



You can view the agenda on the [website](#)
or use a smart phone camera and scan the code

To: The Chair and Members
of the Development
Management Committee

County Hall
Topsham Road
Exeter
Devon
EX2 4QD

Date: 23 November 2021

Contact: Gerry Rufolo
Email: 01392 382299

DEVELOPMENT MANAGEMENT COMMITTEE

Wednesday, 1st December, 2021

S U P P L E M E N T

- 4 County Matter: East Devon District: Extraction of up to 1.5 million tonnes of as raised sand and gravel, restoration to agricultural land together with temporary change of use of a residential dwelling to a quarry office/welfare facility, Straitgate Farm, Exeter Road, Ottery St Mary (Pages 1 - 4)

Update attached

Electoral Divisions(s): Whimble & Blackdown

Development Management Committee – Updates to Report

County Matter: Minerals - Report PTE/21/44

East Devon District: Extraction of up to 1.5 million tonnes of as raised sand and gravel, restoration to agricultural land together with temporary change of use of a residential dwelling to a quarry office/welfare facility, Straitgate Farm, Exeter Road, Ottery St Mary

Applicant: Aggregate Industries UK Ltd

Application No: 17/0545/CM

Updates to Proposed Conditions

[additions shown underlined with deletions shown as ~~struck through~~]:

Condition 14

Except in emergencies to maintain safe quarry working (the reasons for which shall be notified in writing to the Mineral Planning Authority within five days of the event occurring):

- (a) no operations, other than water pumping, environmental monitoring, servicing and maintenance of plant shall be carried out at the site except between the following times: 0700 to 1730 on Mondays to Friday and 0800 to 1300 on Saturdays;
- (b) servicing and maintenance of plant shall not be carried out at the site other than between the hours of 0700 to 1830 on Mondays to Fridays and 0730 to 1400 Saturdays, and at no time on Sundays or Public Holidays; and
- (c) haulage movements in or out of the site shall be restricted to the following hours:

0700 to 1730 on weekdays; and~~(subject to the limitation during school terms below);~~

0800 to 1300 on Saturdays.

There shall be no HGV movements on Sundays or Bank Holidays ~~or during the periods 0815 to 0845 and 1530 to 1600 during school terms.~~

REASON: In the interests of the amenity of neighbouring residential properties in accordance with Policy M23 (Quality of Life) of the Devon Minerals Plan.

Agenda Item 4

New Condition

No operations to construct the site access shall be undertaken until a travel plan for the application site, to include proposals to avoid scheduled school bus pick up and drop off times at Birdcage Lane and Toadpit Lane, has been submitted to and approved in writing by the Mineral Planning Authority. The approved scheme shall be implemented for the duration of operation of the site and shall be reviewed prior to the start of any new school term to ensure that it reflects the current use of the bus stops.

Reason: In the interests of highway safety in accordance with Policy M22 (Transportation) of the Devon Minerals Plan.

Condition 20

Before the development hereby permitted commences, the applicant shall submit a detailed groundwater management and monitoring scheme to the Mineral Planning Authority to include details of the differences between 'summer' and 'winter' working methodology and groundwater levels that would trigger each working method as set out in 'Straitgate Farm Regulation 22 – response to Environment Agency letter dated 9th October 2017' – AFW, October 2017'. This scheme shall be approved in writing before any soil stripping in Phase 1.

REASON: To ensure the protection of groundwater in accordance with Policy M21 (Natural Resources) of the Devon Minerals Plan.

Condition 21

The Maximum Winter Water Table (MWWT) grid ('the grid') and the extent of the extraction phases shall be reviewed ~~annually~~ immediately before the commencement of working in Phase 1 using all the collected data from all site piezometers plus the 1990 groundwater level readings given in SJ Parkhouse, 1990, 'Report on the reserves of pebble beds at Straitgate Farm near Rockbeare'.

If any of the maximum recorded groundwater levels ~~in any of the piezometers~~ exceeds the height of the MWWT previous grid then the MWWT grid shall be updated using that data. Maximum groundwater levels in the site piezometers shall thereafter be reviewed annually and if any exceed the height of levels on the previous grid then the grid shall be updated using that data. This analysis shall be provided in the annual monitoring reports as required by Condition 20 ~~to be submitted to the Mineral Planning Authority.~~

REASON: To ensure the protection of groundwater in accordance with Policy M21 (Natural Resources) of the Devon Minerals Plan.

New Condition

During 'summer' working mode as approved through the discharge of the requirements of Condition 20, there shall be no working below the Maximum Winter Water Table (MWWT) grid and during 'winter' working mode the working shall be no deeper than the MWWT grid plus 1m.

REASON: To ensure the protection of groundwater in accordance with Policy M21 (Natural Resources) of the Devon Minerals Plan.

Condition 25: Delete original condition and replace with:

There shall be no storage facilities for oils, fuels or chemicals on the site.

REASON: To prevent any adverse effects on groundwater or on local watercourses passing through or adjacent to the site in accordance with Policies M17 (Biodiversity and Geodiversity) and M21 (Natural Resources) of the Devon Minerals Plan.

New Condition

No soil stripping in Phase 1 of the development hereby approved shall be undertaken unless the cattle crossing permitted by East Devon District Council planning permission 20/2542/FUL has been fully implemented and brought into operation in accordance with the conditions of that consent.

REASON: In the interests of highway safety in accordance with Policy M22 (Transportation) of the Devon Minerals Plan.

Errata:

Paragraph 6.3.57

“...and in summer, to the MWWT, but never closer than 1m to the contemporaneous groundwater level.”

Paragraph 6.6.8

“...in the hedgerow opposite the proposed access (~~Tree E~~Tree H), but this is in the ownership...”

