



**PLANNING AND REGULATION COMMITTEE
SITE VISIT
23 OCTOBER 2023**

PRESENT: COUNCILLOR I G FLEETWOOD (CHAIRMAN)

Councillors T R Ashton, P Ashleigh-Morris, I D Carrington, A M Hall, Mrs M J Overton MBE, N H Pepper, R P H Reid, N Sear, P A Skinner and C L E Vernon.

Officers in attendance:-

Marc Willis (Applications Manager) and Rachel Wilson (Democratic Services Officer)

1. APOLOGIES/REPLACEMENT MEMBERS

Apologies for absence were received from Councillors M Hasan, N M Murray, Mrs S A J Nutman and T J N Smith

2. S23/0102 – TO VARY CONDITION 3 OF PLANNING PERMISSION S19/0486 – TO AMEND THE MINERAL EXTRACTION BOUNDARY AND REDUCE THE STAND OFF DISTANCE FROM CROWN FARM; AND

S23/0103 – TO VARY CONDITION 2 OF PLANNING PERMISSION S19/0497 TO AMEND THE MINERAL EXTRACTION BOUNDARY AND REDUCE THE STAND OFF DISTANCES FROM RECTORY FARM, CROWN FARM AND THE LODGE.

The Committee made a site visit to the application site following consideration of the application at the meeting on 4 September 2023, where it was agreed that a decision could not be made until members of the Committee were able to view the site themselves. Therefore, the decision had been deferred until a site visit to the application could take place.

The Applications Manager highlighted the location of the dwellings and the proposed extraction areas, including the location of Rectory Farm Barn (the Grade II listed building) and Molecey Mill (the Grade II* building located opposite the site). Members were advised that since the report had been considered at the meeting of the Planning and Regulation Committee held on 4 September, the applicant had since confirmed that the extraction for this phase would now be limited to eight weeks. This would be demonstrated through revised phasing plans submitted in support of the application and would be included as a condition of the planning permission should consent be granted.

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Members were able to view the existing boundaries for Lodge Farm and Rectory Farm and where the proposed extraction area would extend to, and it was also highlighted that sound attenuation would be put in place in the form of a straw bale barrier.

Comments were raised by the Committee in relation to the following:

- It was queried what the restoration would look like, and it was noted that it would be low level agricultural land, which would reflect that of the existing approved restoration scheme for the site. It was also noted the restoration would include additional water bodies and drainage.
- The extraction area would be approximately 3m deep. It was confirmed that there was a 10m easement from existing IDB maintained water courses.
- It was noted that around Rectory Farm, the restoration scheme would change the landscape.
- The Committee was able to hear the noise level at each location as there was activity taking place at the time of the site visit. It was also noted that there would be a straw bale barrier in place and the applicant would work with the farmer to move the bales with each phase. At the end of the works the straw bales would be returned to the farmer for further use. The existing planning condition allowed for noise levels up to 55db during operation and up to 70db for building the barriers and soil stripping. There would be no further noise impact.
- It was noted that the straw bale barriers would be in place before the soil stripping commenced.

On driving away from the site, the location of Molecey Mill was highlighted to provide an indication of the proximity of the building to the site.

The site visit ended at 12.09pm