

Name and Address of applicant

Mr Timmins
c/o Agent

Name and Address of Agent (if any)

Mr Rick Bright
Bright & Associates
Pear Tree House
Dovaston,
Oswestry
SY10 8DP

Date of Application:

6 January 2020

Application No:

19/000056/CM

Particulars and location of development:

Extraction of sand and gravel and subsequent infilling with inert waste to achieve full restoration at Pinches (4) Quarry, Wildmoor Lane, Wildmoor, Bromsgrove, Worcestershire, B61 0QN

Worcestershire County Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended) that having taken the environmental information into account **permission has been granted** for the carrying out of the development referred to in **Part I** hereof in accordance with the application and plans submitted subject to the following conditions:-

Commencement

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
2. The operator shall provide written notification to the Mineral Planning Authority within five working days of:
 - i. The date of commencement of the development hereby approved;
 - ii. The date of commencement of soil stripping operations in any phase;
 - iii. The date of commencement of mineral extraction operations in any phase;
 - iv. The date of completion of mineral extraction operations in any phase;

Approved Plans

4. The development hereby approved shall be carried out in accordance with the details shown on the following approved drawings, except where otherwise stipulated by conditions attached to this permission:
- Numbered: PN1079-D15 (Rev A), Version 2, Titled: The Site Location Plan, Dated: July 2023;
 - Numbered: PN1079-D16 (Rev C), Version 7, Titled: The Site Boundary and Area Under Control of the Applicant, Dated: July 2023;
 - Numbered: PN1079-D17 (Rev A), Version 2, Titled: Topographic Site Survey, Dated: July 2023;
 - Numbered: PN1079-D11 (Rev B), Sheet 1 of 8, Version 6, Titled: Stage 1: Screen Bund and Site Preparation, Dated: July 2023;
 - Numbered: PN1079-D11 (Rev B), Sheet 2 of 8, Version 6, Titled: Stage 2: Development of Phase 1 Extraction and Preliminary Seeding of Southern Extraction Slope, Dated: July 2023;
 - Numbered: PN1079-D11 (Rev B), Sheet 3 of 8, Version 6, Titled: Stage 3: Development of Phase 2 Extraction and Seeding of Southern Extraction Slope, Dated: July 2023;
 - Numbered: PN1079-D11 (Rev B), Sheet 4 of 8, Version 6, Titled: Stage 4: Development of Phase 2A Extraction Including Preparation for Phase 3 by Soil Stripping, Dated: July 2023;
 - Numbered: PN1079-D11 (Rev B), Sheet 5 of 8, Version 6, Titled: Stage 5: Development of Phase 3 Extraction and Commencement of Infilling the Southern Sector, Dated: July 2023;
 - Numbered: PN1079-D11 (Rev B), Sheet 6 of 8, Version 6, Titled: Stage 6, Completion of Phase 3 Extraction and Infilling for Restoration of Southern Sector, Dated: July 2023;
 - Numbered: PN1079-D11 (Rev B), Sheet 7 of 8, Version 6, Titled: Stage 7: Continuation of Infilling for Restoration of Southern Sector, Dated: July 2023;
 - Numbered: PN1079-D11 (Rev B), Sheet 8 of 8, Version 6, Titled: Stage 8: Completion of Restoration in Southern Sector and Infilling to Complete Northern Sector, Dated: July 2023;
 - Numbered: PN1079-D12 (Rev C), Version 5, Titled: Restoration Masterplan, Dated: July 2023;
 - Numbered: PN1079-D13, Version 2, Titled: Illustrative Cross Sections, Dated: November 2019;
 - Numbered: PN1079-D14 (Rev E), Version 7, Titled: Stockyard Arrangement and General Layout, Dated: June 2024;
 - Numbered: SCP/18318/ATR04 (Rev A): Swept Path Analysis Proposed Right Turn Lane on Sandy Lane, Dated:
 - Numbered: SCP/18318/ATR05, Titled: Swept Path Analysis, Dated: 1 February 2024;
 - Numbered: SCP/18318/ATR06, Titled: Swept Path Analysis, Dated: 1 February 2024;
 - Numbered: SCP/18318/ATR07, Titled: Swept Path Analysis Site Access off Wildmoor Lane Two Tipplers Passing Each Other, Dated: 1 February 2024;
 - Numbered: SCP/18318/ATR08, Titled: Swept Path Analysis Proposed Right Turn Lane on Sandy Lane, Dated: 1 February 2024;
 - Numbered: SCP/18318/SK01, Titled: Proposed Right Turn Lane on Sandy Lane, Dated: 15 May 2023, in the
 - Numbered: SCP/18318/D01 (Rev D), Titled: Proposed Right Turn Lane on Sandy Lane, Dated: 6 February
 - Numbered: SCP/18318/D03 (Rev A), Titled: General Arrangement Site Access Arrangement of Wildmoor

Extraction Boundary

5. No mineral extraction shall take place outside the limit of the extraction boundary shown on drawings:
- Numbered: PN1079-D11 (Rev B), Sheet 1 of 8, Version 6, Titled: Stage 1: Screen Bund and Site Preparation, Dated: July 2023;
 - Numbered: PN1079-D11 (Rev B), Sheet 2 of 8, Version 6, Titled: Stage 2: Development of Phase 1 Extraction and Preliminary Seeding of Southern Extraction Slope, Dated: July 2023;
 - Numbered: PN1079-D11 (Rev B), Sheet 3 of 8, Version 6, Titled: Stage 3: Development of Phase 2 Extraction and Seeding of Southern Extraction Slope, Dated: July 2023;
 - Numbered: PN1079-D11 (Rev B), Sheet 4 of 8, Version 6, Titled: Stage 4: Development of Phase 2A Extraction Including Preparation for Phase 3 by Soil Stripping, Dated: July 2023;
 - Numbered: PN1079-D11 (Rev B), Sheet 5 of 8, Version 6, Titled: Stage 5: Development of Phase 3 Extraction and Commencement of Infilling the Southern Sector, Dated: July 2023;
 - Numbered: PN1079

Lighting

28. Details of any lighting to be installed at the site shall be submitted to the Mineral Planning Authority for approval in writing prior to being erected. Thereafter, the development shall be carried out in accordance with the approved details. These details shall include:
- i. Height of the lighting posts;
 - ii. Intensity of the lights;
 - iii. Spread of light in metres (Lux plan);
 - iv. Any measure proposed to minimise the impact of the lighting or disturbance through glare;
 - v. Any measures to minimise the impact of lighting upon protected species and habitats; and
 - vi. Times when the lighting would be illuminated.

Noise

29. The noise attributable to mineral operations from the site, measured at the nearest noise sensitive properties used as dwellings, shall not exceed 55dB LAeq 1-hour.
30. During the removal of soils and superficial deposits and the creation of any screen mounds or restoration works, the noise

35. Prior to the commencement of mineral extraction, a scheme for gas monitoring scheme has been submitted to and approved in writing by the Mineral Planning Authority, and thereafter implemented in accordance with the approved details throughout the lifetime of the development, including the restoration and aftercare period. The scheme shall include, but may not be limited to:
- i. any borehole as being at risk of derogation or otherwise negatively impacted by the mineral extraction;
 - ii. gas monitoring locations;
 - iii. method and frequency for recording monitoring results;
 - iv. method and frequency for reporting of monitoring results to the Mineral Planning Authority, detailing how and when the monitoring data and the Scheme itself shall be reviewed to assess if any impacts are occurring; and
 - v. methods for investigating the causes of any such impacts and for remediating them.

Greenhouse Gas Emissions

36. The development hereby approved shall be in accordance with Greenhouse Gas Emissions monitoring procedures identified in Paragraphs 7.1.14 to 7.1.18 of the Greenhouse Gas Emissions Assessment contained in the Document Titled: Climate Change Statement, Dated: June 2023.

Renewable / Low Carbon Energy

37. Prior to the commencement of mineral extraction, details of renewable or low carbon energy generating facilities to be incorporated as part of the site office and welfare facilities shall be submitted to and approved in writing by the Mineral Planning Authority. The approved energy generating facilities shall be pro595.2 68.04 Tf1 0 0d4(r)5(o)4(595.2 (t)-5(o)()9(7)4(.)-5(1)4()-5(mon)5(i)13)-

55. Topsoil shall be evenly re-spread on the site in accordance with the restoration scheme as required by Condition 53) of this permission to achieve a minimum depth of 300 millimetres.
56. Only low ground pressure machines shall work on re-laid topsoil or subsoil to replace and level topsoil. Topsoil shall be lifted onto subsoil by equipment that is not standing on re-laid topsoil.
57. Re-spread topsoil shall be rendered suitable for agricultural cultivation by loosening and ripping.
58. In the event that the winning and working of minerals ceases prior to the achievement of the completion of the approved restoration scheme referred to in Condition 53) of this permission which, in the opinion of the Mineral Planning Authority constitutes a

Strategy, and Policy BDP16 of the adopted Bromsgrove District Plan.

18., 28., 34., 46., 63.
& 68.

To protect the visual amenity of the site and environmental quality of the surrounding area, in accordance with Policies MLP 28, MLP 31 and MLP 33 of the adopted Worcestershire Minerals Local Plan, Policies WCS 9, WCS 11 and WCS 12 of the adopted Worcestershire Waste Core Strategy, and Policies BDP19 and BDP21 of the adopted Bromsgrove District Plan.

Reason for the pre-comm1ETTJETommTJET@hmToTPt fo(f)24()J(T)7(oT)7do 24-6(t)94()-5(f)24(o)14()-6(f)2.PfehQq0.000008869 0

64. & 65. To define the permission and to protect the amenity of adjacent residential properties, in accordance with Policy MLP 28 of the adopted Worcestershire Minerals Local Plan, Policy WCS 14 of the adopted Worcestershire Waste Core Strategy, and Policy BDP19 of the adopted Bromsgrove District Plan.
66. In the interests of highway safety and to define the permission, in accordance with Policy MLP 39 of the adopted Worcestershire Minerals Local Plan, Policy WCS 8 of the adopted Worcestershire Waste Core Strategy, and Policy BDP16 of the adopted Bromsgrove District Plan.
69. To protect the amenity of neighbouring residents and to ensure satisfactory restoration of the site, in accordance with Policy MLP 28 of the adopted Worcestershire Minerals Local Plan, Policy WCS 14 of the adopted Worcestershire Waste Core Strategy, and Policy BDP19 of the adopted Bromsgrove District Plan.
- Reason for the pre-commencement condition: To enable the local community to be informed of each stage of the development.
70. To define the permission and to enable the monitoring of the consent in the interests of the amenity of the surrounding area, in accordance with Policy MLP 28 of the adopted Worcestershire Minerals Local Plan, Policy WCS 14 of the adopted Worcestershire Waste Core Strategy, and Policy BDP19 of the adopted Bromsgrove District Plan.

but not limited to land conditions, air quality (dust and noise), cultural heritage, ecology, transport, landscape and visual, water environment, have been secured through the use of the planning conditions attached to this permission.

The public had opportunities to participate in the decision-making process through statutory consultations, through neighbour notifications, Public Notices erected on site and in the surrounding area, and published in a local newspaper circulating in the locality in which the land to which the application is situated, and on a website maintained by the Mineral Planning Authority. There were five rounds of public consultation in total taking place in January March 2020, April June 2021, May June 2022, October November 2023; and April

maintenance due to damage by extraordinary traffic. Before any work is commenced upon the development hereby approved representatives of Worcestershire County Council, as the Highway Authority and the applicant, shall carry out a joint road survey/inspection on the roads leading to this site. Any highlighted defects shall be rectified to the specification and satisfaction of the Highway Authority before work is commenced on the development hereby approved. A further joint survey/inspection shall be undertaken following completion of development hereby approved and any necessary remedial works shall be completed to the specification and satisfaction of the Highway Authority within 1 month or other agreed timescale.

Highways - Works Adjoining Highway

Any work involving the removal or disturbance of ground or structures supporting or abutting the publicly maintained highway should be carried out in accordance with details to be submitted to and approved in writing by the Highway Authority.

Environmental Permit and Pollution Prevention

An Environmental Permit from the Environment Agency will be required for the storage, treatment and disposal of inert extractive wastes resulting from the extraction of mineral resources. A further Environmental Permit will be required, should waste be accepted and deposited on site for restoration purposes. The Environment Agency advise the applicant to contact their National Permitting Service for basic and enhanced pre-application advice. Further information can be found at <https://www.gov.uk/guidance/waste-environmental-permitspermitting>

Operators should incorporate pollution prevention measures to protect ground and surface water. Previous Pollution Prevention Guidance maintained by the Environment Agency has been withdrawn but is still available in the national archives at: <https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg>. They refer to the latest Pollution Prevention Guidance targeted at specific activities available at: <https://www.gov.uk/guidance/pollution-prevention-for-businesses>

Water Environment

Any connection to the existing Battlefield Brook may require an easement from the relevant landowner(s) and may be subject to Land Drainage Consent depending upon the type of connection the applicant is advised to contact North Worcestershire Water Management to confirm when the detailed design is complete.

Ecology

All British birds, their nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife and Countryside Act 1981 (as amended).

It is an offence under the Wildlife and Countryside Act 1981 (as amended), to introduce, plant or cause to grow wild any plant listed in Schedule 9, Part 2 of the Act. All Japanese Knotweed waste (the plant itself or material containing its rhizomes) is classed as a controlled waste under the Environmental Protection Act 1990 (EPA) (17th cer tm515 Tm95(e)4(d)19()-)

that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for that Park, or in any other case the district council (or county council which is exercising the functions of a district council in relation to an area for which there is no district council), London borough council or Common Council of the City of London in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.