

WILTSHIRE COUNCIL

REPORT TO THE STRATEGIC PLANNING COMMITTEE

Date of Meeting	15 February 2012		
Application Number	N/09/01258/WCM		
Site Address	Park Lane Quarry, Neston Park, Neston, Wiltshire		
Proposal(s)	Environment Act 1995: Application for determination of conditions to which a mineral site is to be subject.		
Applicant	Sir James Fuller and Ham and Doultong Stone Ltd		
Town/Parish Council	Corsham		
Electoral Division	Corsham Without and Box Hill	Unitary Member:	Cllr Dick Tonge
Grid Ref	386705 167565		
Type of application	County Matter		
Case Officer	Mr Greg Lester	01225 770259 greg.lester@wiltshire.gov.uk	

Reason for the application being considered by Committee

Councillor Dick Tonge has requested that this application be determined by Committee due to:

- *Scale of Development
- *Heavy traffic to and from the site

1. Purpose of Report

To consider the above application for approval of full modern planning conditions to facilitate the reactivation of this "dormant" (mineral site) and to recommend that, subject to amendment and addition, a new scheme of conditions to which the site is subject be approved.

2. Main Issues

Under the provisions of the Environment Act 1995 Park Lane Quarry is classified a "dormant" site and no minerals development may lawfully recommence at this site until a new scheme of conditions has been approved by the Mineral Planning Authority.

The main issue to be considered is whether the submitted conditions are acceptable or should be modified or added to in the light of the particular circumstances of the case and relevant guidance.

It is important to note that planning permission already exists for the mine itself and as a consequence the planning merits of permitting a mine in this location are not for consideration.

3. Background

The Environment Act 1995 introduced new requirements for an initial review and updating of old mineral planning permissions (granted between 1948 and 1982) and the periodic review of all mineral permissions thereafter. Many of these permissions were granted subject to few, if any, conditions to mitigate the impact of operations or to govern the restoration and after-use of the site once operations ceased.

A distinction is made between "dormant" sites and "active" sites. In line with the provisions of the Act, the Council, as Mineral Planning Authority (MPA), classified Park Lane Quarry a "dormant" site by 1996.

No minerals development may lawfully recommence at dormant sites until a new scheme of full modern planning conditions has been submitted to, and approved by, the MPA. This prevents the reactivation of such sites without full modern planning conditions in place and ensures that schemes that are prepared and submitted are appropriate to the circumstances pertaining at the time.

It is for applicants in the first place to submit schemes of conditions for the consideration of the MPA, and for the MPA to determine whether the submitted conditions are acceptable or should be modified or added to in the light of the particular circumstances of the case and relevant guidance.

4. Site Description

The area of the dormant planning permission is approximately 80 hectares, under land at Neston Park, Neston. The mine extends beneath farmland with no residential properties lying directly overhead. At its closest point, the mine is some 200 metres from the village.

The site, prior to its closure in the 1960s, was accessed via Park Lane, which is now a designated Bridleway. Stone was also removed from the site using a tramway system, following broadly the same path as the application for the new mine access and access track (N.09.01259.WCM). No elements of the mine will be above ground and all works shall take place within the mine itself. The mine workings are at a depth of approximately 20-30 metres. Approximately 10 hectares of the mine have been worked.

5. Relevant Planning History

Park Lane Quarry was originally granted planning permission in 1950, although the extraction of stone had taken place prior to this from around 1880. The mine operated until the 1960s.

The relevant Planning Permission is that referenced 572 and dated 6 April 1950 granted to Bath and Portland Stone Firms Ltd for the working of minerals, including the use of building for the purposes of a winch-house storage and mess room, subject to the following conditions;

- The permission shall relate solely to the continued winning of minerals by underground workings under the land indicated on the deposited plan;

- That the winning and working of minerals shall include in addition to the underground workings, only such work above the surface of the ground in the nature of stacking, weathering, rough-shaping of the stone blocks won from the underground workings referred to, on such land and in such buildings as at present so used, but shall not include any work in the nature of dressing the stone, masonry or other such works, nor the crushing of stone to form any by-product in the nature of agricultural lime, reconstructed stone or other such product or for the use of any buildings in connection therewith;
- That if, as a result of the permission, the traffic entering and leaving the public highway is materially increased to such an extent that such traffic using the existing access is likely to become a danger to users of the public highway the applicants shall, at their expense, improve the existing access or construct such new access or accesses as may be required by, and to the satisfaction of, the Wiltshire County Council as highway authority.

The approved plans record the route of a private tramway (subsequently dismantled) serving the underground workings and that consent was granted on 25 January 1946 for lorry traffic to use Park Lane to access the mineral area.

6. Proposal

This application seeks the approval of the MPA to a scheme of proposed conditions to which the planning permission for the Park Lane Quarry (underground mine) site is to be subject.

The applicant initially proposed 11 no. conditions, relating to the following matters; time limits; access, traffic and protection of the highway; working programme; hours of operations and; environmental protection. Further conditions relating to protected species protection and restrictions on the output of the mine have been proposed in light of discussions that have taken place during consideration of the application.

The proposed conditions are set out in full in Appendix 1.

Approval of a new scheme of conditions will facilitate the reopening of the previously approved underground workings and meet the current demand Bath stone is currently enjoying. Natural building stone quarries can play an important role in providing historically authentic building materials in the conservation and repair of historic and cultural buildings and structures.

It must be noted that planning permission already exists for the mine itself and as a consequence the planning merits of allowing a mine in this location are not for consideration, only the conditions to which the permission should now be subject.

In conjunction with the application to apply modern working conditions to Park Lane Quarry, planning application (N/09/02159/WCM) seeks to provide a new access road and mine access area.

Environmental Impact Assessment Regulations

A Screening Direction has been obtained by the applicant that confirms in the opinion of the Secretary of State and having taken into account the selection criteria in Schedule 3 to the 1999 Regulations, the proposal would not be likely to have significant effects on the environment by virtue of factors such as its nature, size or location and EIA is therefore not necessary.

7. Planning Policy

Minerals Planning Guidance 14: Environment Act 1995: Review of Mineral Planning Permissions (MPG14)

Minerals Planning Guidance 2: Applications, permissions and conditions (MPG2)

Minerals Policy Statement 2: Controlling and Mitigating the Environmental Effects of Minerals Extraction in England (MPS2)

The following Development Plan policies are considered relevant to the determination of this planning application:

MDC1, MDC2, MDC3, MDC6 and MDC8 of the Wiltshire and Swindon Minerals Development Control Policies Development Plan Document 2009

8. Consultations

Corsham Town Council - object on the basis of hours of operation and transportation being too long.

Atworth Parish Council – no objections and content with the access to and from the site, but require clarification on the route from Rough Street.

Melksham Without Parish Council - no objection subject to no additional traffic on B3353 through Shaw and Whitley.

Corsham Civic Society - object on the basis of location of the site, inadequate nature of local transport network size of proposed lorries and highway safety

Environment Agency - no objection subject to conditions relating to recommendations of the hydrological and hydrogeological assessment and covering fuel storage and pollution prevention.

Natural England – advise that an assessment of likely significant effect will need to be made by Wiltshire Council.

Local Highway Authority - no objection.

County Ecologist – considers that sufficient mitigation for bats is provided.

Landscape Officer - no objection

Public Protection Officer - no objection subject to a condition to prevent audible noise in properties from underground drilling should be included. A dust management condition should also be attached.

County Archaeologist - no comment

9. Publicity

The application was advertised by site notice/press notice /neighbour notification.

44 individual letters of objections to the proposal for re-opening Park Lane Mine have been received covering the following areas of concern:

- Impact on public rights of way
- Inappropriate routing of HGV vehicles
- Working hours are too long
- Impact on highway safety through increased traffic
- Village being used for short cuts
- Damage to roads
- Impact on the environment
- Noise

In addition, 88 pro-forma responses objecting to the application have been received.

One letter of support was received.

81 additional objections were received in response to additional information provided by the applicant in 2011 to address omissions in the original submission.

10. Planning Considerations

Park Lane Quarry is classified a “dormant” site and no minerals development may lawfully recommence at this site until a new scheme of conditions has been approved by the MPA.

On receipt of a valid application the MPA must determine the conditions to which the relevant planning permission is to be subject. The conditions determined may include any conditions which may be imposed on the grant of planning permission for minerals development and may be in addition to, or in substitution for, any existing conditions. For dormant sites full modern conditions are considered appropriate. The principle of operating a stone mine in this area is established and is not for consideration.

The submitted conditions and Officer’s comments, modifications and additions to these are attached at Appendix 1.

In considering the types of conditions that would be appropriate in this particular case, officers have had particular regard to the following matters:

Conditions Relating to Access, Traffic and Protection of the Public Highway

The proposed reopening of Park Lane Quarry, which has not operated for some considerable time, will give rise to a small number of articulated low-loader lorries, capable of carrying blocks of Bath stone, using the local route network.

While the original tramway access has long been removed, access by lorry along Park Lane remains legally feasible. However, the lane is not particularly suitable for the modern day type of transport to be used. Since the mine closed the lane has acquired an attractive aspect being bounded by mature trees and vegetation and is now a public bridleway and is also enjoyed by walkers. For these reasons the applicants do not wish to make use of the permitted access, but provide a new access that is fit for purpose. Interestingly, a condition of the 1950 permission envisages the potential for a new access(s) to be provided.

A condition is therefore proposed to require lorries to use a new means of access to be provided on land within the control of the applicant. This new access is itself subject of a separate planning application; which is also to be considered at this meeting of the Committee.

While the transport of minerals from the site is unlikely to cause a substantial increase in road traffic, the intention to re-open the mine has provoked opposition from residents concerned about HGV traffic through Neston village and led to discussions about what alternatives might be available.

The position of the new access provides for HGV traffic to travel along Rough Street to its junction with Lypiatt Road, which in turn merges with Dicketts Road. These roads are not subject to any weight or width restrictions and are legally available for use by all traffic. It is worth noting that part of this route is used by vehicles accessing Leaffield Industrial Estate when approaching from the B3353. No other alternative routes are available or feasible.

The proposed HGV traffic generated by the mine would consist of a maximum of 2 loaded lorries leaving the mine each day. The initial submission did not include a condition limiting the output of minerals from the site. MPG2 advises that where the environmental impact of increases in production, particularly on traffic flow, is likely to be great it may be appropriate to impose a condition limiting output at individual sites. Notwithstanding the very low traffic volumes, the applicant has subsequently proposed conditions which limit the annual output from the mine and the number of vehicles which visit each working day. Following an assessment by the Highways Development Control Engineer, it has been concluded that the volume and infrequent passage of HGV traffic can be accommodated by the local route network and is unlikely to prejudice highway safety or result in demonstrable harm to residential amenity.

MPG14 advises that conditions dealing with measures to prevent dust, mud and spillages on the public highway will be appropriate to all sites, and conditions relating to the display of agreed vehicle routes may be appropriate to some sites. Such matters are included in the scheme of new conditions.

Working Programme

Working scheme - conditions should provide for the way in which the site is to be worked. The applicant has proposed conditions which relate to methods and limits on how the underground workings would be carried out. However, these do not reflect the previous technical advice of Council's mining consultants in respect of planning conditions to which Wiltshire Bath Stone mines should be subject. The scheme of new conditions should therefore be modified accordingly, and to ensure consistency with other sites.

Hours of Operations - conditions should provide for the times and days on which specified operations may or may not be carried out. The initial submission included a condition stating that mine would operate Monday to Friday and Saturday morning. In response to local concerns, and following a public exhibition in 2010, the applicant has subsequently confirmed that there would be no weekend or evening working. This is reflected in the scheme of new conditions.

Environmental Protection

As the entire extent of the stone mine is located some 20-30 metres below ground, with no overlying sensitive receptors, there would be little or no impacts in relation to noise, vibration or dust. All works within the mine will take place below ground, including the cutting of stone blocks.

Protected Species

The initial submission included bat survey information which suggested a low level presence of bats within the mine tunnels. However, in light of errors and omissions in the survey data the MPA required the applicant to carry out further detailed survey work in order to inform discussions about what conditions might be necessary to avoid, mitigate or compensate for any adverse impacts on this population of protected species.

This led to protracted discussions with the applicant, Council Ecologist and Natural England about the level of survey required and mitigation measures to be provided. Subsequent bat surveys carried out over a period of one year established the mine workings were in fact inhabited by significant populations of Lesser Horseshoe bats with occasional sightings of Greater Horseshoe bats and Natterers bats. The survey results confirmed the mine is an important winter roost for Lesser Horseshoe bats, with potential links between populations at the Bath and Bradford-on-Avon Bats Special Area of Conservation (SAC).

It was established that bats were making use of an area of the mine mainly beneath an air shaft. Following extensive consultation with the Council's Ecologist and with advice from Natural England, an appropriate mitigation scheme has been arrived at which would ensure the area inhabited by bats be sealed off from the remainder of the mine to allow the bats to move freely within a 'bat sanctuary' without the possibility of encountering the working area of the mine. The scheme of new conditions has been modified to secure the provision of these measures.

Recommendation

Approve

For the following reason(s):

In the opinion of the Council, as Minerals Planning Authority, the schedule of new conditions to which the planning permission is to be subject is considered appropriate to the planning circumstances and having regard to the considerations outlined in the relevant guidance and planning policy satisfactorily deal with the environmental and amenity aspects of working this particular site.

The policies relevant to this decision are Policies MDC1, MDC2, MDC3, MDC6 and MDC8 of the Wiltshire and Swindon Minerals Development Control Policies Development Plan Document 2009.

Subject to the following condition(s):

1. This permission is for a limited period only expiring on 22 February 2042, by which date the operations hereby permitted shall have ceased.

Reason: To comply with Part I of Schedule 5 to the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Plan Ref: 528/4B dated November 2009

Plan Ref: 921/PL9 Revision A dated December 2011

Plan Ref: 11175-2500-01 dated December 2011

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The extraction area shall be worked by the room and pillar method with the pillars orientated to minimise the effects of natural fractures in the rock mass such that:
- (a) An effective extraction ratio of 64% is not exceeded in any area of the mine measuring 100 metres by 100 metres as defined by north and east grid lines drawn on the mine plan.
 - (b) Both the maximum distance and the effective span between adjacent pillars do not exceed 7 metres, including any over-cutting produced by the saw at roof level.
 - (c) The minimum dimension of any pillar is 4 metres.
 - (d) Wherever induced cracking of the roof occurs as a result of downward deflections of the roof beam to the extent that stability of the roof beam becomes suspect, the maximum roadway width shall be reduced progressively until a stable configuration is arrived at.

Reason: To define the terms of the planning permission so that ambiguity is avoided, to ensure a satisfactory form of development, to maintain a review of mining conditions and to ensure a development which is safe and gives support to any adjoining and overlying properties.

Policy: MDC2 of the Wiltshire and Swindon Minerals Development Control Policies Development Plan Document

4. The operator shall maintain a survey of the conditions within the area of extraction hereby permitted and shall submit the results of such a survey to the Mineral Planning Authority in plan form twelve months from the date of this permission and then annually. Where the survey reveals, or the site conditions illustrate:
- (a) A steepening of the dip of the strata, and/or
 - (b) A change in the average orientations of geological discontinuities, or

(c) An open, clay filled or faulted geological discontinuity, this shall be reported immediately to the Mineral Planning Authority and before continuing mining in the affected area the operator shall submit for approval changes to the mining method/direction or means of implementation necessary to take account of the changed geological factors. In the case of an open, clay filled or faulted discontinuity, the spacing between the roadways adjacent to such discontinuity shall be increased to provide the equivalent of a full line of pillars either side of the discontinuity and details in plan form illustrating such steps shall be submitted to the Mineral Planning Authority. The operator shall thereafter implement such changes or steps as approved by the Mineral Planning Authority in the method of operation, implementation or direction of working or any additional works which are required to augment the stability of any pillars or roadways within the permitted area.

Reason: To define the terms of the planning permission so that ambiguity is avoided, to ensure a satisfactory form of development, to maintain a review of mining conditions and to ensure a development which is safe and gives support to any adjoining and overlying properties.

Policy: MDC2 of the Wiltshire and Swindon Minerals Development Control Policies Development Plan Document

5. Should any indication of the yielding or failure of a pillar or group of pillars be observed within or adjoining the site, the operator shall suspend mining immediately and advise the Mineral Planning Authority.

Reason: To define the terms of the planning permission so that ambiguity is avoided, to ensure a satisfactory form of development, to maintain a review of mining conditions and to ensure a development which is safe and gives support to any adjoining and overlying properties.

Policy: MDC2 of the Wiltshire and Swindon Minerals Development Control Policies Development Plan Document

6. The development hereby permitted shall be implemented in accordance with the Bat Mitigation Scheme for Park Lane Mine and Method Statement dated 4 July 2011 and compiled by Bat Pro Limited in all respects.

Reason: To make appropriate provision for protected species within the approved development in the interests of biodiversity and to ensure development is carried out in accordance with submitted application.

Policy: MDC6 of the Wiltshire and Swindon Minerals Development Control Policies Development Plan Document.

7. All vehicular access and egress to and from the site shall be from Brookleaze Road, as indicated on Drawing No. 528/4B, dated November 2009. No other access shall be used by vehicles or plant entering or exiting the site.

Reason: In the interest of highway safety and safeguarding local amenity.

Policy: MDC2 and MDC8 of the Wiltshire and Swindon Minerals Development Control Policies Development Plan Document.

8. No development shall take place until details of a sign[s], advising drivers of vehicle routes to be taken upon exiting the site, have been submitted to and approved in writing by the Mineral Planning Authority. The development shall be implemented in accordance with the approved details with the sign[s] being erected and thereafter maintained at the site exit for the duration of the development hereby permitted.

Reason: In the interests of highway safety and safeguarding local amenity.

Policy: MDC2 and MDC8 of the Wiltshire and Swindon Minerals Development Control Policies Development Plan Document.

9. The access road between the Mine Access Area and the public highway shall be kept clear of debris for the duration of the development hereby permitted.

Reason: In the interests of preventing material, dust or detritus from affecting public highway safety.

Policy: MDC2 and MDC8 of the Wiltshire and Swindon Minerals Development Control Policies Development Plan Document.

10. No commercial vehicle shall leave the site unless its wheels and underside chassis are clean to prevent materials, including mud and debris, being deposited on the public highway.

Reason: In the interests of preventing material, dust or detritus from affecting public highway safety.

Policy: MDC2 and MDC8 of the Wiltshire and Swindon Minerals Development Control Policies Development Plan Document.

11. No loading or transportation of stone shall be carried out except between the hours of 7.00 a.m. to 5.00 p.m. Mondays to Fridays. No such activity shall take place on Saturday, Sunday or Public or Bank Holidays.

Reason: In the interests of safeguarding local amenity and to ensure development is carried out in accordance with submitted application.

Policy: MDC2 of the Wiltshire and Swindon Minerals Development Control Policies Development Plan Document.

12. The output of mineral from/total amount of material leaving the site shall not exceed a level of 12,000 tonnes per annum.

Reason: To reduce the potential for disturbance caused by vehicular movements in the interests of safeguarding local amenity and to ensure development is carried out in accordance with submitted application.

Policy: MDC2 and MDC8 of the Wiltshire and Swindon Minerals Development Control Policies Development Plan Document.

13. From the date of this permission the operator shall maintain records of the annual output production and shall make them available to the Mineral Planning Authority at any time upon request.
- Reason: To allow the Minerals Planning Authority to adequately monitor activity at the site.
- Policy: MDC2 of the Wiltshire and Swindon Minerals Development Control Policies Development Plan Document.
14. The total number of Heavy Goods Vehicle movements associated with the development hereby permitted shall not exceed 4 [2 in and 2 out] per day. No HGV movements shall take place outside the hours of operation authorised in condition 11 of this permission.
- Reason: To reduce the potential for disturbance caused by vehicular movements in the interests of safeguarding local amenity and to ensure development is carried out in accordance with submitted application.
- Policy: MDC2 and MDC8 of the Wiltshire and Swindon Minerals Development Control Policies Development Plan Document.
15. A written record shall be maintained at the site office of all movements out of the site by heavy goods vehicles, as defined in this permission; such records shall contain the vehicles' registration number and the time and date of the movement and shall be made available for inspection by the Mineral Planning Authority on demand at any time.
- Reason: To allow the Minerals Planning Authority to adequately monitor activity at the site
- Policy: MDC2 and MDC8 of the Wiltshire and Swindon Minerals Development Control Policies Development Plan Document.
16. No explosives shall be used in the mining process.
- Reason: In the interests of amenity
- Policy: MDC2 of the Wiltshire and Swindon Minerals Development Control Policies Development Plan Document.
17. No pumping shall take place to dewater the workings.
- Reason: To prevent pollution of groundwater.
- Policy: MDC3 of the Wiltshire and Swindon Minerals Development Control Policies Development Plan Document.

18. Any facilities above ground for the storage of oils, fuels or chemicals shall be sited on an impervious base and surrounded by impervious walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10% or 25% of the total volume that could be stored at any one time, whichever is the greater. All filling points, vents, gauges and sight glasses must be located within the bund. Associated pipe work should be above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge into the bund. Such facilities shall be constructed and completed in strict accordance with plans approved by the Mineral Planning Authority prior to the first use of the development.

Reason: To prevent pollution of the water environment.

Policy: MDC3 of the Wiltshire and Swindon Minerals Development Control Policies Development Plan Document.

APPENDIX 1

No.	Condition proposed by the Applicant	MPA comment/modifications & additions
1	This permission shall expire on 21 February 2042.	<p>Permissions existing on 22 February 1982, which are not already time-limited, become time-expired on 22 February 2042.</p> <p>Condition should be corrected and reworded to reflect good practice, as follows:</p> <p>This permission is for a limited period only expiring on 22 February 2042, by which date the operations hereby permitted shall have ceased.</p>
2	Access to the mine shall only be gained from the access road shown on Drawing No. 528/4B. Prior to the construction of the access the crossing places between over Park Lane Mine shall be agreed with the Mineral Planning Authority. No vehicles or plant shall use Park Lane to gain access to the mine	<p>In terms of road safety considerations the Local Highway Authority has no objection to the position of the new access.</p> <p>Reference to the detail of the passing places should be deleted as this would be a matter for consideration under the application for the new access road.</p> <p>Amend condition to read:</p> <p>All vehicular access and egress to and from the site shall be from Brockleaze Road, as indicated on Drawing No. 528/4B, dated November 2009. No other access shall be used by vehicles or plant entering or exiting the site.</p>
3	The access shall be kept clean and free of mud and detritus at all times.	<p>Proposed wording imprecise. Modify condition to read:</p> <p>The access road between the Mine Access Area and the public highway shall be kept clear of debris for the duration of the development hereby permitted.</p>

4	No mud or detritus shall be carried on to the public highway.	<p>Proposed wording imprecise. Modify condition to read:</p> <p>No commercial vehicle shall leave the site unless its wheels and underside chassis are clean to prevent materials, including mud and debris, being deposited on the public highway.</p>
5	The development hereby permitted shall be carried out in accordance with the approved plans and Statement of Mine Safety subject only to such minor amendments as may be approved in writing by Wiltshire Council.	<p>There is now a formal procedure for approving any minor amendments.</p> <p>Condition should be reworded so that it (does what) in line with relevant guidance on the matter.</p> <p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>Plan Ref: 528/4B Dated November 2009 Plan Ref: 921/PL9 Revision A Dated December 2011 Plan Ref: 11175-2500-01 Dated December 2011</p>
6	At all times pillars of undisturbed rock of adequate size, strength and total area shall be left in-situ to prevent any subsidence of the surface above the mine workings.	<p>Does not reflect the previous technical advice of the Council's mining consultants in respect of planning conditions to which Wiltshire Bath Stone mines should be subject.</p> <p>Modify condition to read:</p> <p>The extraction area shall be worked by the room and pillar method with the pillars orientated to minimise the effects of natural fractures in the rock mass such that:</p> <ul style="list-style-type: none"> i. An effective extraction ratio of 64% is not exceeded in any area of the mine measuring 100 metres by 100 metres as defined by north and east grid lines drawn on the mine plan. ii. Both the maximum distance and the effective span between adjacent pillars do not exceed 7 metres, including any over-cutting produced by the saw at roof level. iii. The minimum dimension of any pillar is 4 metres. iv. Wherever induced cracking of the roof occurs as a result of downward

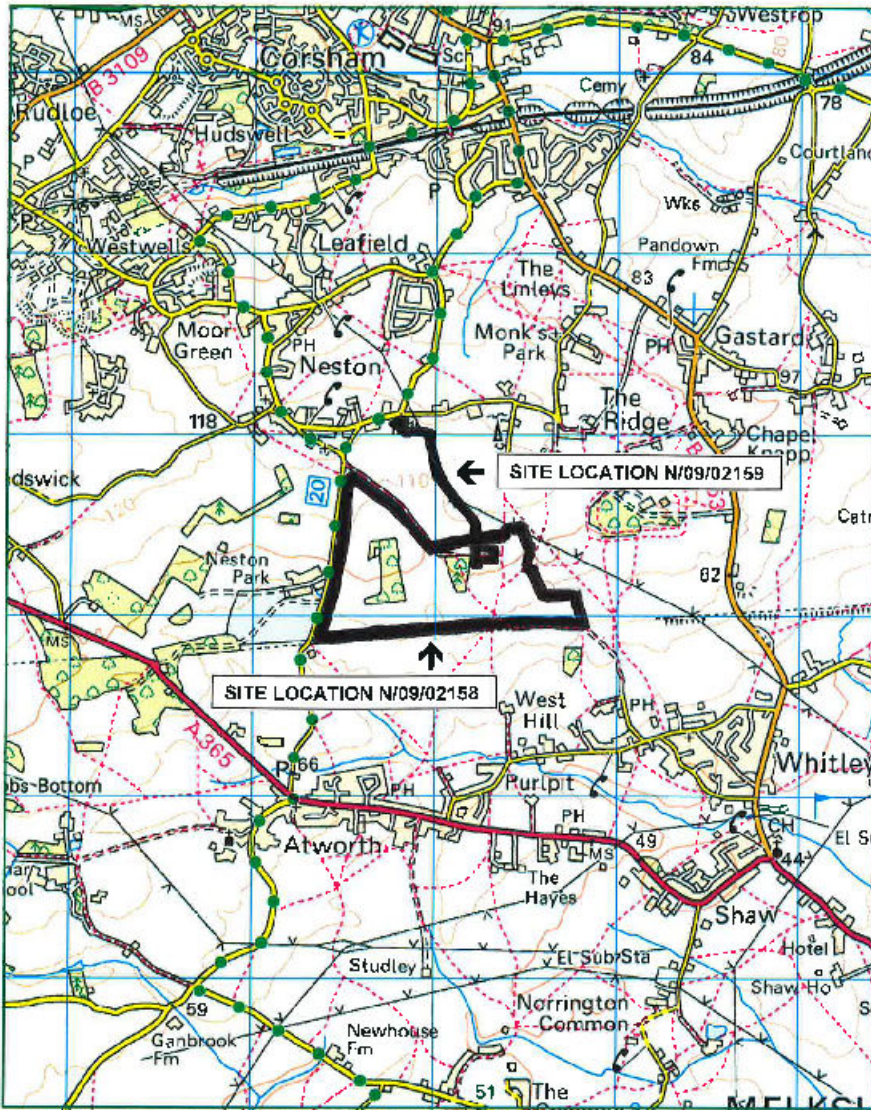
		deflections of the roof beam to the extent that stability of the roof beam becomes suspect, the maximum roadway width shall be reduced progressively until a stable configuration is arrived at.
7	Should any indication of the yielding or failure of a pillar or group of pillars be observed within or adjoining the site, the operator shall suspend mining within the area of the failing pillars and advise the Mineral Planning Authority.	Does not reflect the previous technical advice of the Council's mining consultants in respect of planning conditions to which Wiltshire Bath Stone mines should be subject. Delete condition as covered by the above modified condition.
8	No explosives shall be used in the mining process.	Acceptable, no changes required.
9	No loading or transportation of stone shall be carried out except between the hours of 7.00 a.m. to 6.00 p.m. Mondays to Fridays and 7.00 a.m. to 1 p.m. on Saturdays. No such activity shall take place on Saturday afternoons, Sundays or Public Holidays.	The applicant has subsequently reduced the days and hours from that initially proposed. Modify condition to reflect new working days/hours as follows: No loading or transportation of stone shall be carried out except between the hours of 7.00 a.m. to 5.30 p.m. Mondays to Fridays. No such activity shall take place on Saturday, Sunday or Public or Bank Holidays.
10	No pumping shall take place to dewater the workings.	Acceptable, no changes required.
11	Any facility for the storage of oil, fuel or chemical shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tanks plus 10%. All filling points, vents, gauges, sight glasses and overflow pipe outlets must be located within and detailed to discharge downwards into the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be protected from accidental damage.	Condition does not reflect current practice/advice from the Environment Agency. Modify condition to read as follows: Any facilities above ground for the storage of oils, fuels or chemicals shall be sited on an impervious base and surrounded by impervious walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10% or 25% of the total volume that could be stored at any one time, whichever is the greater. All filling points, vents, gauges and sight glasses must be located within the bund. Associated pipe work should be above ground and protected from accidental damage. All filling points and

		tank overflow pipe outlets should be detailed to discharge into the bund. Such facilities shall be constructed and completed in strict accordance with plans approved by the Mineral Planning Authority prior to the first use of the development.
	The following conditions are additional to those initially proposed and which respond to matters raised in considering application.	
12	Output from the mine shall be limited to a maximum of 12,000 tonnes of block stone per year. No other stone shall be removed from the mine except as may be needed for the surfacing or repair of the access track and service area.	The output of mineral from/total amount of material leaving the site shall not exceed a level of 12,000 tonnes per annum.
13		It is considered appropriate to supplement the above condition with a requirement to maintain records for monitoring purposes: From the date of this permission the operator shall maintain records of the annual output production and shall make them available to the Mineral Planning Authority at any time upon request.
14	No more than two loaded Heavy Goods vehicles shall leave the mine each working day.	Acceptable in principle, reword to reflect good practice as follows: The total number of Heavy Goods Vehicle movements associated with the development hereby permitted shall not exceed 4 [2 in and 2 out] per day. No HGV movements shall take place outside the hours of operation authorised in condition x of this permission.
15		It is considered appropriate to supplement the above condition with a requirement to maintain records for monitoring purposes: A written record shall be maintained at the site office of all movements out of the site by heavy goods vehicles, as defined in this permission; such records shall contain the vehicles' registration number and the time and date of the movement and shall be made available for inspection by the Mineral Planning Authority on demand at any time.

16	<p>Notices shall be erected firstly at the Service Area exit stating; “ALL HGVS MUST LEAVE THE MINE VIA ROUGH STREET AND GO DIRECT TO THE B3533 AT GASTARD. STRICTLY NO ACCESS FOR HGVS THROUGH NESTON VILLAGE” and secondly at the junction of the track with the public highway, “ALL HGVS GO STRAIGHT AHEAD. NO ACCESS THROUGH NESTON VILLAGE.</p>	<p>Proposed wording imprecise. Modify condition to read:</p> <p>No development shall take place until details of a sign[s], advising drivers of vehicle routes to be taken upon exiting the site, have been submitted to and approved in writing by the Mineral Planning Authority. The development shall be implemented in accordance with the approved details with the sign[s] being erected and thereafter maintained at the site exit for the duration of the development hereby permitted.</p>
17	<p>No extraction of stone shall commence until the bat sanctuary identified in the Mitigation Strategy has been constructed by building the sealed isolation wall shown on Drawing 11175-2500-01 to the satisfaction of the planning authority. Subsequently bat monitoring shall be undertaken as proposed in the Mitigation Strategy or as may be otherwise approved by the planning authority.</p>	<p>The proposed wording contradicts in part the measures identified within the strategy and there are formal procedures for discharging and agreeing amendments to conditions.</p> <p>Modify wording as follows:</p> <p>The development hereby permitted shall be implemented in accordance with the Bat Mitigation Scheme for Park Lane Mine and Method Statement dated 4 July 2011 and compiled by Bat Pro Limited in all respects.</p>
18		<p>For monitoring purposes and consistency with other Wiltshire Bath Stone mines, the following condition should be added:</p> <p>The operator shall maintain a survey of the conditions within the area of extraction hereby permitted and shall submit the results of such a survey to the Mineral Planning Authority in plan form twelve months from the date of this permission and then annually. Where the survey reveals, or the site conditions illustrate:</p> <p>(a) A steepening of the dip of the strata, and/or</p> <p>(b) A change in the average orientations of geological discontinuities, or</p> <p>(c) An open, clay filled or faulted geological discontinuity, this shall be reported immediately to the Mineral Planning Authority and before continuing mining in the affected area the operator shall submit for approval changes to the mining method/direction or means of implementation necessary to take account of the changed geological factors. In the case of an open, clay filled or faulted discontinuity, the spacing between the</p>

		roadways adjacent to such discontinuity shall be increased to provide the equivalent of a full line of pillars either side of the discontinuity and details in plan form illustrating such steps shall be submitted to the Mineral Planning Authority. The operator shall thereafter implement such changes or steps as approved by the Mineral Planning Authority in the method of operation, implementation or direction of working or any additional works which are required to augment the stability of any pillars or roadways within the permitted area.
19		<p>For monitoring purposes and consistency with other Wiltshire Bath Stone mines, the following condition should be added:</p> <p>Should any indication of the yielding or failure of a pillar or group of pillars be observed within or adjoining the site, the operator shall suspend mining immediately and advise the Mineral Planning Authority.</p>

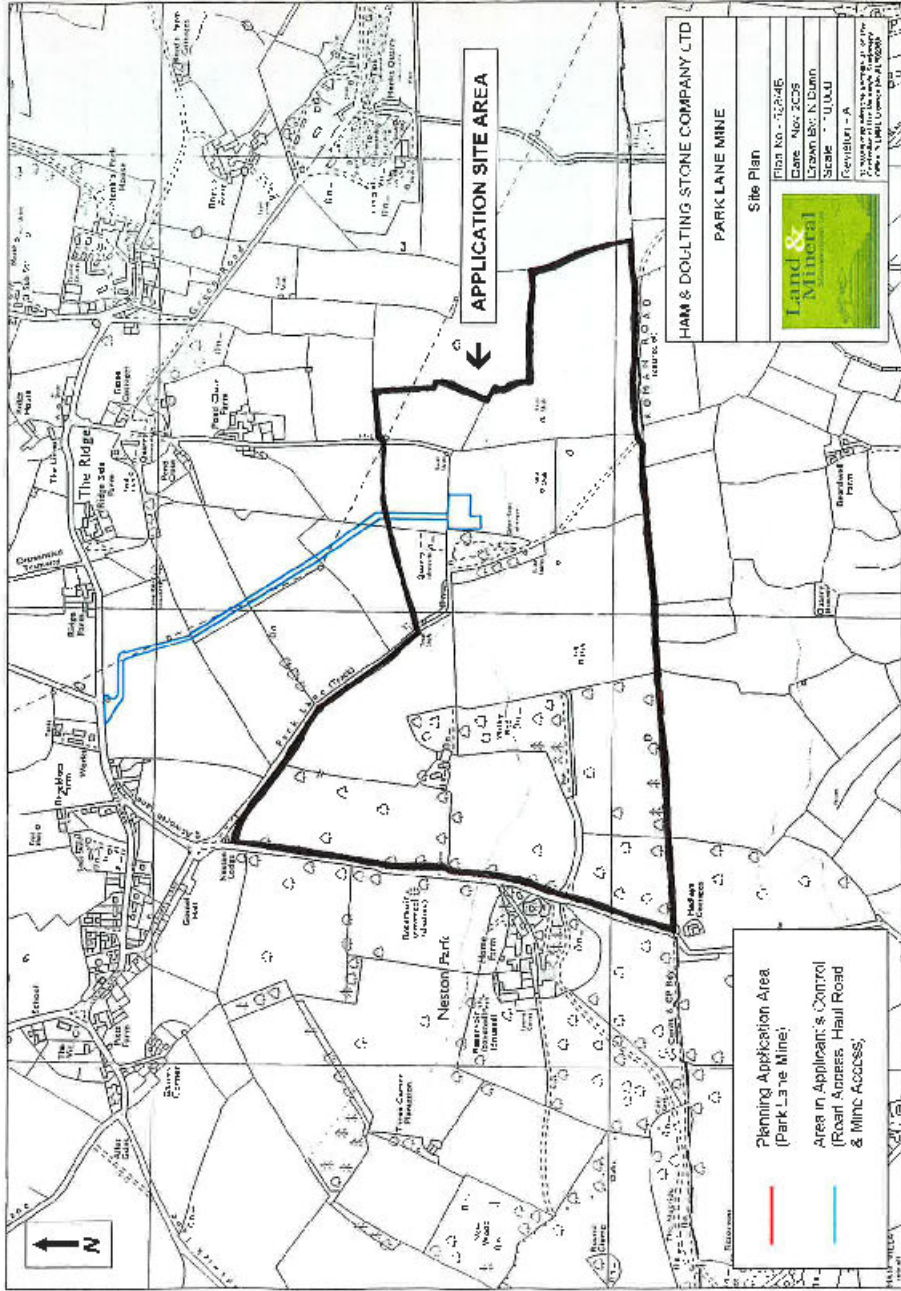
Appendices:	Appendix 1 - Conditions Site Location Plans
Background Documents Used in the Preparation of this Report:	



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Scale: 1:25000
Date: 03/02/2012
MEA: 100049050





APPLICATION SITE AREA

HAM & DOULTING STONE COMPANY LTD

PARK LANE MINE

Site Plan

Plan No. - 12/246
Date - Nov 2025
Drawn By - N. Dunn
Scale - 1:1000
Revision - A
Prepared at - [unclear]
Drawn at - [unclear]



Planning Application Area
(Park Lane Mine)

Area in Applicant's Control
(Roam! Access, Haul Road
& Mine Access)

