

Lincolnshire County Council

Planning and Regulation Committee 30th July 2018

Item 4.1

Planning Manager

Revised NPPF

Since the publication of the Committee Report the Draft revised National Planning Policy Framework has come into use (24 July 2018) stating that *'the policies in this Framework are material consideration which should be taken into account in dealing with applications from the day of its publication. Plans may also need to be revised to reflect policy changes which this replacement Framework has made. This should be progressed as quickly as possible, either through a partial revision or by preparing a new plan.*

However, existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).'

Paragraph 26 of the Committee Report reads as follows:

Consultation on a 'Draft revised National Planning Policy Framework' closed 10 May 2018. Although a material consideration, it is at an early stage and carries little weight but does include the following addition which is of relevance to this application (summarised):

Paragraph 168 - states that planning policies and decisions should contribute to and enhance the natural and local environment by:

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.

The Revised NPPF (July 2018) has transposed the Draft version as follows (summarised):

Paragraph 170 – states that planning policies and decisions should contribute to and enhance the natural and local environment by:

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

The addition of the words *'and ecosystem services'* does not materially change the comments, observations and recommendations of the report.

It should be noted that the wording of the paragraphs referenced in the Committee Report under the previous NPPF have been transposed to the Revised NPPF without change to the wording however the numbering of the paragraphs has changed.

Submission of revised documents:

- A minor amendment changing one word to 'operational' in relation to the Bird Hazard Management Plan Version 1 Rev A.

Amendment to the recommended conditions would be as follows:

- Condition 4 - 'Bird Hazard Management Plan' Version No. 1 Rev B date stamped received 20 July 2018 and appendices date stamped received 29 May 2018;

Item 4.2

Planning Manager

Revised NPPF

It should be noted that the wording of the paragraphs referenced in the Committee Report under the previous NPPF have been transposed to the Revised NPPF without change to the wording however the numbering of the paragraphs has changed.

Hykeham Planning Committee

- Representation received from Hykeham Planning Committee (made up of both North Hykeham Town Council and South Hykeham Parish Council) – commented that 'the site and capacity of the proposed water tank is of concern given the already well publicised environmental and drainage issues experienced on Boundary Lan. We would like officers to fully investigate the proposed water run off provisions and how the 'dirty water' is to be collected, cleared and re-used or disposed of.'

Planning Manager

- The need for the firefighting water storage tank was established on the grant of planning permission Ref: N/75/0353/15 and carried forward to the most recent planning permission Ref: PL/0137/17 *Condition 13 - Notwithstanding details of firefighting water provision, shown on Drawing No. GBM1031/05/03 Rev 1 'Plan2 Indicative Operational Layout' (received 10 April 2017) the site shall not accept waste until further details of the above ground vessel to include capacity and design have been submitted to and approved in writing by the Waste Planning Authority. The approved scheme shall be implemented in full and maintained for the duration of the development.*

With regard to the management the surface water run-off from the pressure washer (being located within the site subject to planning permission Ref: PL/0137/17) and fire-fighting water in the event of a fire and any subsequent discharge of clean water to a watercourse would be in accordance with *Condition 12 - The details of the approved scheme shall be maintained for the duration of the development to ensure a Greenfield run-off rate as identified on page 17 of the Flood Risk Assessment 'Proposed Materials Recycling Facility, Boundary Lane, South Hykeham, LINCOLN LN6 9NQ' (date stamped received 10 April 2017).*

All surface water run-off from the site would therefore be contained within the Attenuation Pond located to the south of the Waste Management Site.

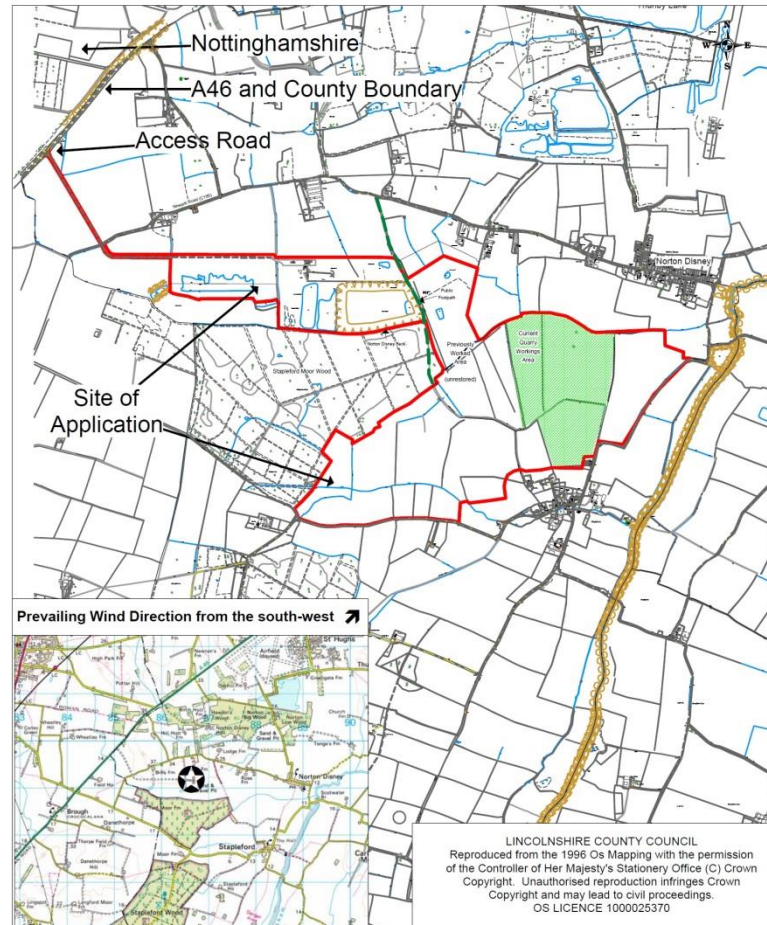
Notwithstanding the requirements of the planning permission the Environment Agency will also require controls under their Environmental Permitting regime.



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4.1 Norton Bottoms Quarry

LINCOLNSHIRE COUNTY COUNCIL
PLANNING AND REGULATION COMMITTEE 30 JULY 2018



Location:
Norton Bottoms Quarry
Stapleford

Application No: N60/47/1208/17
Scale: 1:25 000

Description:
To extend Norton Bottoms Quarry for the extraction of sand and gravel, together with the retention of all existing ancillary operations for the duration of the extended operations to provide a single consolidated consent for the entire site and a revised restoration strategy

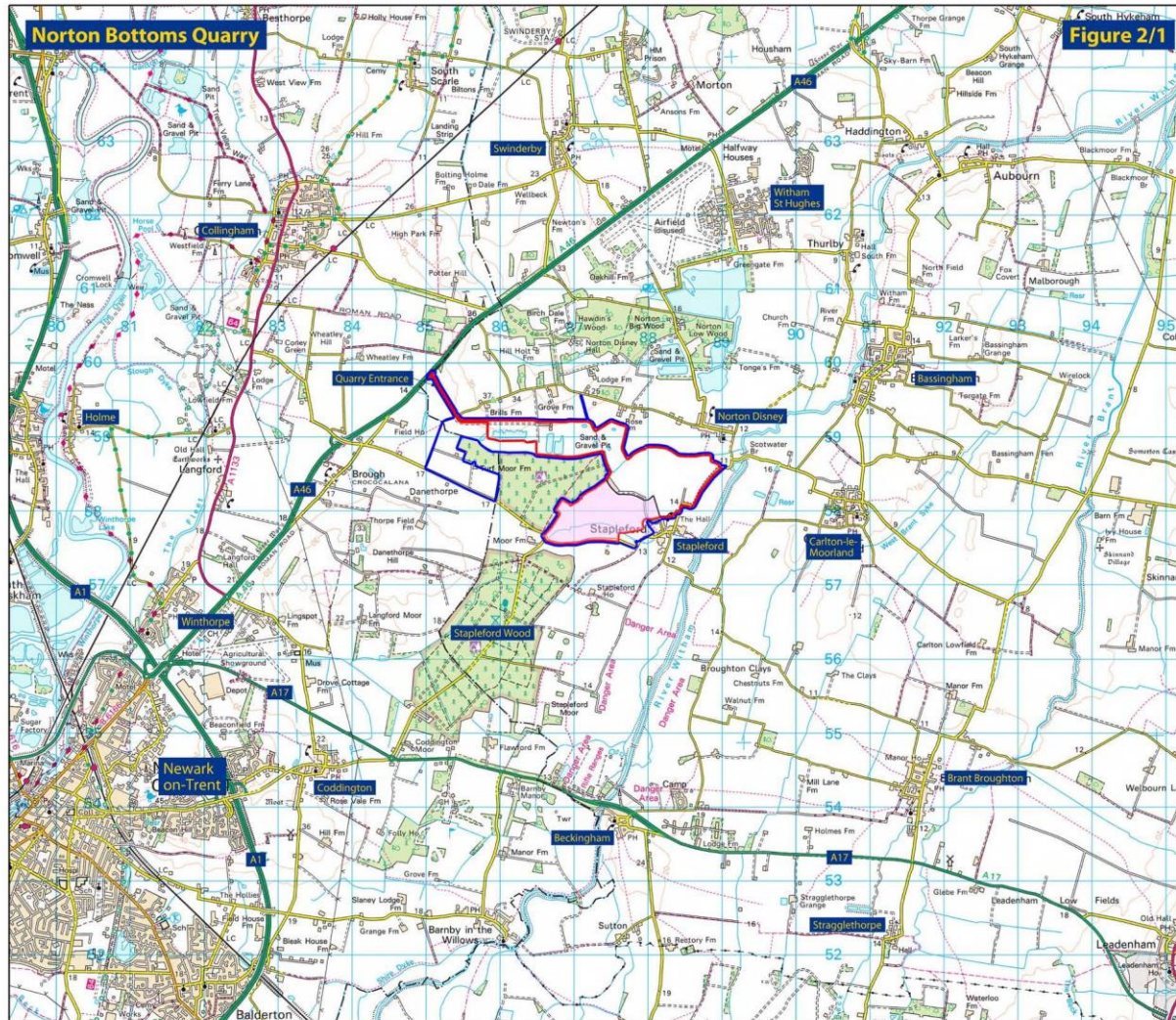


Figure 2/1

Legend

- Planning Application Boundary
- Land Under the Control of the Applicant
- Proposed Extension Area

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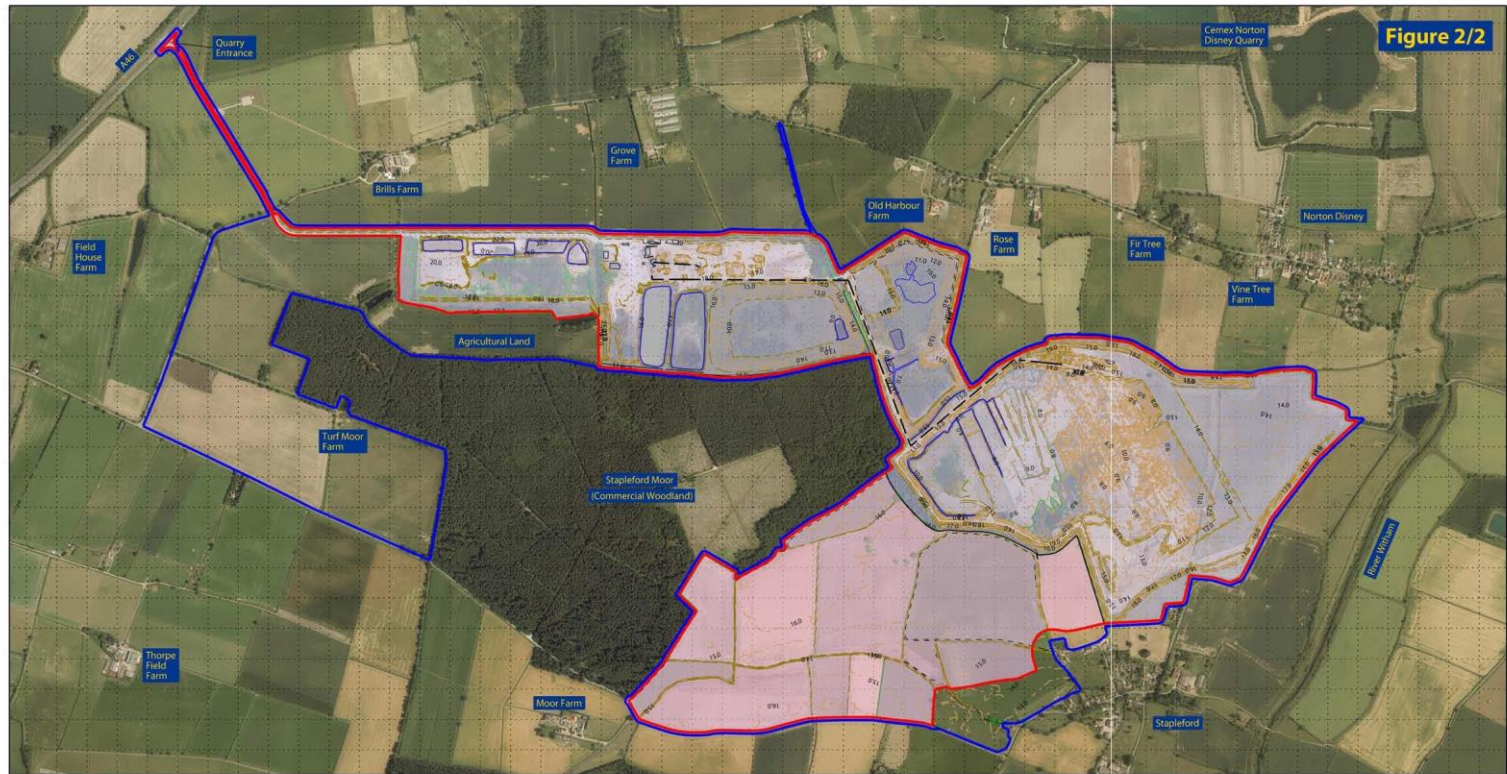
REV	AMD	NOTES	DATE

DRAWING STATUS	
FINAL	
PROJECT	
Norton Bottoms Quarry	
CLIENT	
Breedon Southern Ltd	
TITLE	
Context Plan	
DATE	SCALE
July 2017	1:50,000 @A3
DRAWN	CHECKED
LMB	DB
DRAW NO.	
M14.188.D.001	

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Legend

-  Planning Application Boundary
-  Land Under the Control of the Applicant
-  Existing Site
-  Extension Area



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DRAWING STATUS

FINAL

PROJECT

Norton Bottoms Quarry

CLIENT

Breedon Southern Ltd

TITLE

Location Plan

DATE

July 2017

DRAWN

LMB

DRAW NO.

M14.188.D.030

SCALE

1:12,500 @A3

CHECKED

RP

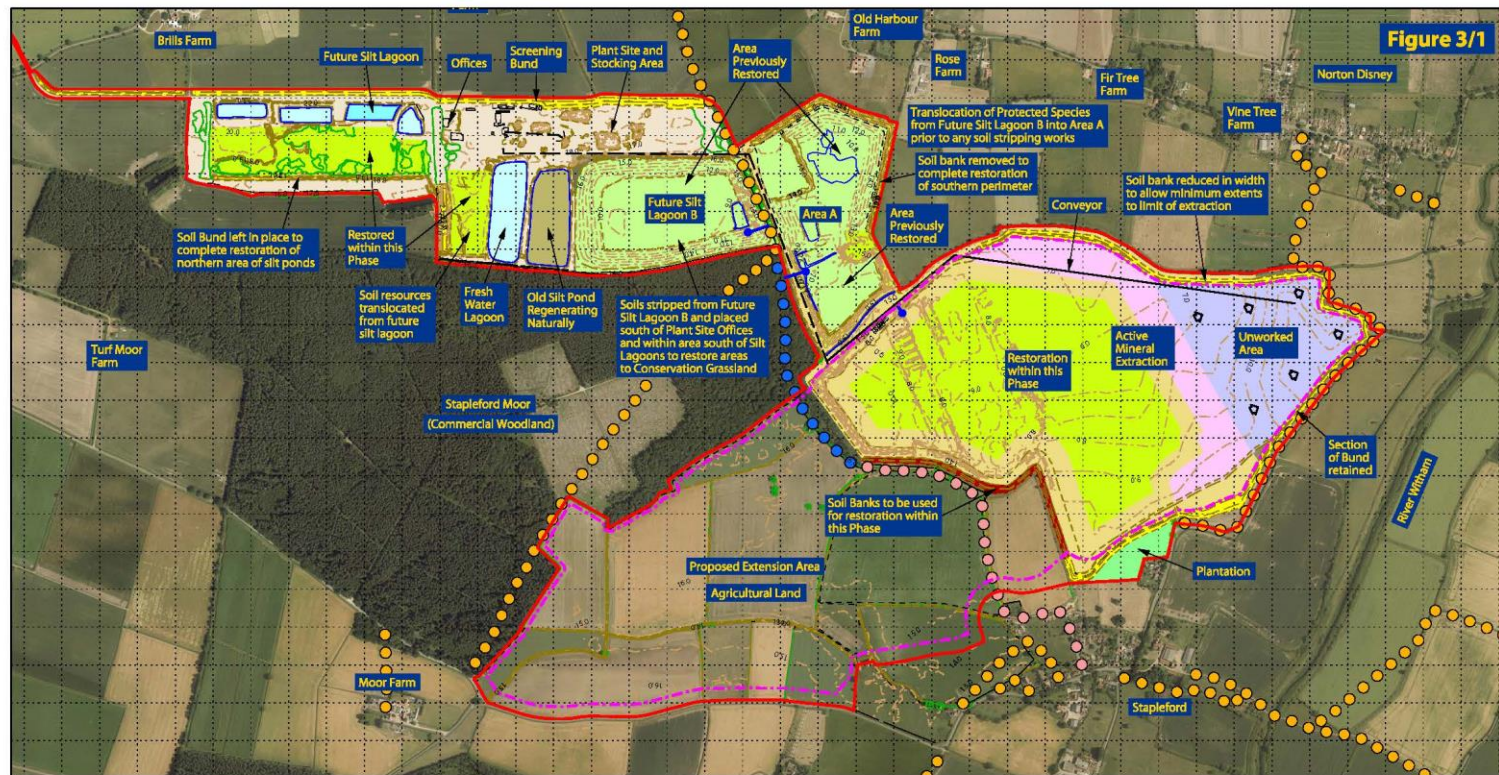


Figure 3/1

Legend

	Planning Application Boundary
	Limit of Extraction
	Existing Woodland
	Existing Ground Levels (meOD)
	Quarry Operational Area

	Remaining Reserves
	Active Mineral Extraction
	Lagoons
	Soil Bunds
	Plant Site / Stocking Area

	Previously Restored Area
	Restoration within this Phase
	Water Pump and Pipe
	Public Rights of Way
	Direction of Working

	Bricks Lane
	Bridleway No 3

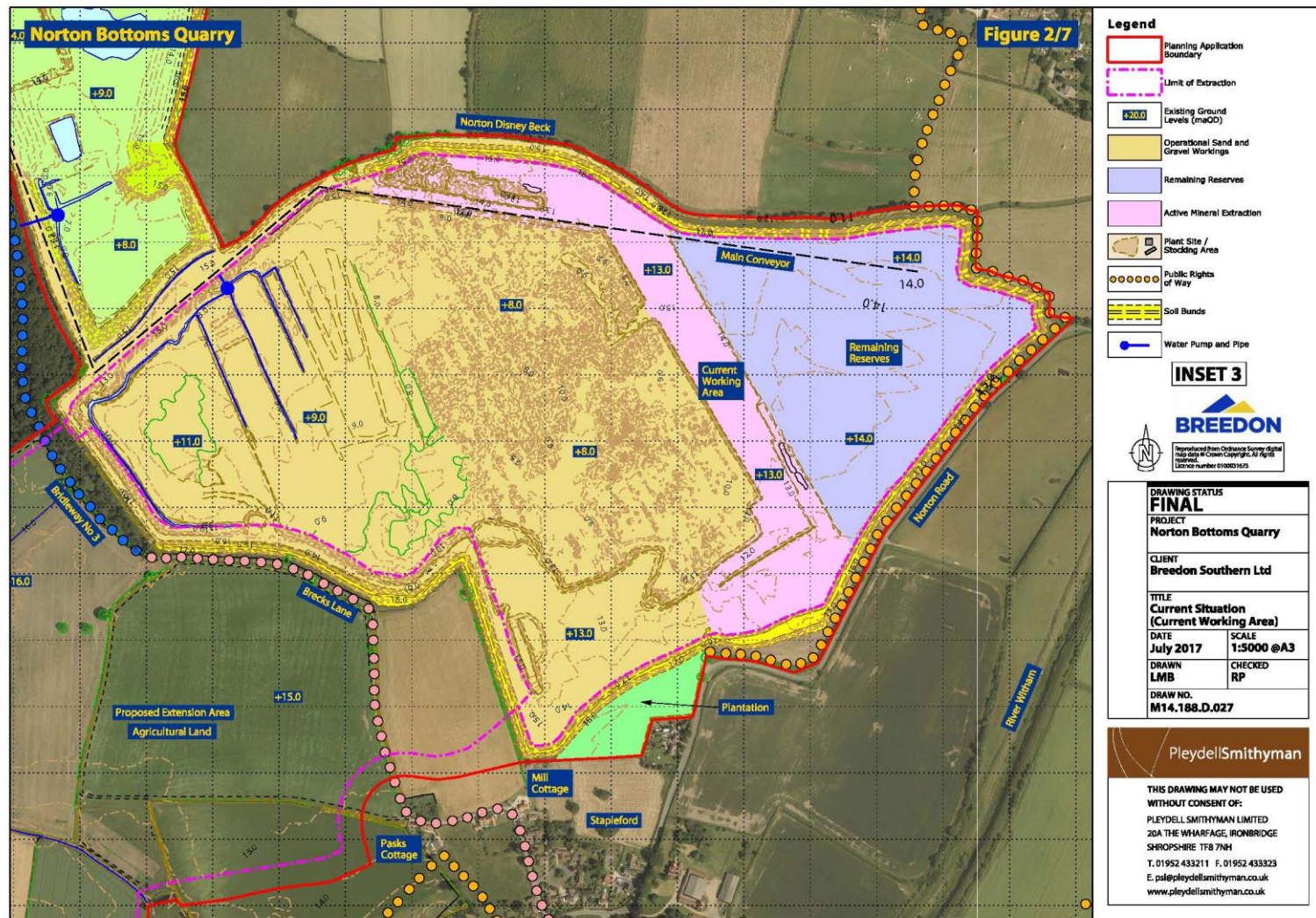


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DRAWING STATUS	
FINAL	
PROJECT	
Norton Bottoms Quarry	
CLIENT	
Breedon Southern Ltd	
TITLE	
Consented Working	
DATE	SCALE
July 2017	1:10,000 @A3
DRAWN	CHECKED
LMB	RP
DRAW NO.	
M14.188.D.029	



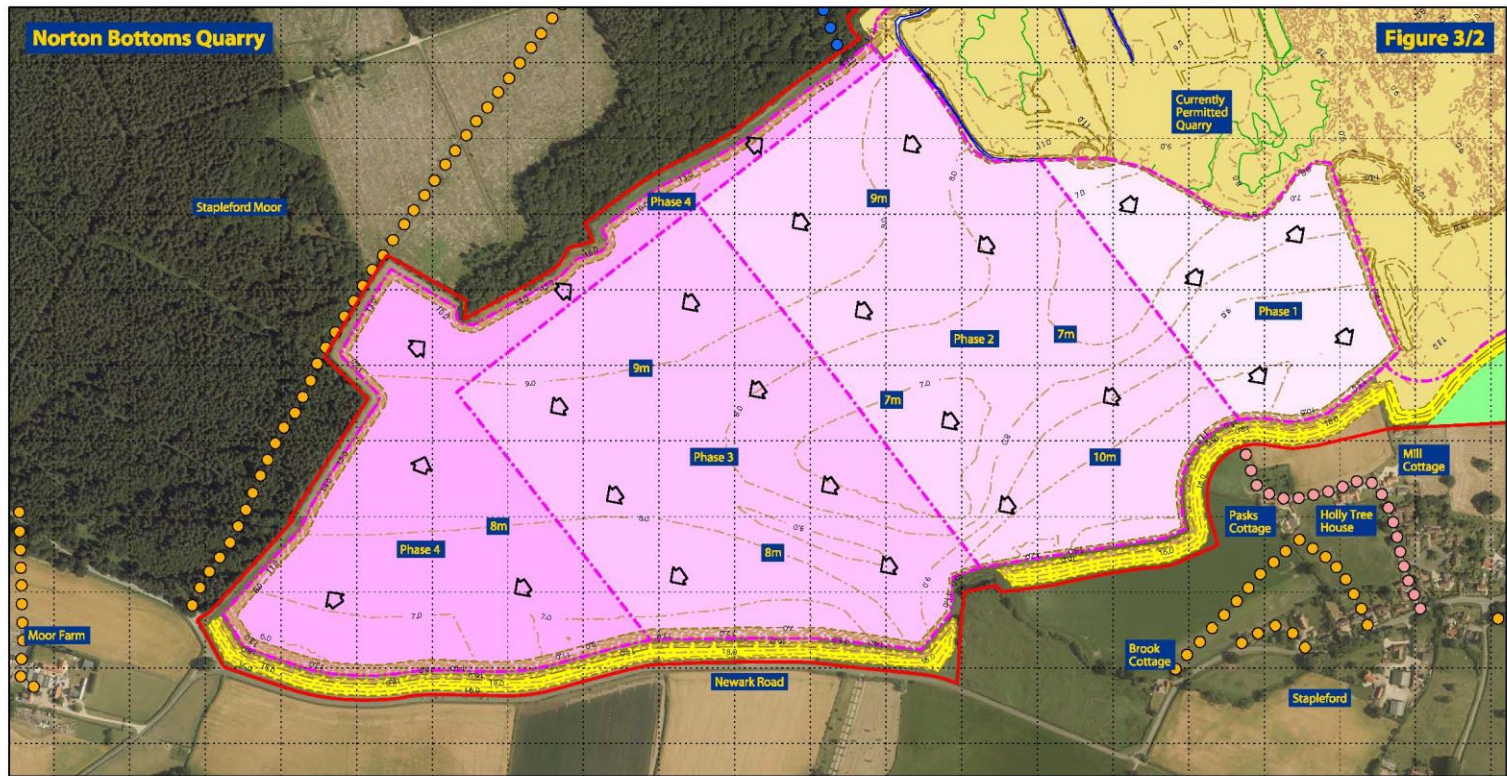


Figure 3/2

Legend

- Planning Application Boundary
- Extraction Limit/ Phasing Boundaries within the Extension Area
- Operational Sand and Gravel Workings
- Proposed Temporary Soil Storage/Screening Bund
- ➔ Direction of Working
- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Brecks Lane
- Bridleway No 3
- Public Rights of Way

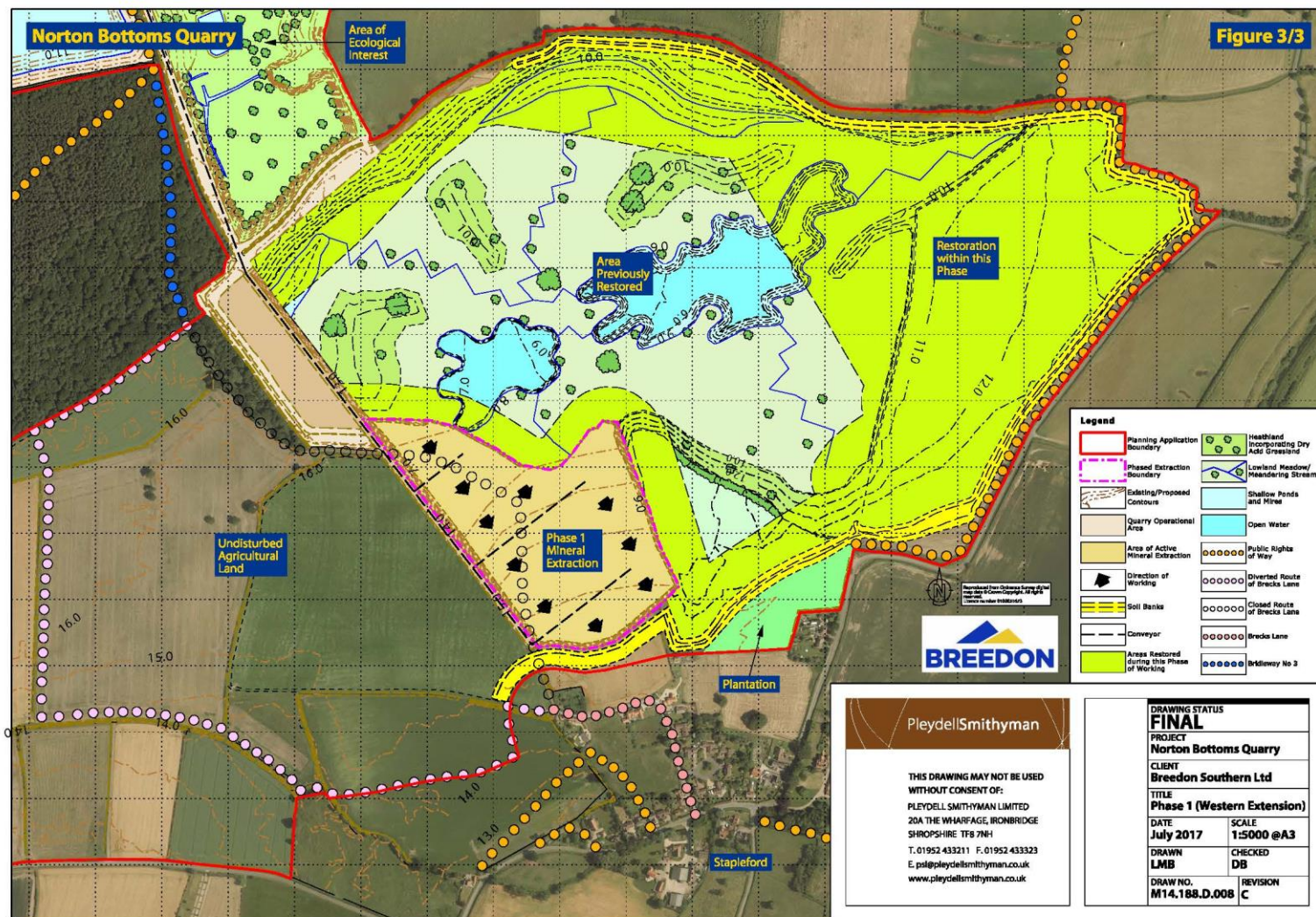


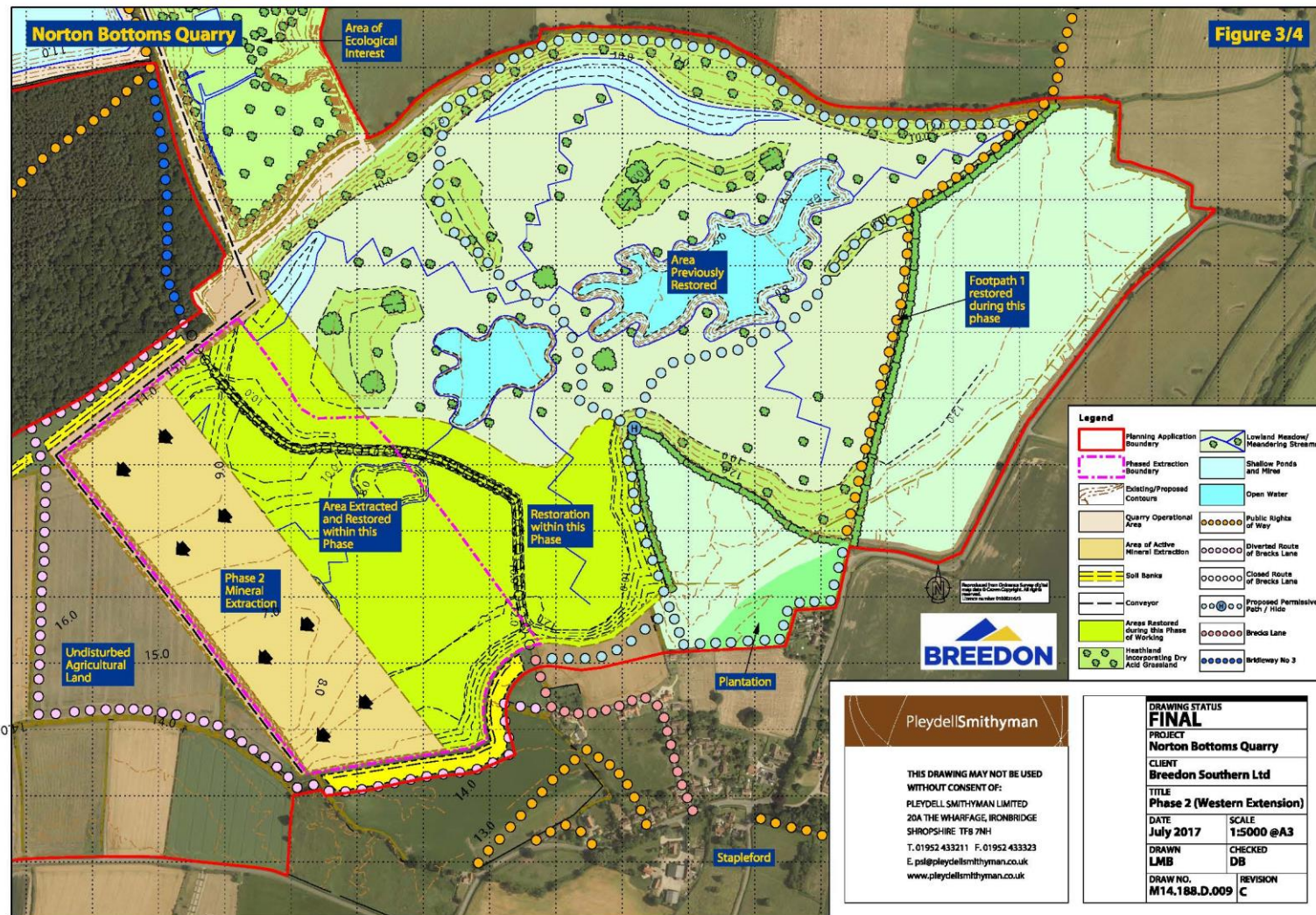
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DRAWING STATUS	
FINAL	
PROJECT	
Norton Bottoms Quarry	
CLIENT	
Breendon Southern Ltd	
TITLE	
Block Phasing	
DATE	SCALE
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CAB	DB
DRAWN NO.	REVISION
M14.188.D.003	C





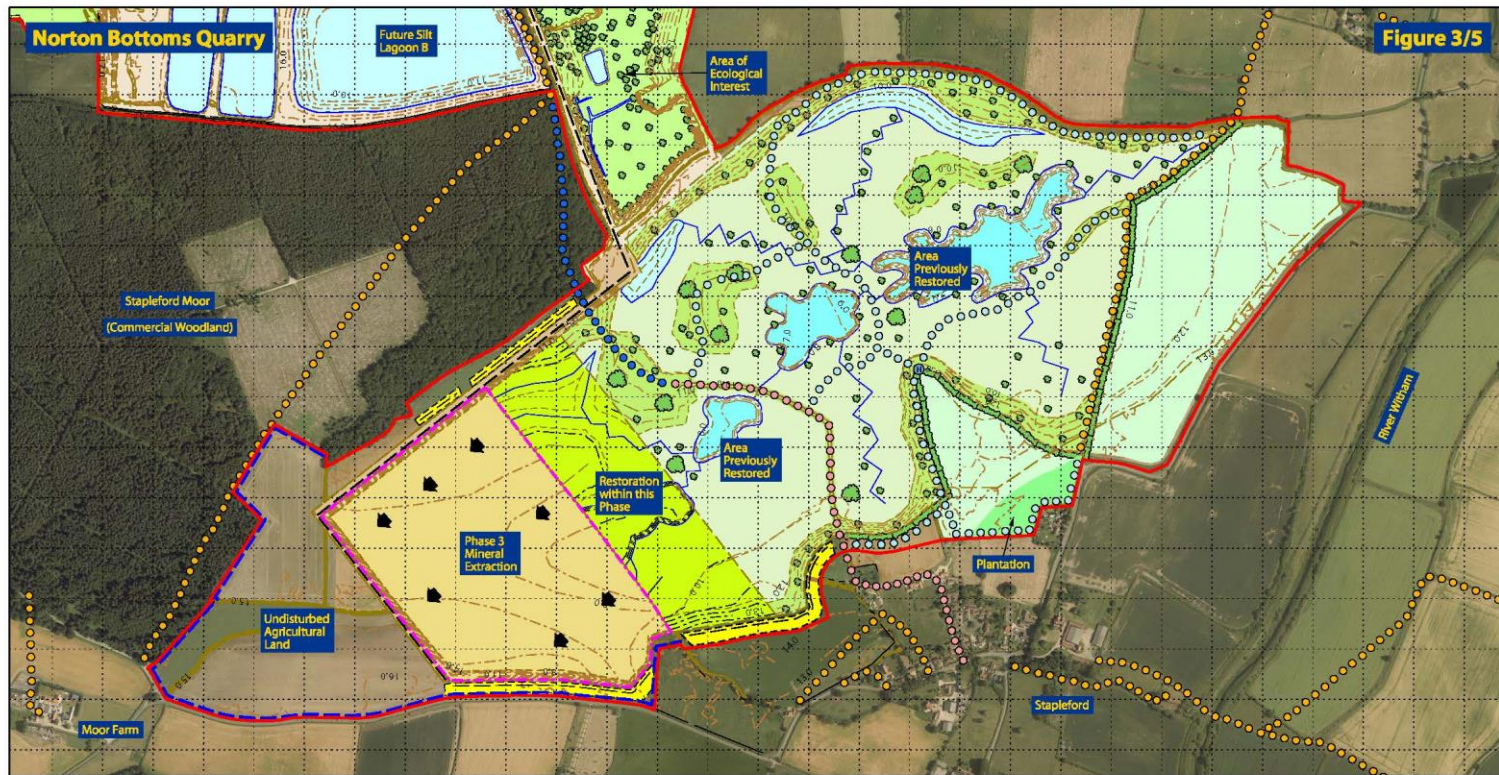


Figure 3/5

- Legend**
- Planning Application Boundary
 - Phased Extraction Boundary
 - Existing/Proposed Contours
 - Quarry Operational Area
 - Area of Active Mineral Extraction

- Soil Banks
- Conveyor
- Areas Restored during this Phase of Working
- Heathland Incorporating Dry Acid Grassland
- Lowland Meadow/Meandering Streams

- Shallow Ponds and Mires
- Open Water
- Public Rights of Way
- Proposed Permissive Path / Hide
- Restored Route of Brecks Lane

- Restored Route of Bridleway No 3
- Route of Diverted Stapleford Brook

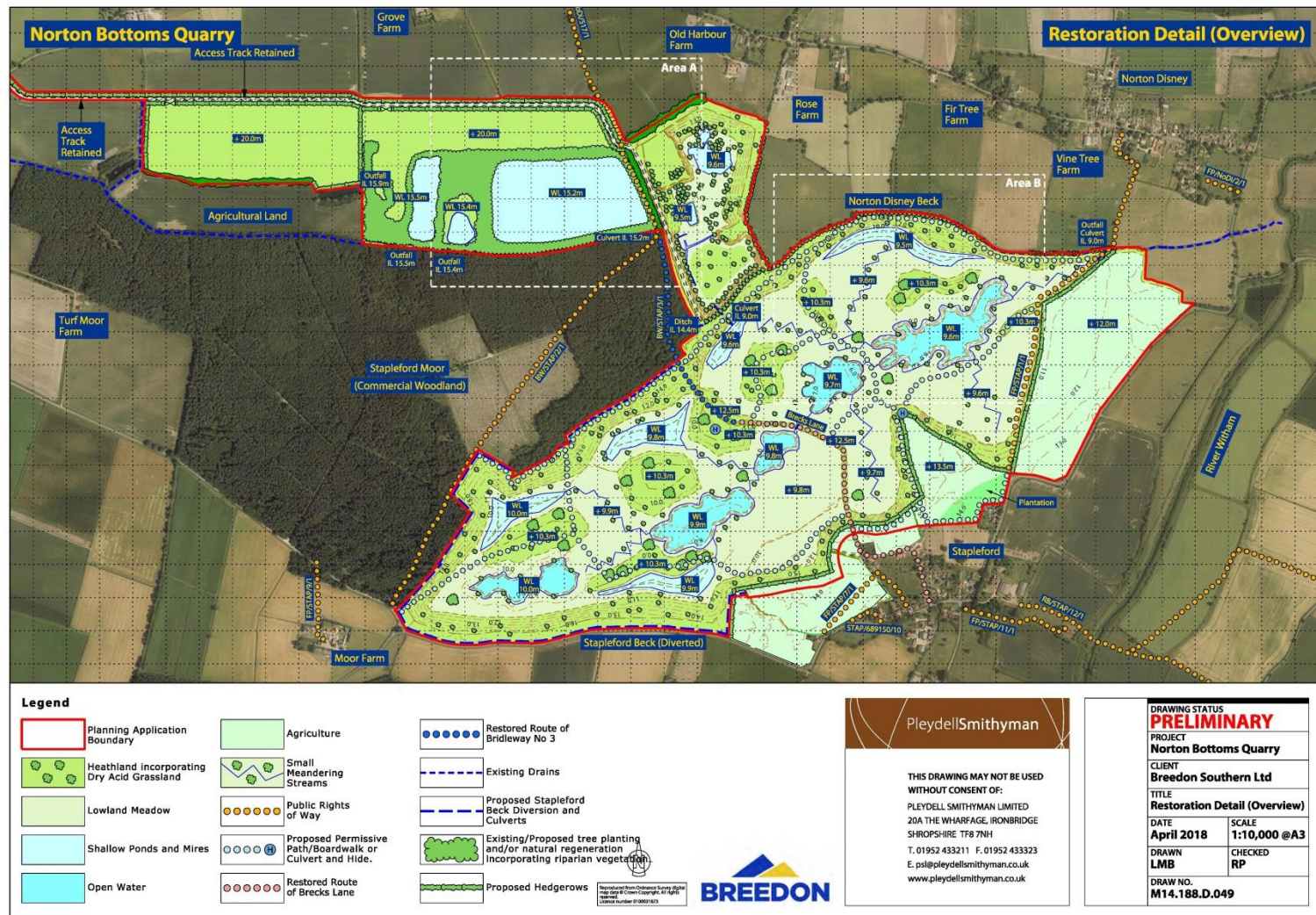


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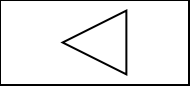
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DRAWING STATUS FINAL	
PROJECT Norton Bottoms Quarry	
CLIENT Breedon Southern Ltd	
TITLE Phase 3 (Western Extension)	
DATE July 2017	SCALE 1:7500 @A3
DRAWN LMB	CHECKED DB
DRAW NO. M14.188.D.010	REVISION C



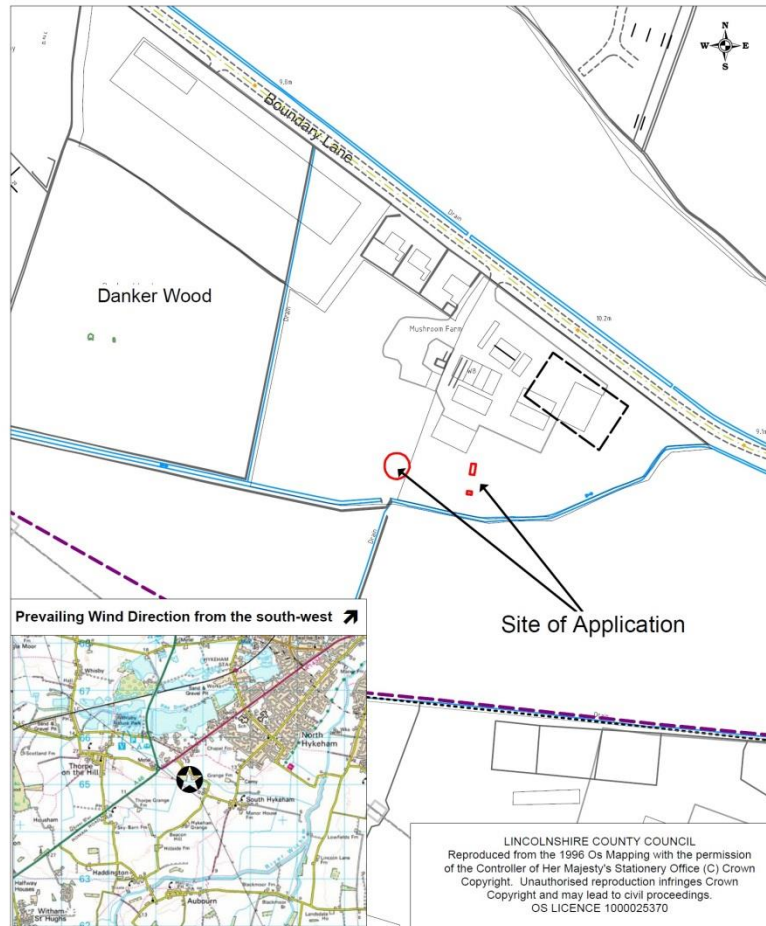






4.2 Mushroom Farm

LINCOLNSHIRE COUNTY COUNCIL
PLANNING AND REGULATION COMMITTEE 30 JULY 2018



Location:

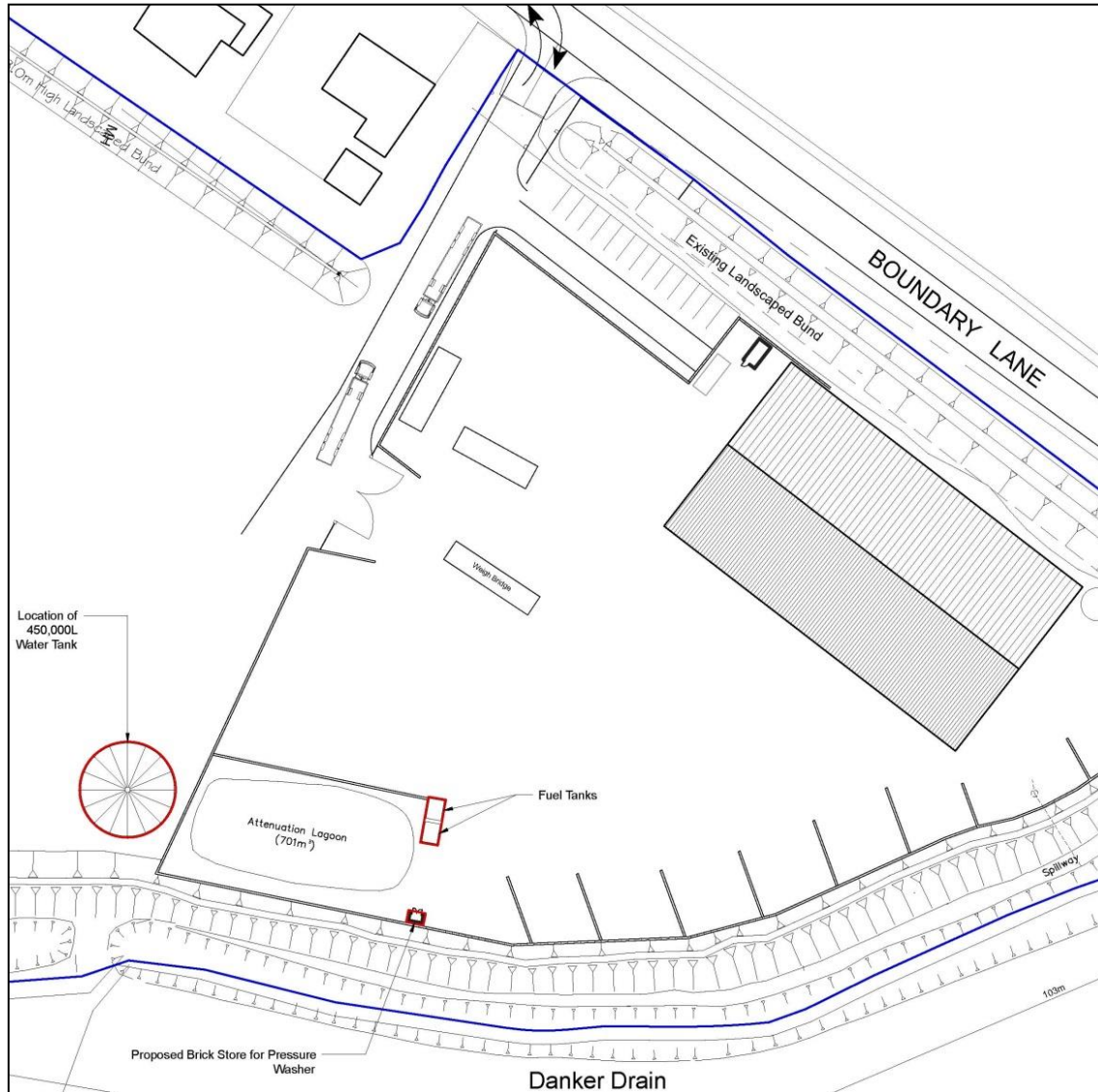
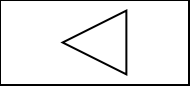
Mushroom Farm
10 Boundary Lane
South Hykeham

Application No: 18/0757/CCC

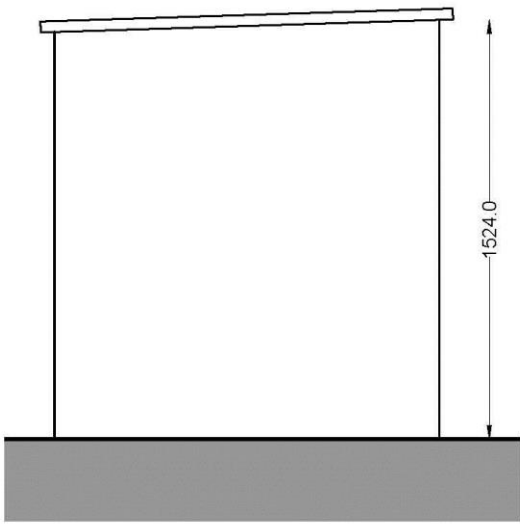
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Description:

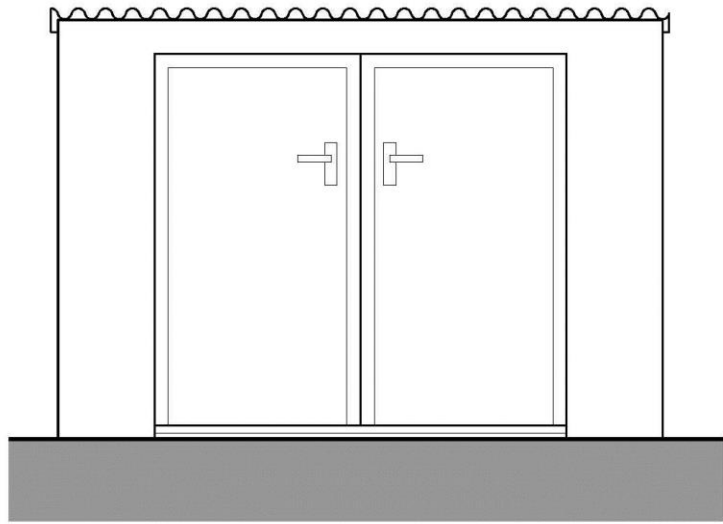
To erect a 450,000 litre capacity water tank, a fuel tank and brick building to house a pressure washer







Side Elevation



Front Elevation

