restored in accordance with approved scheme of the main quarry permission (see condition 2). Therefore the proposal is in accordance with Policies 5 and 9 of the adopted [HMWP \(2013\)](#).

#### Visual impact and landscape

- 9.6. Policy 13 (High-quality design of minerals and waste development) of the [HMWP \(2013\)](#) requires that development should not cause an unacceptable adverse visual impact and should maintain and enhance the distinctive character of the landscape. In addition, Policy 10 (Protecting public health, safety and amenity) protects residents from significant adverse visual impact.
- 9.7. There have been representations from local residents raising objections as they believe the site to be an “unwelcome industrial moon-scape”. This concern is recognised but it is noted that there have been limited objections on these grounds. In this case the visual impact is for a temporary period for a limited number of individuals, as the site can only be seen by users of the footpath or those walking in the adjacent countryside. The aggregate sales development is wholly within the active sand quarry and it is not considered it would increase the visual impact of the quarry workings.
- 9.8. As explained above, the restoration of the site will be to the scheme as already approved under the quarry permission, and so the landscape and visual impact is deemed acceptable and will be in accordance with Policies

13 (High-quality design of minerals and waste development) and 10 (Protecting public health, safety and amenity) of the [HMWP \(2013\)](#).

### Ecology

- 9.9. Policy 3 (Protection of habitats and species) of the [HMWP \(2013\)](#) sets out a requirement for minerals and waste development to not have a significant adverse effect on, and where possible, should enhance, restore or create designated or important habitats and species. The policy sets out a list of sites, habitats and species which will be protected in accordance with the level of their relative importance. The policy states that development which is likely to have a significant adverse impact upon the identified sites, habitats and species will only be permitted where it is judged that the merits of the development outweigh any likely environmental damage. The policy also sets out a requirement for appropriate mitigation and compensation measures where development would cause harm to biodiversity interests.
- 9.10. The impact of the proposal on the nearby designated sites and local wildlife has been considered in detail by the County Ecologist and Natural England. Natural England is satisfied that there would be no significant effect on the designated sites and has no objection.
- 9.11. The County Ecologist has no objection to the proposal but sought clarification on some points. In response to these comments, the applicant has confirmed that the environmental controls currently in place will be continued in the event of any extension of time being granted at this site.
- 9.12. In light of the information supplied and the responses from consultees, it is concluded that the proposal will not harm any protected species or designated areas of ecology value and so is in accordance with Policy 3 (Protection of habitats and species) of the [HMWP \(2013\)](#).

### Impact on amenity and health

- 9.13. As detailed in the representations section, there have been concerns raised over adverse impacts to local amenity. Policy 10 (Protecting public health, safety and amenity) of the [HMWP \(2013\)](#) requires that any development should not cause adverse public health and safety impacts, and unacceptable adverse amenity impacts. Also, any proposal should not cause an unacceptable cumulative impact arising from the interactions between mineral developments and other forms of development.
- 9.14. It is noted that the RoW Footpath (no 26) cuts across the site, so there are occasional visitors who would experience the sound of the operations but, there are no near neighbours to be disturbed by the noise produced by the development.
- 9.15. The recommended permission would carry over the previous condition which sets the noise limits to be within an acceptable standard of no more +10 dB above background noise levels (Condition 3). Under the quarry permission a monitoring plan (condition 14) is in place and will be carried forward if planning permission is granted. This is in accordance with BS4142 (the current British Standard 4142: 2014). There is also a requirement to

construct a bund on the northern and western boundary of the site nearest Grooms Farm as part of the existing consent (condition 13).

- 9.16. Similarly, there are approved dust suppression measures in place for the site under the quarry permission (condition 15) and it is recommended that these are carried forward. On this basis, the East Hampshire Council Environmental Health officer has reviewed the proposal and the application documents and has no objections.

#### Potential pollution associated with the development

- 9.17. [National Planning Practice Guidance \(Paragraph 050 Reference ID: 28-050-20141016\)](#) states that Planning Authorities should assume that other regulatory regimes will operate effectively rather than seek to control any processes, health and safety issues or emissions themselves where these are subject to approval under other regimes. Planning and permitting are two separate systems. The Environment Agency has a role to play in both. The need for an environmental permit is separate to the need for planning permission. The granting of planning permission does not necessarily lead to the granting of an environmental permit. The site currently has an environmental permit and the EA has been consulted and raise no objection to the proposal.
- 9.18. Taking into account the above, the existing controls (as approved under [F30633/012/CMA](#)) and the associated environmental permitting, it is concluded that the proposal is in accordance with the Policy 10 (Protecting public health, safety and amenity) of the adopted [HMWP \(2013\)](#).

#### Highways impact

- 9.19. Policy 12 (Managing traffic) of the [HMWP \(2013\)](#) requires minerals and waste development to have a safe and suitable access to the highway network and where possible minimise the impact of its generated traffic through the use of alternative methods of transportation. It also requires highway improvements to mitigate any significant adverse effects on highway safety, pedestrian safety, highway capacity and environment and amenity.
- 9.20. The site is located in close proximity to the [strategic highway network](#) and Heavy Goods Vehicles (HGVs) have direct access to the main road via the concrete haul road. It is therefore highly unlikely that HGVs would choose to travel on unmade tracks which take them further away from the main highway network.
- 9.21. The planning process cannot directly control vehicles on the public highway by way of planning condition. HGV traffic is legally allowed to use surrounding roads such as the A325 and the planning permission cannot impose conditions limiting the use of the public highway. However, the planning process can impose conditions to indirectly manage traffic associated with the development proposals and these are already in place for the site as conditions (3 & 6) which control the times at which vehicles may enter and how vehicles can access the site. These will be carried

forward if permission is granted. Although there would be some additional lorry traffic and noise impact in addition to the quarry operations, this is not considered to be significant. The Highway Authority raises no objections and the proposal is considered in accordance with Policy 12 (Managing traffic) of the adopted [HMWP \(2013\)](#).

### Summary

- 9.22. Resident concerns about the extension of quarrying and associated activity at the site are understood. There was a reasonable expectation that that activity would be ceasing and restoration taking place. However, the applicant has explained the market reasons for extraction taking longer than originally anticipated (see report for application 30633/031) and the Minerals Planning Authority must consider whether it is appropriate and policy compliant for the use to continue.
- 9.23. It is considered that the proposal would be in accordance with the adopted [Hampshire Minerals and Waste Plan \(2013\)](#) as the principle of development has been established through the earlier permissions and all existing environmental and amenity protection measures will remain in place as part of ongoing operations. Therefore, it is considered that the proposal accords with the development plan as the sales and importation of aggregates is ancillary to an existing working quarry (Policies 1 (Sustainable minerals and waste development), 2 (Climate change – mitigation and adaptation), 5 (Protection of the countryside), 7 (Conserving the historic environment and heritage assets), 8 (Protection of soils), 12 (Managing traffic) and 13 (High-quality design of minerals and waste development). The site is safeguarded through Policies 15 (Safeguarding - mineral resources) and 16 (Safeguarding - minerals infrastructure) of the plan and is also supported by the provisions of Policies 20 (Local land-won aggregates) and 21 (Silica sand development).
- 9.24. The proposal is not considered to be significantly visually intrusive whilst extraction and restoration activities occur due to the natural screening in place (Policy 13). The proposal will not give rise to significant adverse (Policy 10) and mitigated where necessary through Environmental Permitting. The nature of the development would not give rise to an adverse impact on the protected species or local ecological designations (Policy 3). The proposal is acceptable in highway terms (Policy 12) and there is no significant flood risk or surface water increase as a result of the proposal (Policy 11).
- 9.25. The proposal would not unacceptably increase the risk of flooding on other land or alter the approved drainage management (Policy 11 - Flood risk and prevention)
- 9.26. The sensitivity of nearby designated areas remain protected and the long term benefits of the restoration offer biodiversity enhancements and accord with Policy 3 (Protection of habitats and species), Policy 4 (Protection of the designated landscape) and Policy 9 (Restoration of quarries and waste developments) of the adopted [HMWP \(2013\)](#).

## 10. Recommendation

10.1. That planning permission be GRANTED subject to the conditions listed in integral Appendix B.

Appendices:

Integral Appendix A – Corporate or Legal Information

Integral Appendix B – Conditions

Appendix C - Location Plan

Appendix D– Application and Landownership areas (DG/QO/FRI/VAR/IMP/01)

Other documents relating to this application:

<https://planning.hants.gov.uk/ApplicationDetails.aspx?RecNo=17706>

**CORPORATE OR LEGAL INFORMATION:****Links to the Corporate Strategy**

<b>Hampshire safer and more secure for all:</b>	No
Corporate Improvement plan link number (if appropriate):	
<b>Maximising well-being:</b>	No
Corporate Improvement plan link number (if appropriate):	
<b>Enhancing our quality of place:</b>	No
Corporate Improvement plan link number (if appropriate):	
<b>OR</b>	
<b>This proposal does not link to the Corporate Strategy but, nevertheless, requires a decision because:</b>	
The proposal does not link to the Corporate Strategy but, nevertheless, requires a decision because the proposal is an application for planning permission and requires determination by the County Council in its statutory role as the minerals and waste planning authority.	

**Other Significant Links****Section 100 D - Local Government Act 1972 - background documents**

**The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)**

DocumentLocation

30633/030

Hampshire County Council

EA121

Frith End Sand Quarry, Grooms Farm

Lane, Frith End, Bordon GU35 0QR

Variation of condition 1 of planning permission 30633/019 to allow the continued importation, handling and re-sale of aggregates until 31 December 2022

## CONDITIONS

### Timescale

1. The use of land for the importation, handling and resale of aggregates shall cease and all stockpiles removed on or before 31 December 2022 or cessation of sand extraction at the quarry whichever is the sooner.

Reason: The use is only acceptable as an ancillary activity at the sand quarry, and not prejudice the restoration of the quarry.

2. The development hereby approved shall only be used ancillary to planning permission 30633/031 and shall be implemented and operated in accordance with the conditions applying to such permission.

Reason: To ensure that the development is consistent with the use of the land as approved by the permission above.

### Hours of Working

3. No heavy goods vehicles shall enter or leave the site and no plant or machinery shall be operated except between the following hours: 0700-1800 Monday to Friday and 0700-1300 Saturday. There shall be no working on Sundays or recognised Public Holidays.

Reason: In the interests of local amenity in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals and Waste Plan (2013).

### Tonnage

4. The quantity of aggregates imported to the site shall not exceed 8000 tonnes per year. A record of the quantities imported shall be kept at the site and be available for inspection.

Reason: To limit the scale of activity in the interests of local amenity in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals and Waste Plan (2013).

## Noise

5. Noise from operations carried out on the site, measured or predicted as dB LAeq, 1 hour levels, shall not exceed the background noise level at the boundary of any residential property (measured as dB LA90) by more than 10 dBA during hours of operation with a maximum allowable noise level of 55 dB LAeq, 1 hour at the boundary of any residential property during the same hours.

Reason: To minimise noise disturbance to the residents of nearby houses in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals and Waste Plan (2013).

## Highways

6. Access to the quarry shall be from the existing entrance onto the A325 only.

Reason: In the interests of highway safety and local amenity in accordance with Policies 10 (Protecting public health, safety and amenity) and 12 (Managing Traffic) of the Hampshire Minerals and Waste Plan (2013).

7. Measures shall be taken to ensure that no lorry shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried onto the highway.

Reason: In the interests of highway safety in accordance with Policy 12 (Managing Traffic) of the Hampshire Minerals and Waste Plan (2013).

## Rights of Way

8. The crossing points with public rights of way and signs warning lorry drivers of the presence of public rights of way shall be maintained for the duration of the development.

Reason: To safeguard public rights of way in accordance with Policy 10 (Protecting public health, safety and amenity) of the Hampshire Minerals and Waste Plan (2013).

### **Stockpile**

9. Stockpiles within the 'Secondary Storage Area' shall not exceed 1.5 metres in height.

Reason: To minimise visual impact in accordance with Policies 10 (Protecting public health, safety and amenity) and 13 (High-quality design of minerals and waste development of the Hampshire Minerals and Waste Plan (2013)).

### **Plans**

10. The development hereby permitted shall be carried out in accordance with the following approved plans: **DG/QO/FRI/VAR/IMP/01, DG/QO/FRI/VAR/IMP/02**

Reason: For the avoidance of doubt and in the interests of proper planning.

### **Note to Applicants**

1. In determining this planning application, the Mineral/Waste/Local Planning Authority has worked with the applicant in a positive and proactive manner in accordance with the requirement in the National Planning Policy Framework (2012), as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
2. This decision does not purport or convey any approval or consent which may be required under the Building Regulations or any other Acts, including Byelaws, orders or Regulations made under such acts