

# Public Document Pack

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25 March 2019

## Planning Committee

A meeting of the committee will be held at **10.30 am** on **Tuesday, 26 March 2019** at **County Hall, Chichester**.

Tony Kershaw  
Director of Law and Assurance

## Agenda

### Part I

#### 12. **Agenda Update Sheet** (Pages 3 - 8)

To consider updates to the reports for Agenda Item 5: WSCC/049/18/LY Lyminster – creation of a 1.1 km highway and Agenda Item 6: WSCC/044/18/SR - Sandgate Park Quarry which are to be determined by the Committee.

**To all members of the Planning Committee**

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Agenda Item No.	Page Number	Paragraph	Update	Source/Reason
5	23	New paragraph 9.7a	<u>As noted by WSCC Highways in relation to highway safety, the scheme has been the subject of an independent Stage 1 Road Safety Audit which identifies any road safety-related concerns with the preliminary design. The road safety audit process would continue, if permission is granted, with a stage 2 audit required of the detailed design, a stage 3 audit on completion of construction, and a stage 4 monitoring audit required to identify road safety matters and remedial actions, taking into account 12 months of road collision data. WSCC Highways also confirms that the road has been designed to minimise the risk and severity of accidents. The scheme is not, therefore, considered to have an unacceptable impact on highway safety.</u>	Additional clarification of highway safety implications of project.
5	25	New paragraph 9.35a	<u>The northern extent of the bypass would pass through the edge of Brookfield historic parkscape which surrounds Brookfield House, a Listed Building, and a number of trees on the property would be removed. However, it is not considered this would affect the setting of the Listed Building because of the thick, mature vegetation and buildings between it and the proposed road. The vegetation lost would be at the southern edge of the parkscape, and adjacent to the existing road, so it is not considered it would have significant impact on it.</u>	Omitted reference to Brookfield House Listed Building and surrounding historic parkscape.
6	63	9.43	<u>It is proposed that a Section 106 Routing Agreement would be imposed on the HGVs</u>	Clarification of which HGVs would be subject to the

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			<u>associated with the infilling operations, ensuring these HGVs are directed east towards the A24 thereby ensuring no additional HGVs would travel north along Water Lane or through the centre of Storrington, avoiding the Air Quality Management Area (AQMA). The applicant has agreed to such a legal agreement. To ensure enforceability of HGV movements and monitor alleged breaches, the applicant has agreed to install an Automatic Number Plate Recognition System (or similar) to establish whether a purported HGV is associated with the sand extraction operations or that of infilling activities.</u>	Routing Agreement.
6	69	Condition 3	<p>The proposed development shall not take place other than in accordance with the approved information and plans;</p> <ul style="list-style-type: none"> <li>• Site Location Plan (Drawing No. P4/182/1);</li> <li>• Inert Material Reception Area (Drawing No. P4/182/2);</li> <li>• Filling Phase Order (Drawing No. P4/182/4);</li> <li>• Extraction Phase Order (Drawing No. P4/182/5);</li> <li>• Existing Situation (Drawing no. P4/182/6);</li> <li>• Method of Working and Restoration Phases (7 plans with Drawing No. P4/182/7 showing extraction phases 12 through to 21 and Fill Phases 1 through to 8);</li> <li>• Plant Infrastructure Details – Plans and Elevations (Drawing No. P4/182/8);</li> <li>• Restoration Master Plan (Drawing No.</li> </ul>	Master Plan updated to reflect previously agreed Section 106 Agreements and Section Plans for clarity

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			<p>P4/182/10 Rev B);</p> <ul style="list-style-type: none"> <li>• Contours of Final Fill Land Form (Drawing No. P4/182/13);</li> <li>• Acoustic and Screening Measures (Drawing No. P4/182/14);</li> <li>• Locations of Cross Sections of Sand Extraction and Restoration (Drawing No. 1903-T072_SAN_REST Location);</li> <li>• Cross Sections of Sand Extraction and Restoration (Drawing No. 1903-T072_SAN_REST SECTIONS); and</li> <li>• Sandgate Quarry Drainage Strategy (Document reference 66671TN1)</li> </ul> <p>along with the Volume 1 – Planning Application and Planning Statement and Volume 2 – Environmental Statement and Technical Appendices, save as varied by the conditions hereafter.</p> <p><i>Reason: To secure a satisfactory development comes forward, carried out in accordance with the details considered in approving it.</i></p>	
6	72	Condition 12	<p>Except in the circumstances of temporary operations, as defined in condition xx of this permission, the ambient noise level resulting from the operations on site, including that arising from both fixed and mobile plant, shall not exceed 55dB LAeq, 1 hour (free-field) at any time, as measured at the nearest noise sensitive property.</p> <p><i>Reason: To ensure noise emissions from the site</i></p>	Additional wording included to link condition with new, additional noise limit condition.

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			<i>do not result in unacceptable impacts on sensitive receptors.</i>	
6	73	Condition 20	Only processing of only inert and uncontaminated waste materials shall take place on site at any time throughout the duration of the development hereby permitted. No such waste materials shall be exported off site, save for rejected waste materials that are unsuitable for restoration. A record of reject loads shall be maintained by the applicant at all times and be kept at the site office at all times. They shall be made available to the Minerals Planning Authority upon request.	Additional wording for clarity
6	--	Additional Condition	Prior to the commencement of development, a plan showing the location of the Automatic Number Plate Recognition System (or similar) shall be submitted to and approved in advance and in writing to the Minerals Planning Authority. Once approved, the system shall be installed prior to importation of waste and maintained by the applicant at all times throughout the lifetime of the operations hereby permitted. <i>Reason: In the interests of highway safety and of the amenities of the locality. Required prior to commencement to ensure mechanisms are in place before works begin to ensure safety of highway users and adherence with the routing agreed.</i>	Mistakenly omitted from committee report.
6	--	Additional Condition	During periods of the temporary operations of the site preparation for working, soil and overburden stripping, screen bund formation, and the	Mistakenly omitted from committee report.

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			<p>replacement of soils and sub-soils during final restoration, the free field noise level including noise arising from both fixed and mobile plant due to these works at the nearest point to noise sensitive properties shall not exceed 70 LAeq, 1 hour. The relaxation in respect of temporary operations shall not exceed a total of eight weeks in any one calendar year.</p> <p>Reason: <i>To secure the amenities of residential properties during site preparation and final restoration work periods.</i></p>	

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