

## Minutes of a meeting of the Strategic Planning Committee

At 7.00 pm on Monday 1st November, 2021 in the  
Council Chamber, Council Offices, Swanspool House, Doddington Road,  
Wellingborough, Northants, NN8 1BP

### Present:-

#### Members

Councillor Steven North (Chair)	Councillor Paul Bell
Councillor Mark Dearing	Councillor Alison Dalziel
Councillor Tim Allebone	Councillor Roger Powell
Councillor Kevin Thurland	Councillor Joseph John Smyth
Councillor Ross Armour	Councillor Mike Tebbutt

#### Officers

Martyn Swann	(Principal Planning Manager)
Phil Watson	( Development Control Manager)
Emma Granger	(Senior Planning Lawyer)
Callum Galluzzo	(Committee Administrator)

## 21 Election of Chair

Councillor Mike Tebbutt proposed, and Councillor Tim Allebone seconded that Councillor Steven North be the Chair of the North Northamptonshire Strategic Planning Committee.

Councillor Ross Armour proposed, and Councillor Simon Reilly seconded that Councillor Alison Dalziel be the Chair of the North Northamptonshire Strategic Planning Committee.

Members cast their votes as follows for the position of Chair:-

Councillor Steven North – 9 votes  
Councillor Alison Dalziel – 3 votes

It was therefore

**RESOLVED** that Councillor Steven North be appointed Chair of the North Northamptonshire Strategic Planning Committee.

*(Councillor North took the Chair)*

**22 Apologies for absence**

Apologies for absence were received from Councillors Paul Marks, Malcom Waters and Roger Powell

It was noted by committee that Councillors Bert Jackson and Robin Carter were acting as substitutes for Councillor Paul Marks and Councillor Malcom Waters.

**23 Members' Declarations of Interests**

None

**24 Minutes of the meeting held on 6th September 2021**

**RESOLVED**

that the minutes of the meetings of the Planning Committee held on 6<sup>th</sup> September 2021 be approved as a correct record.

**25 Applications for planning permission, listed building consent and appeal information\***

The Committee considered the following applications for planning permission, which were set out in the Development Control Officers Report and supplemented verbally and in writing at the meeting. Two speakers attended the meeting and spoke on applications in accordance with the Right to Speak Policy.

The reports included details of applications and, where applicable, results of statutory consultations and representations which had been received from interested bodies and individuals, and the Committee reached the following decisions:-.

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.1 Variation of Condition 5 of Planning Permission 08/00026/MIN to extend hours of HGV movements at Wakerley Quarry, Wakerley NN17 3BA for Mick George Limited</p> <p>Application No: NN/21/00014/MINVOC</p> <p><u>Speaker:</u></p> <p>David Allan attended the meeting and addressed the committee as a representative of Wakerley Parish Meeting. Concerns were raised in relation to breaches of existing planning permission. Questions of professional oversight and compliance were raised by Mr Allan. In addressing the committee it was clarified that should conditions be added to any planning permissions which would improve the current situation then the parish meeting would withdraw existing objections.</p> <p>John Gough attended the meeting and addressed the committee as the agent on behalf of the applicant stating that the proposed development was assisting local growth agendas and economic recovery and that the site included a sunken access road with screening to minimise disruption. It was clarified to members that the applicant would be accepting of conditions which would include the installation of CCTV for vehicle monitoring purposes and adequate sound monitoring.</p>	<p>Members received a report about a proposal for which planning permission was being sought for the variation of condition 5 of Planning Permission 08/00026/MIN to extend hours of HGV movements.</p> <p>The Planning Officer addressed the committee and provided an update which stated that there had been clerical amendments to the officers report as detailed in the update report.</p> <p>Members initially raised concerns regarding recent breaches of planning permission by the applicant. Concerns were also raised in relation to noise monitoring within the facility and the possible detrimental impact on neighbouring villages.</p> <p>Members also raised questions regarding the use of temporary planning permission for 18 months which would include further conditions in relation to the establishment of site monitoring, CCTV and a site specific noise assessment.</p> <p>Following debate an amendment to the officer recommendation was proposed by Councillor Bell and seconded by Councillor Allebone that the application be approved subject to an 18-month temporary planning permission with additional conditions for CCTV, site monitoring, site specific noise assessment in addition to previously proposed</p> <p>It was agreed that the application be <b>APPROVED</b> subject to the following conditions:</p>

**Note: this does not include all the other conditions which were on the original permissions 08/00026/MIN and EN/97/522C (64 conditions in total) which will also be added but are not affected by the current application.**

## Working Hours

5. *Operations, excluding blasting, and the construction of any soil screening mound, and movement of HGV's shall be confined to the hours of 07.00 to 18.00 Mondays to Fridays and 07.00 to 13.00 on Saturdays with no works on Sundays, public or bank holidays.*

*HGV movements shall be confined to 06.00 to 18.00 Mondays to Fridays and 07.00 to 13.00 on Saturdays with no works on Sundays, public or bank holidays.*

*The hours from 06.00-07.00 will only relate to up to 50 HGV's pre-loaded the previous day and shall be for a temporary period of eighteen months from the date of this permission. The 50 HGV's shall be a combined maximum total related to both planning permissions NN/21/00014/MINVOC and NN/21/00015/MINVOC.*

Operations for the construction of any soil screening mound shall be confined to the hours of 08.00 to 18.00 Mondays to Fridays and 08.00 to 13.00 Saturdays with no works on Sundays, public or bank holidays.

## Noise and Dust

31. No vehicles and mobile plant used exclusively on site shall be operated unless they have been fitted with and use white noise alarms.
32. No vehicle, plant, equipment or machinery used exclusively on site shall be operated at the site unless it has been fitted with and uses an effective silencer. All vehicles, plant, equipment and machinery shall be maintained in accordance with the manufacturer's specification.
33. Traffic management operations at the site shall be controlled to ensure that all Heavy Goods Vehicles are routed to minimise reversing manoeuvres.
34. The site shall be worked in accordance with the measures set out in Part 1 (Noise), Section 8 of British Standard 5228: 2009 "Noise and Vibration Control on Construction and Open Sites or subsequent edition thereof. The equivalent sound level ( $L_{Aeq}$ ), measured over any 1 hour time period, attributable to the normal operations on site, as measured free field *during the hours of 07.00 to 18.00 Mondays to Fridays and 07.00 to 13.00 on Saturdays* shall not exceed the following limits at the potentially noise sensitive locations listed below (or alternative locations as may be agreed in writing with the Minerals Planning Authority) :

1) Oak Farm, Wakerley Village	49 dBA (1hr $L_{Aeq}$ )
2) Wakerley Church	45 dBA (1hr $L_{Aeq}$ )
3) Laxton Hall	45 dBA (1hr $L_{Aeq}$ )
4) Town Wood Farm	45 dBA (1hr $L_{Aeq}$ )
5) The Bungalows, Shotley	45 dBA (1hr $L_{Aeq}$ )

6) Seaton Road, Barrowden 45dBA (1hrL<sub>Aeq</sub>)

*During the hours 06.00 to 07.00 Mondays to Fridays the site attributable measured noise levels shall not exceed 40 dBA (1hrL<sub>Aeq</sub>) at the nearest sensitive receptor. This shall be determined in accordance with a scheme to be submitted to the Mineral Planning Authority for agreement in writing within 21 days from the date of this permission. The scheme shall include an agreed surrogate monitoring location or locations that by calculation or acoustic modelling demonstrates whether the 40 dBA (1hrL<sub>Aeq</sub>) noise limit criteria is being met. The scheme as agreed in writing shall be fully implemented.*

35. Monitoring of noise from the mineral extraction operations shall be undertaken at the sites listed in condition 34 *in accordance with an amended noise monitoring scheme which shall be submitted to the at intervals to be agreed in writing with the Mineral Planning Authority within three months of the date of this planning permission* mineral extraction. The monitoring shall be undertaken *at intervals to be agreed with the Mineral Planning Authority (and initially at no longer than two to three monthly intervals)* a period of 1 hour during operational phases. *The noise monitoring scheme shall be reviewed annually and submitted to the Mineral Planning Authority for agreement in writing, and the amended scheme thereafter fully implemented.*
36. The results of the noise monitoring shall be submitted to the Mineral Planning Authority and the Local Liaison Group within 2 weeks of monitoring taking place and shall include the following information:
  - a) The measured L<sub>Aeq</sub> (free field) level in dB(A)
  - b) Date and time of measurement
  - c) Description of site activity
  - d) Details of measuring equipment
  - e) Weather conditions, including wind speed and direction
37. Notwithstanding details of soil storage mounds on the submitted plans showing phasing of working as listed in condition 2, no development within any individual phase of working as shown on Plans 2C, 3b, 4b, 5b, 6b and 7b shall take place until a scheme for the location of soil storage mounds to secure noise and dust screening mitigation at the boundaries of the working area has been submitted in writing and approved by the Mineral Planning Authority. The scheme as approved shall be implemented thereafter.
38. No development shall take place until *Within three months of the date of this permission a revised* scheme of measures to minimise and monitor dust generation associated with the development has been *shall be* submitted to and approved in writing by the Mineral Planning Authority *for approval in writing* and shall include dust monitoring *gauges* at locations *to be agreed with the Mineral Planning Authority*, and the use of water-spray facilities for dampening operational areas and haul roads. The approved scheme shall be implemented for the duration of operations and restoration at the site. *The dust monitoring scheme shall be reviewed prior to entering a new working phase and submitted to the Mineral Planning Authority for agreement in writing, and the amended scheme thereafter fully implemented.*

39. In the event that complaints regarding noise or dust are received by the Mineral Planning Authority and thereafter notified to the operator, an assessment of the complaint shall be undertaken by the operator. A report on the findings, with proposals for removing, reducing or mitigating identified adverse effects resulting from the operation, and a programme for the implementation of remedial measures (if necessary) to be undertaken shall be submitted to the Mineral Planning Authority no later than five working days from notification of the complaint to the operator, unless a later date is otherwise agreed in writing by the Mineral Planning Authority. If complaints relating to noise or dust continue after remedial measures have been implemented in full, noise or dust monitoring shall be undertaken at the request of the Mineral Planning Authority to verify whether the requirements of conditions 8 and 12 (dust management plan) are being met and the monitoring information shall be submitted to the Mineral Planning Authority within five working days. If monitoring shows the restrictions in condition 8 and 12 (dust management plan) are not being met operations shall cease until such time as remedial measures are agreed in writing by the Mineral Planning Authority and thereafter implemented to bring the operations into compliance with the noise limits established in condition 8 and the requirements in condition 12 (dust management plan). These measures shall thereafter be maintained.

#### New Conditions to be Added

##### *Weather Station*

*Within eight weeks of the date of this permission, a site-specific weather station anemometer shall be installed on site at a location to be agreed in writing by the Mineral Planning Authority to record weather conditions and maintain records of this for inspection in the event of complaints are received regarding noise or dust impacts.*

##### *Closed Circuit Television*

*Within eight weeks of the date of this permission a Closed Circuit Television (CCTV) camera system(s) shall be installed at a suitable position on site for the purpose of monitoring permitted working hours and HGV movements on the haul road. Footage is to be date and time stamped. Footage is to be retained for a period of two years and made available upon the written request by the Mineral Planning Authority. Prior to erection or installation, the details of the proposed location for the CCTV cameras shall be submitted to and approved in writing by the Mineral Planning Authority. Any approved CCTV camera system(s) shall be installed and maintained in accordance with the approved details for the lifetime of the development.*

*(Members voted on the amended proposal to approve the application)*

*(Voting: For 6, Against 5)*

*The application was therefore*

**APPROVED**

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.2 Variation of Condition 5 of Planning Permission EN/97/522C to extend hours of HGV movements. at Wakerley Quarry, Wakerley NN17 3BA for Mick George Limited</p> <p>Application No: NN/21/00015/MINVOC</p> <p><u>Speaker:</u></p> <p>David Allan attended the meeting and addressed the committee as a representative of Wakerley Parish Meeting. Concerns were raised in relation to breaches of existing planning permission. Questions of professional oversight and compliance were raised by Mr Allan. In addressing the committee it was clarified that should conditions be added to any planning permissions which would improve the current situation then the parish meeting would withdraw existing objections.</p> <p>John Gough attended the meeting and addressed the committee as the agent on behalf of the applicant stating that the proposed development was assisting local growth agendas and economic recovery and that the site included a sunken access road with screening to minimise disruption. It was clarified to members that the applicant would be accepting of conditions which would include the installation of CCTV for vehicle monitoring purposes and adequate sound monitoring.</p>	<p>Members received a report about a proposal for which planning permission was being sought for the Variation of Condition 5 of Planning Permission EN/97/522C to extend hours of HGV movements.</p> <p>The Planning Officer addressed the committee and provided an update which stated that there had been clerical amendments to the officers report as detailed in the update report.</p> <p>Members initially raised concerns regarding recent breaches of planning permission by the applicant. Concerns were also raised in relation to noise monitoring within the facility and the possible detrimental impact on neighbouring villages.</p> <p>Members also raised questions regarding the use of temporary planning permission for 18 months which would include further conditions in relation to the establishment of site monitoring, CCTV and a site specific noise assessment.</p> <p>Following debate an amendment to the officer recommendation was proposed by Councillor Bell and seconded by Councillor Allebone that the application be approved subject to an 18-month temporary planning permission with additional conditions for CCTV, site monitoring, site specific noise assessment in addition to previously proposed</p> <p>It was agreed that the application be <b>APPROVED</b> subject to the following conditions:</p>

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*(Members voted on the officers' recommendation to approve the application)*

*(Voting: Unanimous)*

*The application was therefore*

**APPROVED**

**28 Delegated Officers Report**

None

**29 Exempt Items**

None

**30 Close of meeting**

The meeting closed at 8.10 pm

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Chair

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Date