Name of Committee: Regulatory Committee

Date of Committee: 18 December 2007

Report Title: Griff Quarry, Gipsy Lane, Nuneaton – Proposed Variation of Condition 29

Summary:
This application is for the proposed variation of Condition 29 (unless otherwise agreed in writing with the Mineral Planning Authority only stone produced at Griff Quarry shall be coated at the plant) of Planning Permission N100/05CM011 in order to allow the importation of high Polished Stone Value stone for the production of asphalt.

For further information please contact:
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Planning Officer
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Would the recommended decision be contrary to the Budget and Policy Framework?
Yes/No

Background Papers:
Planning Application, received 1/11/07.

CONSULTATION ALREADY UNDERTAKEN:
Details to be specified

Other Committees
(With brief comments, if appropriate)

Local Member(s)
X Councillor B Longden – no comments received as of 4/12/07.
Councillor R Chattaway – no comments received as of 4/12/07.
Councillor J Haynes – no comments received as of 4/12/07.
Councillor J Ross – no comments received as of 4/12/07.
Councillor Mrs J Tandy – no comments received as of 4/12/07.

Other Elected Members

Warwickshire County Council
Cabinet Member
(Reports to The Cabinet, to be cleared with appropriate Cabinet Member)

Chief Executive

Legal
I Marriott – comments incorporated.

Finance

Other Chief Officers

District Councils
Nuneaton and Bedworth Borough Council – no comments received.

Health Authority
Nuneaton and Bedworth Environmental Health – no comments received.

Police

Other Bodies/Individuals
Highways Agency – no comments received.

FINAL DECISION
YES/NO
(If ‘No’ complete Suggested Next Steps)

SUGGESTED NEXT STEPS:

Further consideration by this Committee
Details to be specified

To Council
Details to be specified

To Cabinet
Details to be specified

To an O & S Committee
Details to be specified

To an Area Committee
Details to be specified

Further Consultation
Details to be specified
Regulatory Committee - 18 December 2007

Griff Quarry, Gipsy Lane, Nuneaton – Proposed Variation of Condition

Report of the Strategic Director for Environment and Economy

Recommendation

That the Regulatory Committee authorises the grant of planning permission having the effect of varying Condition 29 of Planning Permission N100/05CM011 allowing the importation of high Polished Stone Value stone for the production of asphalt at Griff Quarry – Gipsy Lane, Nuneaton subject to the conditions and reasons contained in Appendix B of the report of the Strategic Director for Environment and Economy.

Application No: N100/05CM011.

Received by County: 1/11/2007.

Advertised Date: 8/11/2007.

Applicant(s): Mr Shaw, Midland Quarry Products, Bellmoor, Great North Road, Retford, Nottinghamshire, DN22 8SG.

Agent(s): Mr Shaw, Midland Quarry Products, Bellmoor, Great North Road, Retford, Nottinghamshire, DN22 8SG.

The Proposal: The application is for the proposed variation of Condition 29 (unless otherwise agreed in writing with the Mineral Planning Authority only stone produced at Griff Quarry shall be coated at the plant) of Planning Permission N100/05CM011 in order to allow the importation of high PSV stone for the production of asphalt.

Site and Location: Site located at Griff Quarry, off Gipsy Lane, Nuneaton.

See plan in Appendix A.
1. Application Details

1.1 The application proposes the variation of Condition 29 of planning permission N100/05CM011 to allow the importation of high PSV (polished stone value) stone for the production of asphalt at Griff Quarry, Gipsy Lane, Nuneaton.

1.2 Condition 29 of Planning Permission N100/05CM011 states that ‘Unless otherwise agreed in writing with the Mineral Planning Authority only stone produced at Griff Quarries shall be coated at the plant’. The condition was attached to the permission to ensure that the site was developed in a satisfactory manner. Its aim was to limit the operational life of quarry and prevent the establishment of a stand alone stone processing facility in the open countryside/Green Belt.

1.3 All conditions controlling operations at both Griff 4 (operational site) and Griff 5 (unimplemented permission/site) were contained within Planning Permission N100/01CM009 which was then superseded by Permission N100/05CM011 when a variation of Condition 34 was approved permitting a small extension to the site.

2. Consultations

2.1 Councillor B Longden - no comments received as of 4/12/2007.

2.2 Councillor R Chattaway - no comments received as of 4/12/2007.

2.3 Councillor J Haynes - no comments received as of 4/12/2007.

2.4 Councillor J Ross - no comments received as of 4/12/2007.

2.5 Councillor Mrs J Tandy - no comments received.

2.6 Nuneaton and Bedworth Borough Council - no comments received.

2.7 Nuneaton and Bedworth Borough Council (Environmental Health) - no comments received.

2.8 Highways Agency – requested additional information.

3. Representations

3.1 No representations received.

4. Observations

4.1 Quarrying of hard rock has been undertaken at Griff for a great many years. The current quarry, known as Griff No 4, is the fourth such quarry to have existed in this area. The first three have now been infilled and restored. Griff 4 has been the subject of a number of small extensions to the permitted working area over the years which has resulted in the extension of the working life of the
quarry. Further mineral extraction is permitted to the east of the existing quarry at a site known as Griff No 5. This site has yet to be developed.

4.2 The proposed variation of Condition 29 would see the applicant importing material, primarily high PSV stone into the quarry which would then be processed through the asphalt plant. The applicant is seeking to supply specialist road surfacing contracts but at present is unable to do so. This is because the quality of stone required for this type of contract cannot be sourced from Griff Quarry. PSV is a measure of skid resistance possessed by stone/aggregates. Different aggregates posses different skid resistance properties. The higher the PSV figure the greater the resistance the aggregate has to polishing and therefore potential skidding hazard. Aggregate that has a PSV over 60 is regarded as a High Skid Resistant Aggregate but aggregate with PSV over 65 is needed for particularly high stressed sites. Stone quarried at Griff has a PSV of no greater than 63 and is therefore not of the very highest quality in terms of skid resistance.

4.3 Therefore, the applicant wishes to import a limited volume of high PSV stone into Griff Quarry which will enable it to provide a broader range of asphalt products into the local market from a local plant. It is proposed by the applicant that they would import up to 25,000 tonnes per annum of high PSV stone to meet predicted demand from highway authorities. This is likely to be sourced from south Wales. The applicant states that the importation of new material into the site would not increase the life span of the quarry. Coated road stone has an effective ‘shelf life’ within which it must be used. It would not be possible to deliver stone direct to customers direct from Wales in its coated form as it would be unusable upon delivery. Thus the necessity to use local coating facilities.

4.4 The applicant proposes to import up to 25,000 tonnes per annum of high PSV stone that would involve the creation of additional vehicles movements to the site. However, this would be minimised as far as possible by vehicles that would ordinarily be entering the site empty to collect material arriving loaded with the higher PSV stone and therefore limiting the amount of unnecessary journeys and additional vehicle movements.

4.5 Policy M7 of the Minerals Local Plan states that the use of plant, machinery and buildings will be restricted to processes principally using minerals produced from the site. Where appropriate, conditions may be imposed or agreements sought to control the life-span of operations ancillary or secondary to mineral extraction. Griff Quarry has produced an average of 180,000 tonnes of stone and around 70,000 tonnes of asphalt per annum during the last three years. The applicant has stated that the main stone feed into the asphalt plant would not be the high PSV stone imported into the site, but of stone that is to be quarried from the site so, the amount of stone expected to be imported into the site for use through the asphalt plant would be approximately 25% to 30% of the plants throughput. This information therefore satisfies the issue of using material principally quarried on site with a limited amount of high PSV stone imported into the site and therefore complies with Policy M7.
4.6 The site is located within the green belt where inappropriate development is allowed only if there are very special circumstances. PPG 2 (Green Belts) states that mineral extraction is not necessarily inappropriate development as long as high standards are maintained on site. The existing mineral extraction and processing operation undertaken on site were considered to be appropriate in this location. The proposed importation of stone to the site for coating is a further consideration in Green Belt terms. The proposal would not result in any further built development on the site or extend the life of the site. It is therefore considered that importation of stone to the site would result in no greater impact on the openness of the Green Belt than the existing operation.

4.7 Access to and from the quarry and asphalt plant is via the existing entrance and exit onto Gipsy Lane and then linking to the A444 trunk road to the motorway network. Gipsy Lane itself is a rural two laned highway that is frequented by quarry traffic entering and exiting the site, whilst also carrying a small amount of traffic to a residential areas approximately 1.5 miles further along Gipsy Lane past the quarry entrance. The Highways Agency have requested further information in respect of impact the proposal would have upon vehicle numbers generated by the site. An update on this matter will be reported verbally at Committee.

4.8 It is considered that the importation of 25,000 tonnes of high PSV stone to Griff Quarry per annum for coating in the asphalt plant on site would result in no greater impact than existing operations undertaken on site. In order that the coating of imported stone remains an ancillary activity it is considered that a condition should be imposed restricting the quantity of material imported to the site to 25,000 tonnes per annum and limiting the use to the life of the mineral extraction at the Quarry. Suitably worded conditions are suggested.

5. Environmental Implications

5.1 It is considered that the variation of Condition 29 of Planning Permission N100/05CM011 allowing the importation of high PSV stone into Griff Quarry would result in development having no greater environmental impact upon its surroundings.

JOHN DEEGAN
Strategic Director for Environment and Economy
Shire Hall
Warwick

7 December 2007
Appendix B of Agenda No

Regulatory Committee - 18 December 2007

Griff Quarry, Gipsy Lane, Nuneaton – Proposed Variation of Condition

Application No: N37/07CM024

All conditions and limitations relating to Planning Permission N100/05CM011 in effect at the date of this permission shall continue to apply except:

Condition 29 shall be amended to:-

No more than 25,000 tonnes of imported stone shall be coated at the plant in addition to stone extracted at the Griff Quarries.

**Reason:** In order to ensure satisfactory development of the site.

**Additional Conditions**

1. No stone other than that exceeding 63 PSV shall be imported to Griff Quarry.

    **Reason:** In order to ensure satisfactory development of the site.

2. No more than 25,000 tonnes of stone shall be imported to Griff Quarry per annum.

    **Reason:** In order to ensure satisfactory development of the site.

3. Records of the weight and PSV of stone imported to the site shall be made available to the Mineral Planning Authority upon request.

    **Reason:** In order to ensure satisfactory development of the site.

4. No stone shall be imported to the site upon cessation of mineral extraction at Griff Quarries.

    **Reason:** In order to ensure satisfactory development of the site.

**Development Plan Policies Relevant to this Decision**

**Minerals Local Plan for Warwickshire (Saved Policies)**

Policy M7 seeking to ensure that any adverse environmental effects and implications for residents quality of life are mitigated,
Reasons for the Decision to Grant Permission

The development hereby permitted is in accordance with the relevant provisions of the Development Plan and would have no greater impact than existing activities undertaken on site and there are no contrary material considerations sufficient to require refusal.

Note: The policies, proposals and reasons given above are only summaries of the considerations set out more fully in the application report and minutes of the Regulatory Committee.