

PLANNING COMMITTEE: MINUTES

Date: Monday 12th June 2017

Time: 10.03am – 10:35am

Place: Kreis Viersen Room, Shire Hall, Cambridge

Present: Councillors A Bradnam, D Connor, K Cuffley, J Gowing, L Harford, S Kindersley, M Smith and J Whitehead.

1. APPOINTMENT OF CHAIRMAN/CHAIRWOMAN AND VICE CHAIRMAN/WOMAN

Councillor Smith proposed, seconded by Councillor Kindersley that Councillor Connor be appointed as Chairman and that Councillor Ian Gardener be appointed as Vice-Chairman of the Planning Committee. On being put to the vote, Councillor Connor and Gardener were unanimously appointed as Chairman and Vice-Chairman of the Planning Committee.

2. APOLOGIES AND DECLARATIONS OF INTEREST

Apologies were received from Councillors Hudson, Hunt and Gardener.

There were no declarations of interest.

3. MINUTES – 20TH APRIL 2017

The minutes of the Planning Committee meeting held on 20th April 2017 were agreed as a correct record and signed by the Chairman.

4. SECTION 73 PLANNING APPLICATION TO DEVELOP LAND WITHOUT COMPLYING WITH CONDITION 3 OF PLANNING PERMISSION F/2004/14/CM (COMPLETION OF CONSTRUCTION OF TWO AGRICULTURAL IRRIGATION RESERVOIRS, BY THE EXTRACTION AND EXPORT OFF SITE OF APPROXIMATELY 650,000 TONNES OF UNPROCESSED SAND AND GRAVEL) TO EXTEND THE DURATION OF THE DEVELOPMENT BY 17 MONTHS UNTIL 8 JUNE 2018

AT: LYONS FARM, WIMBLINGTON FEN, WIMBLINGTON

LPA REF: F/2013/16/CM

FOR: NICHOLAS FARMS

The Committee received a Section 73 planning application that sought to extend the duration of the development by 17 months until 8 June 2018. Planning permission had been granted for the development on 26 April 2012 for the construction of two below surface, clay lined agricultural reservoirs, by the extraction and export off site of approximately 685,000 tonnes of unprocessed sand and gravel. Access to the site, the route of Heavy Commercial Vehicles (HCV) to and from the site and the location of the 2 reservoirs were highlighted to Members through photographs and maps. Images were presented that showed the processing plant that removed the silt from the extracted material together with images of the reservoirs ready to be lined.

Attention was drawn to the route HCVs would take and Members noted that traffic would not pass through the village of Manea. Objections to the application had been received to the application that largely centred around vehicular movements to and from the site and Section 106 funding had been secured as part of the original planning application but had not been in the opinion of the Cambridgeshire County Council Highways Development Management had not been sufficient to cover the extent of the damage caused to the highway. However, the total amount of material that would be extracted from the site was to remain the same and also therefore, the total number of HCV movements to and from the site. Therefore there was no legal basis on which to request additional funding. Members noted that the irrigation of farmland was supported by planning policy.

In response to Member questions officers:

- Explained the number of HCV movements per day were not secured by condition at the time of the original application as the demand for the extracted material fluctuated the number of daily HCV movements fluctuated also. Members noted that not all of the traffic that caused problems to the highway was related to the site and the Highways Authority had learned from the experience.
- Clarified paragraph 4.9 of the officer report in that it referred to developments on a different site.
- Confirmed that the manner in which HCVs were being driven was unable to be secured by planning condition as this was outside of the remit of the planning system. Members noted the comments of Mr John Gough, Planning Director for the applicant who was invited by the Chairman to comment on the matter. Mr Gough emphasised the applicant's public commitment to how vehicles behave on the road, drawing particular attention to the 20mph speed limit imposed on its drivers when travelling through some of the most sensitive towns and villages within Cambridgeshire using the routes of Colne and Somersham as an example. If vehicles were witnessed behaving improperly on the highway it was requested that the vehicles registration and time of day be noted and the applicant contacted in order for the matter to be investigated.
- It was proposed by Councillor Kindersley and seconded by Councillor Harford with the unanimous agreement of the Committee to move the recommendation.

It was resolved unanimously to grant planning permission subject to the conditions attached at Appendix A to these minutes.

5. LOCAL VALIDATION LIST REVIEW

The Committee received the review of the local information requirements for the validation of planning applications. Members were informed that the current list was approved by the Planning Committee on 18 June 2015 and was therefore due to expire. The list and guidance notes set out what information was required, over and above the national requirements, to accompany the submission of planning applications so that they could be found valid and the Council could begin processing them. The list ensured that sufficient details were submitted prior to the processing of an application so that they formed part of the application from the outset, enabling the relevant information to be considered at the

earliest opportunity. Members noted the addition of the Cambridgeshire Flood and Water Supplementary Planning Document and the responses to the 6 week public consultation.

During discussion Members:

- Questioned whether the responses received from the public consultation had been incorporated within the list. Officers explained that the majority had and drew attention to paragraphs 4.5 and 4.6 of the report where comments had not been incorporated.
- Noted the balance between placing requests for additional information and not placing additional burden upon applicants.

It was resolved unanimously to endorse the proposed list and guidance notes.

6. SUMMARY OF DECISIONS MADE UNDER DELEGATED POWERS

It was resolved to note the decisions made under delegated powers.

Chairman

Commencement

1. This permission shall take effect on the day of issue and shall supersede planning permission F/2004/14/CM.

Reason: For the avoidance of doubt and to comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

Compliance with Submitted Details

2. The development hereby permitted shall not proceed except in accordance with the details set out in the submitted application form, planning statement, and environmental statement set out in the original application (F/02014/10/CM), received by the mineral planning authority on 30 November 2010, as amended by the conditions stated on this decision notice and the following documents and drawings:

- Drawing titled *Relocated Site Access & Visibility*, produced by David Tucker Associates, Drawing no: LF103, dated Sept 2011 and drawing titled *Site Plan* produced by David Tucker Associates, Drawing no: LF101, dated Dec 2011.
- Report titled *Ecological Assessment (Addendum- survey of the access route from Byall Fen Drove)* by Robert Stebbings Consultancy Ltd. dated, 13 January 2011, ref no: 091/10-01725/e/0111.
- Email dated 1 June 2011 (Nicholas to North) identifying location of off-site sand and gravel processing plant.
- Report titled *Potential need for irrigation water to supply Lyons Farm, Wimblington Fen and neighbouring farmland*, by Land Research Associates, dated 10 June 2011, ref no: 644/9a.
- Drawing no. LF6 *Mineral Processing Plant Detail* dated 14/09/2016.
- Figure 2 of L F Acoustics report *Mineral Processing at Lyons Farm, Wimblington* dated November 2016.

Reason: *For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, with the minimum harm to the local environment and in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011 and policies LP2 and LP16 of the Fenland Local Plan 2014.*

Cessation of Development

3. The development hereby permitted shall be for a limited period only, expiring on 8 June 2018, by which time all works, including the removal of all equipment, the final restoration and landscaping and the commissioning of the reservoirs shall have been completed.

Reason: *To ensure that the working and restoration of the mineral site to its proposed use as an agricultural irrigation reservoir takes place within an acceptable timescale in accordance with policy CS42 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011.*

Restriction of Afteruse

4. The use of the reservoir hereby permitted shall be restricted to the storage of water for agricultural irrigation purposes only.

Reason: *To support improved versatility in land and to sustain the rural economy in accordance with policy CS42 of the Cambridgeshire and Peterborough Core Strategy 2011.*

Reservoir Engineering Detail

5. The permitted reservoirs shall only be engineered in accordance with the details approved pursuant to planning permission F/02014/10/CM by letter from the mineral planning authority dated 23rd August 2013.

Reason: *To ensure that the site is engineered in a satisfactory manner with regard to the water environment, in accordance with policies CS39 and CS42 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011.*

Ancillary Structures

6. Ancillary structures and parking areas shall not be installed, except in accordance with the details approved pursuant to planning permission F/02014/10/CM by letter from the Mineral Planning Authority dated 14th August 2012, as amended by drawing no. LF/NMA/1501 submitted under cover of letter dated 20th April 2015.

Reason: *For the avoidance of doubt, and in the interests of residential and visual amenities, in accordance with policies CS33, and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011 and policies LP2 and LP16 of the Fenland Local Plan 2014.*

Hours of working

7. Except in emergencies to maintain safe mineral working, which shall be notified to the mineral planning authority as soon as practicable:

(a) No operations other than water pumping and environmental monitoring shall be carried out at the site except between the following times:-
0700 hours to 1800 hours Monday to Friday; and;
0700 hours to 1300 hours Saturdays.

(b), No soil stripping or operations for the formation and subsequent removal of material from any soil storage and clay bunds shall be carried out at the site except between the following times;

0800 hours to 1700 hours Monday to Friday; and;

0830 hours to 1300 hours Saturdays;

(c) No operations other than environmental monitoring and water pumping at the site shall take place on Sundays, Bank or Public Holidays.

Reason: *In the interests of limiting the effects on local amenity, to control the impacts of the development and to comply with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011.*

8. No vehicle engaged in the removal of mineral or surplus soil resources from the site shall enter or leave the site before 0700 hours Mondays to Fridays and 0800 hours on Saturdays.

Reason: *In the interests of residential and rural amenity, in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011 and policies LP2 and LP16 of the Fenland Local Plan 2014.*

Site Access Road

9. No vehicles shall enter or leave the site except by way of the existing site access constructed in accordance with planning permission F/02021/11/CM.

Reason: *In the interests of highway safety and safeguarding local amenity and to comply with policies CS32 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011 and policies LP2 and LP15 of the Fenland Local Plan 2014.*

Visibility Splays

10. The existing site visibility splays shall be retained free of any obstruction at all times.

Reason: *In the interests of highway safety and to comply with policy CS32 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011 and policies LP2 and LP16 of the Fenland Local Plan 2014.*

11. (Highway Condition Survey from planning permission F/02014/10/CM already discharged so no longer applicable)

Prevention of Mud and Debris on Highway

12. The existing facilities for cleaning the wheels and underside of waste vehicles, approved pursuant to planning permission F/02014/10/CM by letter from the mineral planning authority dated 14 August 2012, shall be maintained for the duration of the development hereby permitted and no commercial vehicle shall leave the site unless the wheels and the underside chassis are clean to prevent materials, including mud and debris, being deposited on the public highway.

Reason: In the interests of highway safety and safeguarding local amenity and to comply with policies CS32 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011 and policies LP2, LP15 and LP16 of the Fenland Local Plan 2014.

Lorry Sheeting

13. No loaded heavy commercial vehicle shall leave the site unsheeted.

Reason: In the interests of highway safety and safeguarding local amenity and to comply with policies CS32 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011 and policies LP2, LP15 and LP16 of the Fenland Local Plan 2014.

Vehicle Routeing

14. The directional road signs approved pursuant to planning permission F/02014/10/CM by letter from the mineral planning authority dated 14 August 2014 shall be retained at the site exit for the duration of the development hereby permitted.

Reason: In the interests of highway safety and safeguarding local amenity and to comply with policies CS 32 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011.

- 14A. The application area edged red on drawing no. LF1 dated July 2010 shall not be operated except in accordance with the HGV routeing scheme dated xxxxxxxx [text and plan from S106 agreement dated 25 April 2012]

Reason: In the interests of highway safety and safeguarding local amenity and to comply with policies CS 32 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011.

15. The number of HGV movements generated by the development hereby permitted shall not exceed 80 per day (40 movements in and 40 movements out). A daily written record of all HGV movements shall be maintained at the site and on request made available to the mineral planning authority.

Reason: In the interests of highway safety and safeguarding local amenity and to comply with policies CS 32 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011.

Monitoring Noise Levels

16. The level of noise emitted from the site shall not exceed the following limits at:

- New Ghant Farm 52 dB LAeq, 1 hour
- Vicarage Farm 50 dB LAeq, 1 hour
- Honey Hill House 50 dB LAeq, 1 hour

Monitoring of noise levels arising from the site shall be carried out in complete accordance with the scheme approved pursuant to planning permission

F/02014/10/CM by letter from the mineral planning authority dated 14 August 2012 for the duration of operations.

Reason: *In the interests of amenity, to enable the effects of the development to be adequately monitored during the course of the operations and to comply with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011 and policies LP2 and LP16 of the Fenland Local Plan 2014.*

White Noise Alarms

17. No vehicles or mobile plant used exclusively on site shall be operated unless they have been fitted with noise alarms to ensure that, when reversing, they do not emit a warning noise that would have an adverse impact on residential or rural amenity. Details of the proposed alarms are to be submitted to the mineral planning authority for prior approval in writing. The approved alarms must then be fitted to all site vehicles and mobile plant and thereafter maintained.

Reason: *In the interests of amenity, to enable the effects of the development to be adequately monitored during the course of the operations and to comply with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011 and policies LP2 and LP16 of the Fenland Local Plan 2014.*

Silencing of Plant and Machinery

18. No plant, equipment or machinery shall operate on site, except during the hours permitted under Condition 7. No vehicle, plant, equipment or machinery shall be operated at the site unless it has been fitted with and uses an effective silencer. All vehicles, plant and machinery shall be maintained in accordance with the manufacturer's specification at all times.

Reason: *In the interests of amenity, to enable the effects of the development to be adequately monitored during the course of the operations and to comply with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011 and policies LP2 and LP16 of the Fenland Local Plan 2014.*

Fixed Lighting Restriction

19. No fixed lighting shall be erected, installed or operated on the site except in accordance with details of the location, height, design, sensors, and luminance that have first been submitted to and approved in writing by the mineral planning authority. The details shall ensure the lighting is designed to minimise the potential nuisance of light spillage on adjoining properties and highways.

Reason: *To minimise the nuisance and disturbances to neighbours and to comply with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011 and policies LP2 and LP16 of the Fenland Local Plan 2014.*

Dust Suppression Scheme

20. Dust suppression on the site shall be carried out in full accordance with the scheme approved pursuant to planning permission F/02014/10/CM by letter from the mineral planning authority dated 14 August 2012 for the duration of operations.

Reason: To reduce the impacts of dust disturbance from the site on the local environment and to comply with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011 and policies LP2 and LP16 of the Fenland Local Plan 2014.

Spraying of Haul Road

21. The access/haul road used in connection with the development hereby permitted shall be sprayed with water during dry weather conditions, at such intervals as may be necessary to prevent the raising of dust by vehicles.

Reason: To reduce the impacts of dust disturbance from the site on the local environment and to comply with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011 and policies LP2 and LP16 of the Fenland Local Plan 2014.

Dewatering Pumps

22. No pumps shall be installed or operated on the site other than in accordance with the details set out in the letter dated 26 April 2017 (Jonathan Halewood, Mick George Ltd to Mr S Gono, Cambridgeshire County Council).

Reason: To safeguard residential amenity, and to enable the effects of the development to be adequately monitored during the course of operations, in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011 and policies LP2 and LP16 of the Fenland Local Plan 2014.

23. (Dewatering pump information has already been supplied under condition 22 so no longer applicable)

Soil Stripping

24. The developer shall give the mineral planning authority at least 7 days' notice in writing prior to the commencement of stripping of any topsoil or subsoil.

Reason: In order to safeguard the condition of the soils in the interests of the restoration of the site to a beneficial after-use, in accordance with policies CS25 and CS38 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011

Soil Movement

25. No topsoil, subsoil or soil making material shall be handled except when they are in a dry and friable condition. Movement of soils shall only occur:

(a) during the months of April to September inclusive, unless otherwise approved in writing by the mineral planning authority, or

(b) when all soil above a depth of 500mm is in a suitable condition that is not subject to smearing by plant and machinery,

(c) when topsoil is sufficiently dry so that it can be separated from subsoil without difficulty.

Reason: *To prevent damage to soils by avoiding movement whilst soils are wet or excessively moist, which as such does not meet the defined criteria, in accordance with policies CS25 and CS38 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011*

Soil Management

26. No movement of soils shall take place except in accordance with the scheme approved pursuant to planning permission F/02014/10/CM by letter from the mineral planning authority dated 14 August 2012.

Reason: *To prevent damage to soils and to ensure that they remain in a suitable condition to effect a beneficial afteruse in accordance with policies CS25 and CS38 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011.*

27. No soils shall be stored except in accordance with the scheme approved pursuant to planning permission F/02014/10/CM by letter from the mineral planning authority dated 14 August 2012.

Reason: *To prevent damage to soils and to ensure that they remain in a suitable condition to effect a beneficial afteruse in accordance with policies CS25 and CS38 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011.*

Seeding and Maintenance of Soil Storage Bunds

28. All storage mounds that will remain in situ for more than 6 months or over winter shall be grass seeded and managed in accordance with the scheme approved pursuant to planning permission F/02014/10/CM by letter from the mineral planning authority dated 14 August 2012 for the duration of operations.

Reason: *To protect mounds from soil erosion, prevent buildup of weed seeds in the soil and remove vegetation prior to soil replacement, in accordance with policies CS25 and CS38 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011.*

Trafficking Across Soils

29. No plant or vehicles shall cross any area of unstripped topsoil or subsoil except where such trafficking is essential and unavoidable for the purposes of undertaking permitted operations. Essential trafficking routes shall be marked in such a manner as to give effect to this condition. No part of the site shall be excavated or traversed

or used for a road or for the stationing of plant or buildings, or storage of subsoil or overburden or mineral, until all available topsoil and subsoil has been stripped from that part. The only exception to the above is that topsoils may be stored on like topsoils and subsoils may be stored on like subsoils.

Reason: *To prevent unnecessary trafficking of soil by heavy equipment and vehicles as this may damage the soil, in accordance with policies CS25 and CS38 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011.*

Sustainable Use of Site Soils

30. No surplus soil or topsoil shall be removed from the site except in accordance with the scheme for the transport, spreading and sustainable re-use of the soils approved pursuant to planning permission F/02014/10/CM by letter from the mineral planning authority dated 14 August 2012.

Reason: *To prevent the loss of soil required for restoration and ensure beneficial re-use of surplus, in accordance with policies CS25 and CS38 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011.*

31. Other than as agreed in Condition 30, topsoil and subsoil stripped from the site shall be permanently retained on site for subsequent use in restoration.

Reason: *To prevent loss of soil needed for restoration, in accordance with policies CS25 and CS38 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011.*

32. Within three months of the completion of soil handling operations in any calendar year, the mineral planning authority shall be supplied with a plan showing:

- (i) the area stripped of topsoil, subsoil and soil making material,
- (ii) the location of each soil storage mound, and
- (iii) the quantity and nature of material therein.

Reason: *To facilitate soil stock-taking and the monitoring of soil resources in accordance with policies CS25 and CS38 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011.*

Relief of Soil Compaction

33. Compacted layers caused by machinery engaged in the re-spreading of subsoil and topsoil shall be relieved using a suitable tined subsoiler, to the satisfaction of the mineral planning authority, and any stones in excess of 150mm in any dimension which arise shall be removed from the site or buried at a depth greater than 1.5m.

Reason: *To ensure that the soils remain in a satisfactory condition in the interests of the restoration of the site to a beneficial after-use, in accordance with policies CS25 and CS38 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011.*

Ecological, Landscape Management and Final Restoration

34. Restoration, management and aftercare of the site shall be implemented in accordance with the details approved pursuant to planning permission F/02014/10/CM by letter from the mineral planning authority dated 3 September 2012. The approved restoration scheme shall be completed no later than the end of the first planting season following the commissioning of the reservoirs in accordance with the approved details. Management shall thereafter continue in accordance with the approved scheme for a period of not less than five years and any trees or shrubs which die or become diseased within that period shall be replaced during the next available planting season in accordance with details to be approved in writing by the Mineral Planning Authority.

Reason: *For the avoidance of doubt and to secure detailed proposals for the restoration of the site within a reasonable timescale, in accordance with policies CS25 and CS35 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011 and policy LP19 of the Fenland Local Plan 2014.*

Clay for containment engineering

35. No engineering sealing clay shall be removed from the site;

Reason: *To prevent the loss of sealing clay required for the construction of the agricultural reservoir, and ensure the satisfactory restoration of the site, in accordance with policy CS25 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011.*

36. No clay for site engineering shall be imported to the site except in accordance with full details of the type of clay and quantity that have first been submitted to and approved in writing by the mineral planning authority.

Reason: *In the interests of the visual amenity of the area and highway safety, in accordance with policies CS32, CS33 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011.*

37. Clay shall only be stored on site in accordance with the scheme approved pursuant to planning permission F/02014/10/CM by letter from the mineral planning authority dated 14 August 2012.

Reason: *In the interests of the visual amenity of the area, and to ensure the satisfactory restoration of the site to an agricultural reservoir, in accordance with policies CS25 and CS35 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011.*

Drainage and Pollution Control

38. The development shall only be carried out in complete accordance with the scheme for pollution control approved pursuant to planning permission F/02014/10/CM by letter from the mineral planning authority dated 14 August 2012.

Reason: *To prevent the increased risk of pollution to the water environment in accordance with policy CS39 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011.*

39. No dewatering or extraction of minerals shall be carried out except in accordance with the scheme approved pursuant to planning permission F/02014/10/CM by letter from the mineral planning authority dated 14 August 2012.

Reason: *To safeguard the water environment, in accordance with policy CS39 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011.*

Water Transfer Pumping Operations

40. No water shall be pumped from the site to facilitate water transfer for spray irrigation except in accordance with the scheme approved pursuant to planning permission F/02014/10/CM by letter from the mineral planning authority dated 14 August 2012.

Reason: *In the interests of visual and residential amenity in accordance with policies CS33 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011 and policies LP2 and LP16 of the Fenland Local Plan 2014.*

Permitted Development Rights

41. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order then in force, no plant or machinery shall be erected, installed or constructed on the site without the prior written approval of the mineral planning authority.

Reason: *In the interests of retaining the open character of the local landscape in accordance with policy CS33 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011.*

Unexpected Cessation of Operations

42. In the event of the cessation of the winning and working of sand and gravel or the sealing of the reservoir which in the opinion of the mineral planning authority constitutes a permanent cessation within the terms of paragraph 3 of Schedule 9 of the Town and Country Planning Act 1990, a revised scheme, to include details of reclamation and aftercare, shall be submitted to the mineral planning authority for approval within two months of a written request from the authority to that effect. The approved revised scheme shall be fully implemented within 2 years of the written approval.

Reason: *To enable the mineral planning authority to adequately control the development and to ensure that the land is restored to a condition capable of beneficial use, in accordance with policy CS25 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy 2011.*