

**Planning Permission Number:** 7/2006

**Planning Application Number:** BC/CM/2005/55

**Date Application Registered:** 20/12/2005

**District Council Area:** Bedford Borough

**Location of Site:** Octagon Farm North  
Willington Quarry  
Cople

**Grid Reference:** 510400250600

**Proposed Development:** Extension of time for the  
completion of mineral extraction  
– variation of Condition 3  
Planning Permission No.23/1999

**Applicant:** Larfarge Aggregates Ltd

**Agent (if any):** Tim Deal  
Larfarge Aggregates Ltd  
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Richard Watts  
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**NOTICE OF  
GRANT  
OF PLANNING  
PERMISSION**

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**Town & Country Planning  
Acts**

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**Town & Country Planning  
General Development  
Orders**

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.....  
*signed*

**Richard Watts  
Assistant Director  
Planning & Transport  
Policy Group**

.....  
*date*

In pursuance of its powers under the Town & Country Planning Acts and Orders the County Council of Bedfordshire being the Local Planning Authority for the Administrative County hereby **GRANTS** planning permission for the proposed development as set out above and otherwise in accordance with the application submitted subject to the following conditions contained on the attached sheet(s).

**YOUR ATTENTION IS DRAWN TO THE NOTES APPENDED**

## **NOTES APPENDED TO DECISION NOTICE**

### **Appeals to the Secretary of State**

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the First Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within six months of the date of this notice, or within six months if the planning application was received by the County Planning Authority before 5 September 2003, using a form which you can get from the Planning Inspectorate at 3/17 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.
- The First Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The First Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

### **Purchase Notices**

- If either the local planning authority or the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he 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 (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 his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

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**Extension of time for the completion of sand and gravel extraction**

**Octagon Farm North  
Willington Quarry  
Cople  
Bedford**

**PLANNING CONDITIONS**

1. Planning permission shall extend to the area edged with a thick black line on the attached plan no. BC/CM/2005/55-1 and, unless otherwise approved in writing by the County Planning Authority, the development shall be carried out in accordance with the planning application dated 16 November 1998 and the accompanying supporting information as amended by the subsequently approved schemes and the following conditions.  
*(Reason: To define the permission.)*

**Time Limits**

2. The extraction of minerals shall cease on or before 30 September 2008, and landfilling shall cease on or before 1 June 2011.  
*(Reason: To ensure that all operations are completed within an acceptable timescale and to prevent the prolonged disturbance from the development on the local environment.  
Bedfordshire & Luton Minerals & Waste Local Plan 2005 Policy GE 18)*

3. Final restoration and landscaping of the site shall be completed within 1 year of the completion of landfilling, and no later than 1 June 2012.  
*(Reason: To ensure that all operations are completed within an acceptable timescale and to prevent the prolonged disturbance from the development on the local environment.  
Bedfordshire & Luton Minerals & Waste Local Plan 2005 Policy GE 26)*

**Restoration and Aftercare**

4. Nothing other than dry, inert waste shall be deposited on site.  
*(Reason: To ensure the satisfactory restoration of the site, and prevent possible contamination of the groundwater.  
Bedfordshire & Luton Minerals & Waste Local Plan 2005 Policy GE 17)*
5. Except as may be otherwise approved in writing by the County Planning Authority, the site shall be restored in accordance with plan no. 1458/3A and no. 1458/4 dated March 2004 approved by the County Planning Authority on 18 August 2004.  
*(Reason: To ensure the satisfactory restoration of the site.  
Bedfordshire & Luton Minerals & Waste Local Plan 2005 Policy GE 26)*
6. Except as may be otherwise approved in writing by the County Planning Authority, aftercare and management of the restored areas shall be carried out for a period of five years from the completion of restoration of each area, the dates of which shall be agreed with the County Planning Authority, and shall be in accordance with the scheme submitted in November 1998 as approved under Planning Permission no. 23/1999 on 13 December 1999.

*cont.*

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*(Reason: To ensure the satisfactory aftercare and management of the site.  
Bedfordshire & Luton Minerals & Waste Local Plan 2005 Policy GE 27)*

**Margins of Protection**

7. No mineral extraction shall take place within 30 metres, and no operations shall take place within 15 metres of the top of the bank of the River Great Ouse. No operations shall take place in the relevant phase until this margin of protection has been measured out and clearly marked on site.  
*(Reason: To protect the bank of the River Great Ouse and prevent pollution of the water course.  
Bedfordshire & Luton Minerals & Waste Local Plan 2005 Policies GE 17 and GE 20)*
8. No development shall take place within 7 metres of the Internal Drainage Board ditch adjacent to Castle Mill Airfield.  
*(Reason: To protect and prevent pollution of the water course.  
Bedfordshire & Luton Minerals & Waste Local Plan 2005 Policies GE 17 and GE 20)*
9. No water main, gas main, sewer and oil pipeline shall be removed except in accordance with details which shall be submitted to and approved in writing by the County Planning Authority.  
*(Reason: To ensure safe removal to avoid pollution.)*

**Access/Haul Routes**

10. Vehicular access to the site shall only be by way of the existing access from the A603 into the existing Willington Quarry.  
*(Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the site.  
Bedfordshire & Luton Minerals & Waste Local Plan 2005 Policy GE 23)*
11. Unless otherwise approved in writing by the County Planning Authority, no HGVs, or other plant or machinery shall enter or leave the site via the bridge over the Bedford southern by-pass.  
*(Reason: In order to minimise danger, obstruction and inconvenience to users of the Country Way.)  
Bedfordshire & Luton Minerals & Waste Local Plan 2005 Policy GE 21)*
12. Except where the Country Way crosses the main quarry access road, priority shall be given to users of the public rights of way where they are crossed by haul roads. The surface of crossing points shall be maintained and kept clear of debris at all times, and the warning signs shall be maintained in position, until all restoration work has been completed.  
*(Reason: In order to minimise danger, obstruction and inconvenience to users of the Country Way.)  
Bedfordshire & Luton Minerals & Waste Local Plan 2005 Policy GE 21)*

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**Protection of Soils**

13. Topsoils and subsoils in each phase shall not be stripped, stored and replaced except in accordance with a scheme of soil handling and machine movements, which shall be submitted to and approved in writing by the County Planning Authority.  
*(Reason: To protect the structure of the soils.)*  
*Bedfordshire & Luton Minerals & Waste Local Plan 2005 Policy GE 6)*
14. No soils shall be stripped or moved on site unless they are in a reasonably dry and friable condition.  
*(Reason: To protect the structure of the soils.)*  
*Bedfordshire & Luton Minerals & Waste Local Plan 2005 Policy GE 6)*
15. No plant or vehicle movements shall take place over areas of unstripped or replaced subsoils or topsoils except where such trafficking is essential for purposes of undertaking permitted operations.  
*(Reason: To protect the structure of the soils.)*  
*Bedfordshire & Luton Minerals & Waste Local Plan 2005 Policy GE 6)*

**Method of Working**

16. Unless otherwise approved in writing by the County Planning Authority, no development shall take place except in accordance with the phasing shown on plan no. ES 3.1 dated December 2005.  
*(Reason: To ensure a satisfactory and orderly method of working and restoration of the site.)*  
*(Bedfordshire & Luton Minerals & Waste Local Plan 2005 Policy M 6.)*
17. No operations involving the construction or removal of bunds shall take place in Phases 4B and 5 shown hatched on Plan No. BC/CM/2005/55-1 for more than a total of 8 weeks in any 12 month period.  
*(Reason: To protect the amenities of neighbouring properties.)*  
*(Bedfordshire & Luton Minerals & Waste Local Plan 2005 Policy GE 18.)*
18. No operations shall take place in Phase 5 other than during the months of October to March inclusive.  
*(Reason: To protect the amenities of neighbouring properties.)*  
*(Bedfordshire & Luton Minerals & Waste Local Plan 2005 Policy GE 18.)*
19. No operations, other than stripping or replacement of soils, shall take place in Phases 3B, 4B or 4C during the months of July, August and September.  
*(Reason: In order to minimise danger, obstruction and inconvenience to users of the Country Way.)*  
*Bedfordshire & Luton Minerals & Waste Local Plan 2005 Policy GE 21)*

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**Hours of Operation**

20. Unless otherwise approved in writing by the County Planning Authority, no operations, other than essential maintenance, shall be carried out except between the following hours:

0700 – 1800 Mondays to Fridays

0700 – 1300 Saturdays

and no working shall be carried out on Sundays, Bank or Public Holidays.

*(Reason: To protect the amenities of the surrounding area.*

*(Bedfordshire & Luton Minerals & Waste Local Plan 2005 Policy GE 18.)*

21. Unless otherwise approved in writing by the County Planning Authority, no operations involving the stripping of soils, construction and removal of bunds and haul roads, and final restoration shall be carried out within the areas hatched on Plan No. BC/CM/2005/55-1 except between the following hours:

0800 – 1700 Mondays to Fridays

0900 – 1300 Saturdays

and no such operations shall be carried out on, Sundays, Bank or Public Holidays.

*(Reason: To protect the amenities of the surrounding area.*

*(Bedfordshire & Luton Minerals & Waste Local Plan 2005 Policy GE 18.)*

22. Unless otherwise approved in writing by the County Planning Authority, no operations which would involve the crossing of the Country Way west of the Bedford by-pass, by HGVs or any other plant or machinery, shall be carried out in Phases 3B, 4B and 4C shown on Plan No. ES 3.1, on Saturdays, Sundays, Bank or Public Holidays.

*(Reason: In order to minimise danger, obstruction and inconvenience to users of the Country Way.)*

*Bedfordshire & Luton Minerals & Waste Local Plan 2005 Policy GE 21)*

**Environmental Protection**

23. 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), express planning permission must first be obtained before the erection, alteration or extension of any building, fixed plant or machinery, or of any structure or erection of the nature of plant or machinery.

*(Reason: To enable the County Planning Authority to control any development not authorised by this permission.)*

24. No plant or machinery shall be used on site unless fitted and operated with a reversing warning system which will minimise, as far as is reasonably practicable and subject to maintaining safety, the generation and level of noise emissions from that reversing system.

*(Reason: To protect the amenities of the surrounding area.*

*(Bedfordshire & Luton Minerals & Waste Local Plan 2005 Policy GE 18.)*

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25. Except during periods of bund construction and removal, soil stripping and final restoration, the level of noise arising from any operation or item of plant or machinery, when measured at a height of 1.2 metres above ground level and 3.6 metres from the face of any occupied residential property in the vicinity of the site, shall not exceed 55 dB Laeq (free field) or 10 dB(A) above the agreed background level (whichever is the lower) during any 30 minute period at any time.  
*(Reason: To protect the amenities of the surrounding area.  
(Bedfordshire & Luton Minerals & Waste Local Plan 2005 Policy GE 18.)*
26. During periods of bund construction and removal, soil stripping and final restoration, the level of noise arising from these operations, when measured at a height of 1.2 metres above ground level and 3.6 metres from the face of any occupied residential property in the vicinity of the site, shall not exceed 70 dB Laeq (free field) during any 30 minute period during the hours specified for these operations in Condition 21.  
*(Reason: To protect the amenities of the surrounding area.  
(Bedfordshire & Luton Minerals & Waste Local Plan 2005 Policy GE 18.)*
27. Monitoring of noise levels shall take place to ensure the levels set out in conditions 25 and 26 are not being exceeded, in accordance with the monitoring proposals dated June 1999, and the results of monitoring shall be kept at the quarry and made available to the County Planning Authority within 7 days of a written request. In the event of complaints being received, the circumstances shall be investigated immediately and mitigation measures put in place, which may involve suspension of operations, as may be agreed with the County Planning Authority.  
*(Reason: To protect the amenities of the surrounding area.  
(Bedfordshire & Luton Minerals & Waste Local Plan 2005 Policy GE 18.)*
28. No operations shall take place on site, except in accordance with the proposals for dust prevention, control and monitoring contained in the Airborne Dust Assessment report dated August 1999. In the event of complaints about airborne dust outside the site boundaries, the matter shall be immediately investigated and if it is not possible to mitigate the effects of a particular operation, that operation shall cease until conditions improve or satisfactory mitigation measures are put in place.  
*(Reason: To protect the amenities of the surrounding area.  
(Bedfordshire & Luton Minerals & Waste Local Plan 2005 Policy GE 18.)*
29. No vehicles shall move around the site at a speed in excess of 15 mph.  
*(Reason: To protect the amenities of the surrounding area.  
(Bedfordshire & Luton Minerals & Waste Local Plan 2005 Policy GE 18.)*
30. At all times adequate precautions shall be taken to prevent mud and dust arising from the site being carried onto the public highway.  
*(Reason: To protect the amenities of the surrounding area.  
(Bedfordshire & Luton Minerals & Waste Local Plan 2005 Policy GE 18.)*

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31. All exhausts on plant and vehicles used for excavating, hauling or tipping shall be directed upward.  
*(Reason: To protect the amenities of the surrounding area.  
(Bedfordshire & Luton Minerals & Waste Local Plan 2005 Policy GE 18.)*
32. No plant or machinery shall be used on site unless fitted and operated with efficient noise suppression equipment.  
*(Reason: To protect the amenities of the surrounding area.  
(Bedfordshire & Luton Minerals & Waste Local Plan 2005 Policy GE 18.)*

**Monitoring**

33. Details of annual sales and remaining reserves of minerals at the site shall be submitted to the County Planning Authority. These details shall include the following:
- a) category of mineral (building sand/concreting sand/gravel)
  - b) quantity of each category in tonnes.

The period provided for shall be from 1 January to 31 December each year and the information shall be provided by 31 March for the preceding period.  
*(Reason: To enable monitoring and assist the County Planning Authority in the forward planning of mineral resources.  
(Bedfordshire & Luton Minerals & Waste Local Plan 2005 Policy M 2.)*

34. Within 4 months of the date of this permission, separate plans for mineral extraction and landfilling shall be submitted to the County Planning Authority to show progress over the preceding year and anticipated progress over the ensuing year. Thereafter, by 31 January each year, a report and plans shall be submitted annually showing the up-to-date position.  
*(To inform the County Planning Authority and assist in monitoring the operations.)*

*NB. Where conditions include the phrase "Except as may be / unless otherwise approved in writing by the County Planning Authority....", this is to allow for exemptions to be approved for temporary periods for special circumstances or minor amendments to be made.*

*End*

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**Extension of time for the completion of sand and gravel extraction**

**Octagon Farm North  
Willington Quarry  
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**Relevant Planning Policies and Reasons for Granting Planning Permission**

1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that, if regard is to be had to the development plan for the purpose of any determination to be made under the planning acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise. The relevant plans comprise the Bedfordshire Structure Plan 2011 (BSP), the Bedfordshire and Luton Minerals & Waste Local Plan, adopted January 2005 (MWLP), and the Bedford Borough Local Plan, adopted October 2002 (BBLP).
2. As this is an already permitted mineral site, development plan policies are relevant only as far as any impact of the continuation of working in the area and restoration. No BSP policies are relevant in this case.
3. The BBLP Proposals Map indicates the area of the quarry as an Area of Special Restraint (Policies S3 and BE5), included within the Bedford River Valley Park (Policy NE23) and liable to flooding (U2). None of these policies are relevant to the proposal under consideration.
4. MWLP Policy GE 26 requires all proposals for non-permanent minerals and waste developments to include the high quality restoration of the site within a reasonable timescale.
5. The acceptability of mineral working in this location was considered at the time of determination of planning permission in 1999. Restoration is being carried out on a progressive basis.
6. It is considered that the proposal to extend the working time to a date that is within the overall timescale of the permission, and therefore does not affect the restoration timescale, does not conflict with the above policies and allows for a sensible approach to the overlapping nature of the working of the various permissions within the quarry area.