



**PLANNING AND
REGULATION
COMMITTEE
SITE VISIT
28 September 2020**

PRESENT: COUNCILLOR I G FLEETWOOD (CHAIRMAN)

Councillors T Ashton (Vice-Chairman), L A Cawrey, Mrs P Cooper, D McNally, Mrs A Newton, N H Pepper, R A Renshaw and S P Roe

Also in attendance Councillor R Wootten, local Member

Officers in attendance:-

Steve Blagg (Democratic Services Officer) and Marc Willis (Applications Team Manager)

1. APOLOGIES/REPLACEMENT MEMBERS

Apologies for absence were received from Councillors Mrs M J Overton MBE and P A Skinner

The Chief Executive reported that under the Local Government (Committee and Political Groups) Regulations 1990, she had appointed Councillor R A Renshaw to the Committee, in place of Councillor Mrs J Killey, until further notice.

APPLICATION FOR THE DETERMINATION OF UPDATED CONDITIONS FOR PLANNING PERMISSION WK1139 AND WK4645 AT SADBROOK QUARRY, LAND WEST OF ROOKERY LANE, SADBROOK – SITE VISIT

Officers stated that the application was due to be considered by the Planning and Regulation Committee on 5 October 2020. Officers explained the history of the site and stated that this was a 'Dormant' site which could not recommence working until the Minerals Planning Authority had agreed an updated scheme of planning conditions in line with modern environmental standards. Officers therefore emphasised this was not like a planning application for a new mineral working as planning permission already existed. Planning permission could not therefore be refused but the Committee could decide whether the proposed conditions recommended to be imposed on the operating and restoration conditions were appropriate.

Officers highlighted the following during a tour of the site:-

- Rookery Lane – Members walked from Woodland Waters to Rookery Lane and then from Rookery Lane to the entrance/exit of the application site. Members were informed that an Advisory highway sign was located at the A153/Rookery Lane junction warning that Rookery Lane was not suitable for HGVs. There were no weight limit restrictions on Rookery Lane.
- The applicant proposed to erect signage on the A153 to advise HGVs of the existence of a quarry on Rookery Lane.
- Rookery Lane was used by pedestrians and school children. As a result of objections from local residents the applicant had proposed staggered times for the HGV traffic to avoid those times when school children were walking along Rookery Lane.
- Two passing places were proposed to be installed by the applicant on Rookery Lane. There had also been calls for street lights and a footpath to be installed by residents.
- All HGVs leaving the application site would be required to turn right towards the A153 and not to Sudbrook.
- Visibility along Rookery Lane as well as from the entrance/exit of the site and the A153 junction had been examined and no objections raised by the Council's highways. The applicant was proposing to construct two passing places on Rookery Lane and these were considered sufficient mitigation by the Council's highways officers.
- Rookery Lane was in poor condition and had been identified for improvement by the Council.
- At the applicant's entrance/exit on Rookery Lane an area of old working was pointed out adjacent to the applicant's site. This was in separate ownership to the applicant's site.
- The opportunity was then taken to walk along a Public Right of Way (PROW) around the application site. (It was pointed out that the PROW did not follow the precise route as shown on the Definitive Map). The route of the PROW would not be affected by the application.
- Listed Buildings including Sudbrook Old Hall (Grade II*) and The Stables (Grade II) were pointed out. Willoughby Manor and Norwood (the closest property to the site) were also pointed out.
- The extraction process and the construction of bunding were explained. Old bunding associated with the former working in the north-east corner of the site was highlighted. Officers stated that bunding would be constructed around the site and that this would be phased as operations advanced. Bunds would be around 3 metres for most of the site and increased to 4 metres where this neared Sudbrook Old Hall and the Stables.
- A copse of trees on the site would be removed and this had been appraised in the planning process.
- Great Crested Newts had been found in a pond north of the application site.
- A Restricted Byway existed on the application site but this had been accounted for by the applicant and was not affected by the application
- It would be necessary for the applicant to remove 3m of material to get to the reserves of sand.
- The applicant would not be bringing any material onto the site and bunding would be constructed when required during the extraction

process.

- Land adjacent to the application site had been purchased by the applicant but this had not been identified as an area for minerals development in the Waste and Minerals Plan. An area of advanced planting was proposed in the south-west corner of the site in order to help screen views from Willoughby Manor
- Horse paddocks were identified near to the site and bunding would be constructed to obscure these paddocks if the application was approved.

The meeting closed at 12.45pm

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