



**PLANNING AND REGULATION
COMMITTEE SITE VISIT
10 MARCH 2017**

PRESENT: COUNCILLOR I G FLEETWOOD (CHAIRMAN)

Councillors D McNally (Vice-Chairman), D Brailsford, D Hunter-Clarke, N H Pepper, Mrs J M Renshaw, T M Trollope-Bellew and W S Webb

Officers in attendance:-

Andrea Brown (Democratic Services Officer) and Marc Willis (Applications Team Leader)

1. APOLOGIES/REPLACEMENT MEMBERS

Apologies for absence were received from Councillors J W Beaver, G J Ellis, D C Hoyes, M S Jones, Ms T Keywood-Wainwright, Mrs H N J Powell and C L Strange.

There were no replacement Members in attendance.

2. TO CONTINUE TO EXTRACT SAND AND GRAVEL WITHOUT COMPLYING WITH CONDITIONS 2 (DETAILS AND PLANS), CONDITION 10 (PLANT AND MACHINERY) AND CONDITION 11 (SITE LAYOUT) IMPOSED BY PERMISSION S81/1588/89 (AS AMENDED BY PERMISSIONS S81/0787/01 AND S81/1112/07) TOGETHER WITH THE DISCHARGE OF CONDITION 2 (ADDITIONAL EMBANKMENTS) AND CONDITION 3 (VEHICULAR ACCESS) OF S81/1112/07. THE PROPOSAL IS FOR AN AMENDED LOCATION AND AMENDMENTS TO THE LAYOUT AND FOR ANCILLARY OFFICES AND A BAGGING PLANT WITHIN THE SITE. A NEW LOCATION IS ALSO PROPOSED FOR THE SILT LAGOON AND AMENDED FRESHWATER LAGOON. ASSOCIATED MINOR CHANGES ARE PROPOSED TO THE METHOD OF WORKING AND OF A CONSERVATION WETLAND AND AMENDED DETAILS RELATING TO THE SITE ACCESS – CEMEX UK OPERATIONS LTD (AGENT: SHRIMPLINBROWN LTD) – S81/0053/17 – LAND EAST OF KING STREET, WEST DEEPING

The Committee made a site visit of the application site prior to consideration of the planning application by the Committee at its meeting scheduled for Monday 3 April 2017.

Officers provided the Committee with an explanation of the purpose of the site visit and an outline of the nature of the application site as set out below.

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1. The height of the soil bunds was to be reduced to 3m which would ensure they were consistent with that previously consented. This would also ensure that the structure and integrity of the topsoil was protected during storage so that they were fit for purpose and hold sufficient quality to be reused as part of the restoration proposals.
2. 3m high soil bunds would mean that only the top of shed would be visible.
3. The nearest residential property was pointed out to the Committee (Lodge Farm) which was adjacent to the sites eastern boundary with another property (Rectory Farm) located approximately 300m to the east. The village of West Deeping was confirmed as being 300m to the south on the opposite side to the A1175.
4. The Greatford Cut (land drain) lay to the north of the proposed site and a substantial electricity substation to the south.
5. The adjoining land to the proposal site was being progressively quarried for sand and gravel by Tarmac.
6. Access to the proposed site was via a new entrance which had been constructed onto King Street in accordance with an approved S278 Highways Agreement.

In response to a question from the Committee, officers stated that the noise generated from the revised processing plant would be less than the site opposite as the equipment proposed to be installed would have new and more efficient motors. A noise condition would also be in place to ensure compliance with relevant guidance. Currently, there was no noise restriction/control on the existing planning permission.

It was suggested that the Committee drive along King Street to view the rear of the proposed site, near the Greatford Cut.

The Chairman confirmed, following clarification of legal advice provided, that only those Members who had attended the site visit would be able to vote on this application when considered at the Planning & Regulation Committee on Monday 3 April 2017.

The site visit ended at 11.00am.