

**WHITEPARISH: SECTION 73a (RETROSPECTIVE) APPLICATION FOR THE CREATION OF  
A SITE OPERATIONS AREA AT BRICKWORTH QUARRY, HARESTOCK,  
WHITEPARISH FOR RAYMOND BROWN MINERALS AND RECYCLING LTD.  
(Application No. S.07.8005)**

**Purpose of Report**

1. To consider the above application and to recommend that planning permission be granted subject to conditions.

**The Site**

2. The 1.8 hectare application site is located within Brickworth Quarry which lies to the south-west of the A36 and A27 Brickworth Corner Junction. The quarry is within a Special Landscape Area (SLA). The New Forest National Park lies approximately 1 kilometre to the south and the village of Whiteparish, 1km to the east. The closest properties are Harestock Cottage and Fineview on the opposite side of the A36 from the quarry and approximately 600 metres from the application site.
3. A location plan is attached at **Appendix 1** and a site plan at **Appendix 2**.

**Background**

4. In January 2007 the Council had reason to issue a Temporary Stop Notice requiring the extraction of sand at the quarry to cease because a breach of condition had occurred in respect of the phased working of the quarry. During consideration of what further action it might be necessary for the Council to take, it came to light that the mineral processing plant erected at the quarry did not benefit from planning permission. This application seeks to regularise the situation.

**The Proposal**

5. This application proposes to retain the site operations area and plant within Phase 2 of Brickworth quarry to enable the efficient processing, stockpiling and collection of sand. The site operations area is not covered by either of the extant planning permissions (S.00.1519 and S.05.8012). Therefore this application seeks to regularise the situation.
6. The original planning application for sand extraction stated that a small mobile processing plant would follow the workings around the site, rather than sand being brought to a fixed plant for processing. However, due to occasional flooding of the working area, sand has been brought from the working area to a fixed processing plant close to the weighbridge and office. This arrangement has had the added benefit that articulated lorries collecting sand from the site do not have to drive to the working area/active face.

7. The site operations area has been stripped of soils but investigations have confirmed that there is no winnable sand deposit in this area, therefore, the area would not be worked. The site operations area would consist of two screens, one to screen unprocessed material and the second to separate the screened material into the correct stockpile. Sand for onward sale would also be stockpiled in the operations area. No properties would have a view of the operations area although the top of the sand stockpile is visible from the A36 when the deciduous trees lose their leaves in winter.
8. Sand has been processed and stockpiled in the operations area since 2003, with no objections or complaints from local residents. Following completion of sand extraction and processing from the wider site, the plant would be dismantled and removed and the site operations area restored to agriculture.

### **Planning History**

9. The recent planning history of the site is as follows:

<u>S.02.0509</u>	Permission granted 28 <sup>th</sup> October 2002 for modification of Conditions 9 and 15 of S.00.1519 to extend period for approval of landscaping and dust suppression schemes.
<u>S.03.0592</u>	Permission granted 16 <sup>th</sup> May 2003 for modification of Condition 22 of S.01.0939 for use of an alternative access.
<u>S.05.8012</u>	Permission granted 2 <sup>nd</sup> November 2005 for modification of conditions 4, 17, 18, 24 and 30 of permission S.03.0592.
<u>S.06.8004</u>	Permission refused 19 <sup>th</sup> December 2006 for construction, demolition and excavation waste recycling facility.

### **Planning Policy**

10. The following policies are considered relevant to this application:
  - Policy C9 of the Wiltshire and Swindon Structure Plan 2016
  - Policy 11 of the Adopted Wiltshire and Swindon Minerals Local Plan 2001
  - Policy C6 of the Salisbury District Local Plan 2003.

All relevant policies are set out in the attached **Appendix 3**.

### **Consultations**

11. **Salisbury District Council - Planning** – no objection subject to stockpile being restricted to 3 metres in height.
12. **Salisbury District Council - Environmental Health Officer (EHO)** – no objections.
13. **Whiteparish Parish Council** – recommend approval but question whether stockpile would be 5 metres as suggested by this application or 3 metres in height as suggested by previous application.
14. **Environment Agency** – no objection.
15. **Natural England** – no objection.
16. **Highways Agency** – no objection.

17. **Countryside Section** – advise that fleeting views of the stockpile are available from the A36. Suggests condition to restrict height of stockpiles.
18. **Highways Development Control** – no objection.
19. Copies of the consultation responses are available for inspection in the **Members' Room**.

### **Publicity**

20. The application was published in the local press, by site notices and neighbour notification. A letter was received from Whiteparish Preservation Group raising no objection but seeking confirmation on height of sand stockpile.

### **Planning Considerations**

21. The main issue to be considered with regard to this application is whether the application site is appropriate position for an operations area, given the quarry's location in the SLA. Policy C9 of the Wiltshire and Swindon Structure Plan and Policy C6 of the Salisbury Local Plan state that development in SLA should have regard to the need to protect landscape character and scenic quality.
22. The initial proposal to process the sand at the quarry face would have been less visually intrusive as for the majority of the time sand processing would have taken place below surrounding ground level. However, this approach has proven impractical given the occasional flooding of the working area and vehicle accessibility.
23. Whilst the original proposal for processing plant to follow the working face would be less visible than a fixed processing plant, the operations area is temporary and not visible from any residential property. Salisbury District Council has asked that the height of the sand stockpile be limited to 3 metres. However, the soil screening bunds and vegetation along the A36 provide good screening of the operations area and views into the site are only glimpsed by drivers. The screening plant can be set up so that stockpiles do not exceed 5 metres in height and this restriction can be controlled by condition. For these reasons it is not considered that the visual impact of the operations area is significant enough to refuse this application.
24. Policy 11 of the Wiltshire and Swindon Minerals Local Plan states that the erection of mineral processing or manufacturing plant, or structures ancillary to a minerals use at a minerals extraction site will only be permitted when the development will not generate significant adverse environmental effects and, in the case of processing plant, the plant is required to process material extracted from the mineral site at which it is located. The policy adds that in all cases the development will be removed and the site satisfactorily restored within an agreed timescale following the cessation of mineral extraction. The proposal satisfies all these criteria.
25. The site would not produce any more dust or noise than it has for the previous three years and there have been no complaints within this time. The EHO has not objected to this application. Mineral Planning Guidance 11 (MPG11) Annex 1 'Dust' relates to surface mineral working and states that residents can potentially be affected by dust up to 1 kilometre from source although concerns about dust are more likely to be experienced within 100 metres of the source. There are no houses within 600 metres of the site operations area, therefore, dust should not be a problem. However, conditions would be attached to any permission to require stockpiles and haul roads to be dampened in dry conditions to reduce the potential for windblown dust.

## **Conclusion**

26. The proposal represents an efficient means of processing and stockpiling sand and is in accordance with the Development Plan. It is not considered that the operations area has a detrimental effect on the SLA or would cause a dust or noise nuisance to local residents.

## **Recommendation**

27. That planning permission be granted for the following reason and subject to the following conditions:

The proposal represents an efficient means of processing and stockpiling sand and is in accordance with the Development Plan. It is not considered that the operations area has a detrimental effect on the SLA or would cause a dust or noise nuisance to local residents.

1. The operations hereby permitted shall cease and all plant, machinery and equipment to which this permission relates shall be removed within 12 months of the cessation of sand extraction.

*Reason: The development is not of a type considered suitable for permanent retention following the cessation of quarrying.*

2. Dust arising from the moving, processing and stockpiling of sand shall be suppressed. A water bowser shall be used to aid the suppression.

*Reason: To protect the amenities of the locality from the effects of dust arising from the development.*

3. No commercial vehicle shall enter the public highway unless its wheels and chassis have been cleaned to prevent mud, dust or other detritus being deposited on the highway.

*Reason: In the interests of highway safety and to prevent mud being taken onto the highway.*

4. The height of the sand stockpiles shall not exceed 5 metres in height.

*Reason: To protect the visual amenity of the Special Landscape Area.*

5. Notwithstanding the provisions of Parts 19 and 21 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, replacing or re-enacting that Order) no fixed plant or machinery, buildings, structures and erections, or private ways shall be erected, extended, installed, rearranged, replaced, repaired or altered at the site without prior planning permission.

*Reason: There is an important need to secure control over additional plant and machinery to safeguard the Special Landscape Area designation of the local area.*

6. Except in emergencies to maintain safe working (which shall be notified to the Mineral Planning Authority in writing within 7 days), no operations shall be carried out on the site except between the hours of:

07.30 -17.00 Monday to Friday  
07.30 -12.00 Saturday

No operations shall be carried out at any time on Sunday, Bank and Public Holidays.

*Reason: To protect the amenities of local residents.*

7. All vehicles, plant and machinery operated within the site shall be maintained in accordance with the manufacturer's specification at all times and shall be fitted with, and use, effective silencers.

*Reason: To ensure the minimum disturbance from operations and avoidance of nuisance to the local community.*

8. Any chemical, oil or fuel storage on the site shall be sited on an impervious surface with bund walls. The bunded areas shall be capable of containing 110% of the container(s) total volume and shall enclose within their curtilage all fill and draw pipes, vents and gauges. There must be no drain through the bund floor or walls.

*Reason: To minimise the risk of pollution of watercourses.*

**GEORGE BATTEN**

Director of Environmental Services

Report Author  
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**The following unpublished documents have been relied on in the preparation of this Report:**

Consultation replies and correspondence