

PTE/16/48

Development Management Committee
19 October 2016

County Matter: Minerals

East Devon District: Variation of conditions 3 (development in accordance with approved working plans) and 19 (development in accordance with approved restoration plan) of Planning Permission 97/P1588 to alter the working and restoration of the site at Venn Ottery Quarry, Venn Ottery, Newton Poppleford

Applicant: Aggregate Industries UK Ltd

Application No: 16/1955/CM

Date application received by Devon County Council: 3 August 2016

Report of the Head of Planning, Transportation and Environment

Please note that the following recommendation is subject to consideration and determination by the Committee before taking effect.

Recommendation: It is recommended that planning permission is granted subject to no material objections being received on the consultation on the further information submitted in respect of the environmental statement, in accordance with the conditions set out in Appendix II to this report (with any subsequent changes to the conditions being agreed in consultation with the Chairman and Local Member).

1. Summary

- 1.1 This Report relates to a planning application that seeks to amend conditions to alter the restoration at Venn Ottery quarry. The applicant seeks to restore the quarry to higher levels than was previously approved as there is less material to be excavated.
- 1.2 It is considered that the main material issues in the consideration of this application are impact of the revised working and restoration schemes on the AONB and impact on protected sites and protected species.

2. The Proposal/Background

- 2.1 The application site lies approximately 2 kilometres to the North West of Newton Poppleford and approximately 1.5 kilometres to the South of Westhill. Access to the site is via a minor county road leading from the B3180.
- 2.2 The planning permission area extends to around 30 hectares and the mineral worked here is the Budleigh Salterton Pebble Beds which at this site are composed of rounded quartzite pebbles set in a sand and silt matrix.
- 2.3 The quarry is located within the Area of Outstanding Natural Beauty (ANOB) and is adjacent to a designated Special Protection Area (SPA), Special Area of Conservation (SPC) and Site of Special Scientific Interest (SSSI).
- 2.4 Planning permission for the quarry was granted in 1965 and the permission was subject of a Schedule 13 Review (under the Environment Act 1995) which was granted in 1998. The effect of the Review of the Old Mineral Permission (ROMP) was to impose new planning conditions on the quarry. Whilst the mineral consent remained extant there was no substantial mineral working at the quarry until 2011.

- 2.5 The method of working is by mechanical excavator with the as-dug material being loaded onto HGVs and hauled to Blackhill Quarry near Woodbury for processing. The processing of the mineral from Venn Ottery Quarry at Blackhill has the benefit of a temporary consent which expires in December 2016. The Blackhill planning consent is accompanied by a legal agreement which, amongst other things, requires the repair to any damage done by HGVs to the minor road leading from Venn Ottery Quarry to the B3180; provision of a new bridleway along the eastern boundary of Venn Ottery Quarry; junction improvements on the A3052 at Halfway House; and a haulage statement dealing with how HGVs running between Venn Ottery and Blackhill are managed.
- 2.6 The application states that mineral extraction will be completed by 1 April 2017, but the applicant has now confirmed that the extraction operations at the quarry will finish by 31 December 2016 which ties in with the required cessation of mineral processing at Blackhill.
- 2.7 The application subject of this Report seeks to vary the ROMP conditions 3 and 19. Condition 3 requires that the development is carried out in accordance with the approved plans and condition 19 requires the restoration of the site be carried out in accordance with the approved restoration plan. The approved working plan gives a general direction of working rather than specific phases. The approved restoration plan provides for the back stowing of the quarry faces to provide 1 in 2 slopes and the floor of the quarry to be restored at final excavation levels to heathland.
- 2.8 The application is made as there is less mineral reserve at the site than was initially thought. The location and nature of the remaining mineral reserve is such that the site has been quarried in a slightly different way to that which was approved. The profiles of the final restoration of the site will differ from that previously approved, and the restoration would be altered to provide for a lowland heath habitat, with areas of mire, open water, native broadleaved woodland, hedgerow and hay meadow/permanent grassland.
- 2.9 The unworked areas within the site are managed by the RSPB and it is understood that following the restoration of the quarry the whole site will be managed by the RSPB for nature conservation purposes.
- 2.10 Due to the area of the quarry the proposal is of a type listed in schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended). It is therefore accompanied by an environmental statement.

3. Consultation Responses

- 3.1 East Devon District Council (Planning): No Objection. Seek additional landscaping and screening in phase 3.
- 3.2 East Devon District Council (Environmental Health): No objection.
- 3.3 Environment Agency: No objection.
- 3.4 Natural England: No objection.
- 3.5 Devon Wildlife Trust: No comments received.
- 3.6 Health and Safety Executive: No objection.

- 3.7 Exeter Airport Safeguarding: No objection.
- 3.8 Newton Poppleford and Harpford Parish Council: No objection, but would like the following issues to be addressed as part of the restoration of the site:
- Repairs and proper maintenance to the bridleway.
 - The minor road from the quarry to the B3180 should be fully resurfaced.
 - Remedial works to the pond to prevent it overflowing from.
 - Measures put in place to prevent surface water running from the quarry.
 - Would like to see permissive bridleway and path running all around the site.
- 3.9 RSPB: Has been involved in the restoration design and has provided information on the rationale of it.
- 3.10 East Devon AONB Partnership: Support the application.

4. Advertisement/Representations

- 4.1 The application was advertised in accordance with the statutory publicity arrangements by means of a site notice, notice in the press and notification of neighbours by letter. The representatives of the Blackhill/Venn Ottery quarry liaison group meeting were also informed. As a result of these procedures 5 letters of objection have been received. The objections are:
- The proposal would result in the quarrying operating for a longer period.
 - Restoration of the site would be delayed.
 - The new bridleway is not fit for purpose.
 - There are ongoing issues with surface water run-off from the quarry.
 - The quarry is visually intrusive in the AONB.
 - The planning application is not clear enough.
 - The application will result in an extension of working at the Blackhill processing plant.
- 4.2 Copies of representations are available to view on the Council website under reference DCC/3861/2016 or by clicking on the following link: <https://planning.devon.gov.uk/PlanDisp.aspx?AppNo=DCC/3861/2016>.

5. Planning Policy Considerations

- 5.1 In considering this application the County Council, as Mineral Planning Authority, is required to have regard to the provisions of the Development Plan insofar as they are material to the application, and to any other material considerations. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that where regard is to be had to the Development Plan, the determination shall be in accordance with the Development Plan unless material considerations indicate otherwise. In this case, the Development Plan policies are summarised in Appendix I to this report and the most relevant are referred to in more detail in Appendix I below.

6. Comments/Issues

- 6.1 It is considered that the main material issues in the consideration of this application are impact of the revised working and restoration schemes on the AONB and impact on protected sites and protected species.

Impact on the revised working plan on the AONB

- 6.2 The site lies wholly within the East Devon Area of Outstanding Natural Beauty (AONB). Paragraph 118 of the NPPF requires that great weight should be given to *“conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty which have the highest status of protection in relation to landscape and scenic beauty”*.
- 6.3 In terms of impact on the landscape it is clear that Venn Ottery quarry itself has had a significant visual impact on this area during its operation. The effects on the tranquillity and visual amenity of sensitive receptors would not however be significantly different than the already approved scheme given the short term duration of effects.
- 6.4 In terms of the revised working plans it is noted that the excavation works are almost complete and it is recognised that the minor changes in the working plan were due to the legislative requirements relating to relocation of dormice and the timescales involved in this process. This was agreed with the applicant at the time the works were carried out. It is considered that the change in the working of the site did not have any significant different impacts on the AONB.
- 6.5 National guidance states that planning authorities should have regard to management plans for Areas of Outstanding Natural Beauty in taking decisions on planning applications and that these documents may also be material considerations in making decisions on individual planning applications, where they raise relevant issues.
- 6.6 The AONB Management Plan observes that the tranquillity of the AONB is gradually being eroded through increased traffic, air transport, light pollution and built development and that there is a continuing need for the sensitive restoration and aftercare arrangements for mineral sites.
- 6.7 The original 1965 planning permission was subject of a schedule 13 Review in 1998 and as the permission did not have a time limit it became subject to the default 2042 expiry date as required by the legislation. However, it is noted that the extraction work will likely to be completed by December 2016 and following extraction operations any adverse impacts on the AONB will cease.
- 6.8 With applications for variation of planning conditions it is open to the Mineral Planning Authority to impose new conditions if appropriate. In this case it is considered appropriate to require cessation of mineral working by 1 April 2017 which allows for sufficient time to finish extraction operations and provides appropriate protection against possible future impacts on the AONB. This is considered to be in accordance with the requirements of the NPPF and polices within the AONB Management Plan.

Impact of the revised restoration plan on the AONB

- 6.9 In terms of restoration levels, the approved scheme provided for a landform which had a gently sloping quarry floor running west to east with quarry faces graded to a 1 in 2 slope. The proposed new scheme is not significantly different, albeit with slightly higher quarry floor levels and shallower graded slopes on the quarry faces. However, both the currently approved plan and proposed restoration plan are largely indicative and it recommended that planning conditions be attached to require the submission and implementation of detailed plans; timing for restoration; submission of sections; and methods of protecting existing features during the restoration works.

Impact on Protected Sites and Protected Species

- 6.10 This application introduces a revised restoration and an element of agriculture and woodland into the site restoration plans. This is a departure from the originally approved restoration plan which required that the entire site area be restored to heathland.
- 6.11 The quarry is adjacent to the East Devon Pebblebed Heaths SPA/SAC and the proposed new restoration scheme looks for habitat creation and management for nature conservation which reflects the wider landscape. Lowland heath will remain the largest habitat present but the revised restoration will also include areas of mire, open water, native broadleaved woodland, hedgerow and agriculture.
- 6.12 The introduction of an element of agriculture (2.8ha) and woodland (2.1ha) is considered appropriate in this context. The introduction is solely to enhance the ecology of the site. These elements provide the following advantages; dormice and bats have been regularly recorded on the site, a field would provide a link to the existing boundaries by internal hedges, and; this field could provide a suitable habitat for curlew buntings, to help with their northern and eastern range expansion.
- 6.13 Further to this, the top soil of the former agricultural field that was stripped of soils would not easily support heathland plant assemblages, being very fertile and of the wrong level of acidity and if not used onsite this soil would need to be removed.
- 6.14 These restoration proposals have been developed through ongoing consultation with the RSPB. The aim of the organisation is for the site to be restored and managed for long term biodiversity gain and for the benefit of nature. The consultation response from RSPB has highlighted aspirations for the long term aftercare of the site. This would be to complement the surrounding area which the RSPB already holds in long term management.
- 6.15 It is considered that approval of this application would allow for an improved restoration scheme. It provides greater benefits for biodiversity in accordance with the aspirations of the organisation tasked with the aftercare and management of the site.
- 6.16 This planning consideration is afforded significant weight in the planning balance given the sites proximity to European protected sites which are valued for their ecological importance.

- 6.17 In order to secure the long term ecological benefits of the restoration it is recommended that a suitably worded planning condition is imposed requiring required detailed plans and specifications for the restoration works and securing a five year aftercare programme once restoration is complete.

Other Matters

- 6.18 Objections to the application have been made on the belief that the application would extend the life of the quarrying operations. This is not the case and it is noted that the life of the permission currently runs until 2042. The applicant has confirmed that the mineral extraction operations will cease in December 2016.
- 6.19 A number of objections make reference to degradation of the road. Repairs to the road are addressed through the approved legal agreement associated with the Blackhill processing plant permission. The application does not propose to increase traffic movements beyond that that is already consented. The existing legal agreement requires the ongoing repair of the road and all necessary repairs will be carried out following the cessation of quarrying.
- 6.20 A number of objections make reference to the degradation of the Bridleway No. 37 (Newton Poppleford and Harpford) running near the eastern boundary of the quarry. This Bridleway was provided by the quarry operator as a condition of the S106 agreement associated with the Blackhill Plant processing permission. The Bridleway has now being adopted by DCC and it is the responsibility of the authority to maintain this feature.
- 6.21 A number of objections make reference to amenity implications including noise and dust emitting from the site and the associated vehicle movements. However, the council is satisfied that the quarry has been operated in accordance with the requirement of the consent and the approved noise and dust control schemes and HGV traffic has operated in accordance with the requirements of the S106 agreement.
- 6.22 It is accepted that there have been a few occasions when surface water has discharged from the site, but in these instances the operator has acted quickly to remedy the situation and it is considered that the final restoration of the site (which includes water storage features) will adequately deal with any surface water issues.

7. Reasons for Recommendation/Alternatives Options Considered

- 7.1 The Committee has the option of approving, deferring or refusing this planning application.
- 7.2 In the event that the Committee refuse this application the quarry would continue to operate under its current planning permission. The approved extraction levels are not achievable and when quarrying ceases the council would have to rely on the one of the conditions of the current consent which requires that the operator submit a restoration and aftercare scheme, however the proposed restoration scheme delivers additional ecological benefits.
- 7.3 In conclusion it is considered that the revised restoration allows for the quarry site to be completed in line with realistic restoration requirements in an appropriate time frame and would deliver additional landscape and ecological benefits when compared against the approved scheme. The granting of the new consent provides

for better planning control in terms of cessation of mineral working; timing of restoration and long terms provision of ecological benefits. It is therefore considered that planning permission be granted in accordance with the recommendation to this report.

Dave Black
Head of Planning, Transportation and Environment

Electoral Division: Budleigh

Local Government Act 1972: List of Background Papers

Contact for enquiries: Charlotte Pope

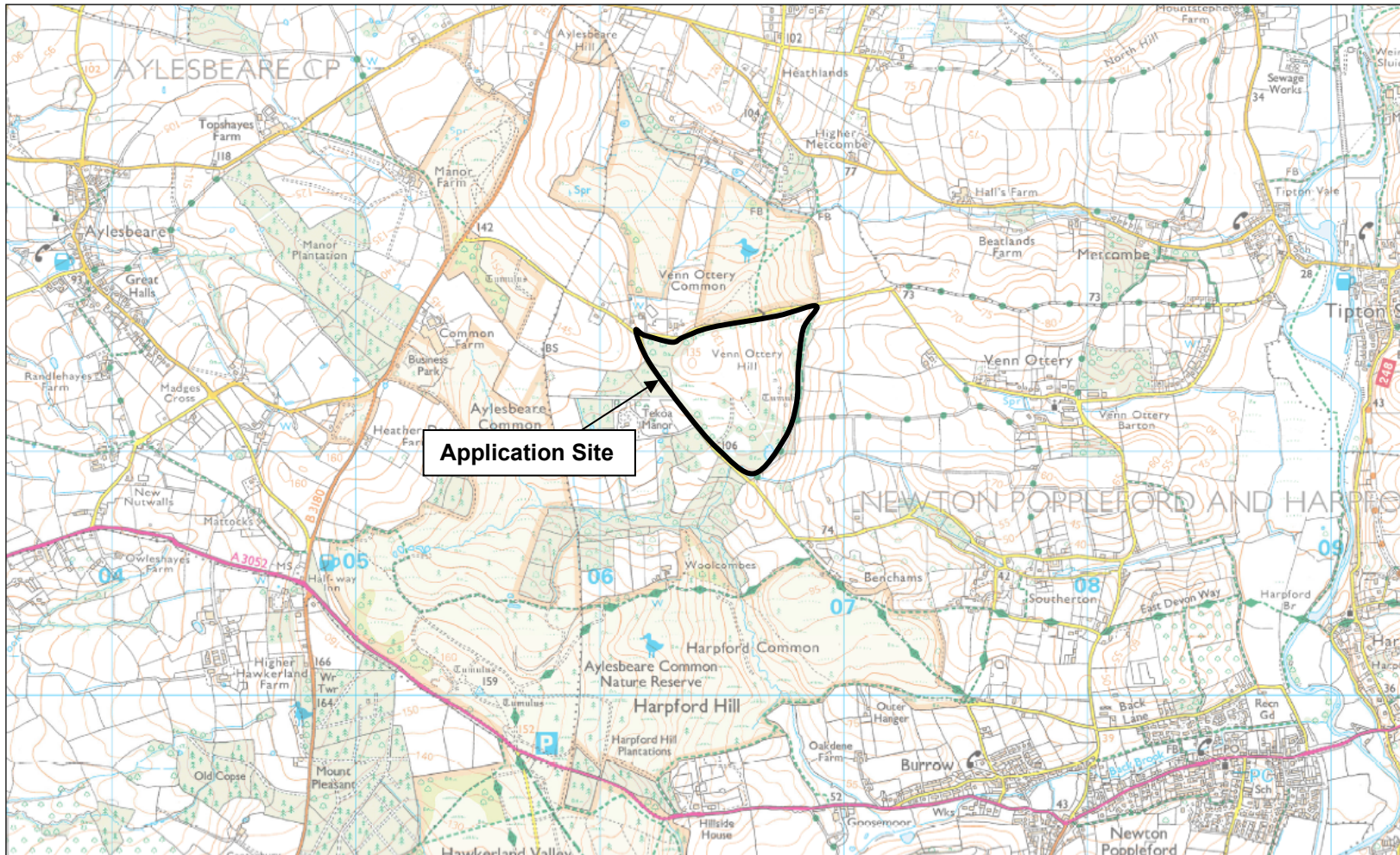
Room No: AB2, Lucombe House, County Hall


Tel No: 01392 383000

Background Paper	Date	File Ref.
Casework File		DCC/.../2011

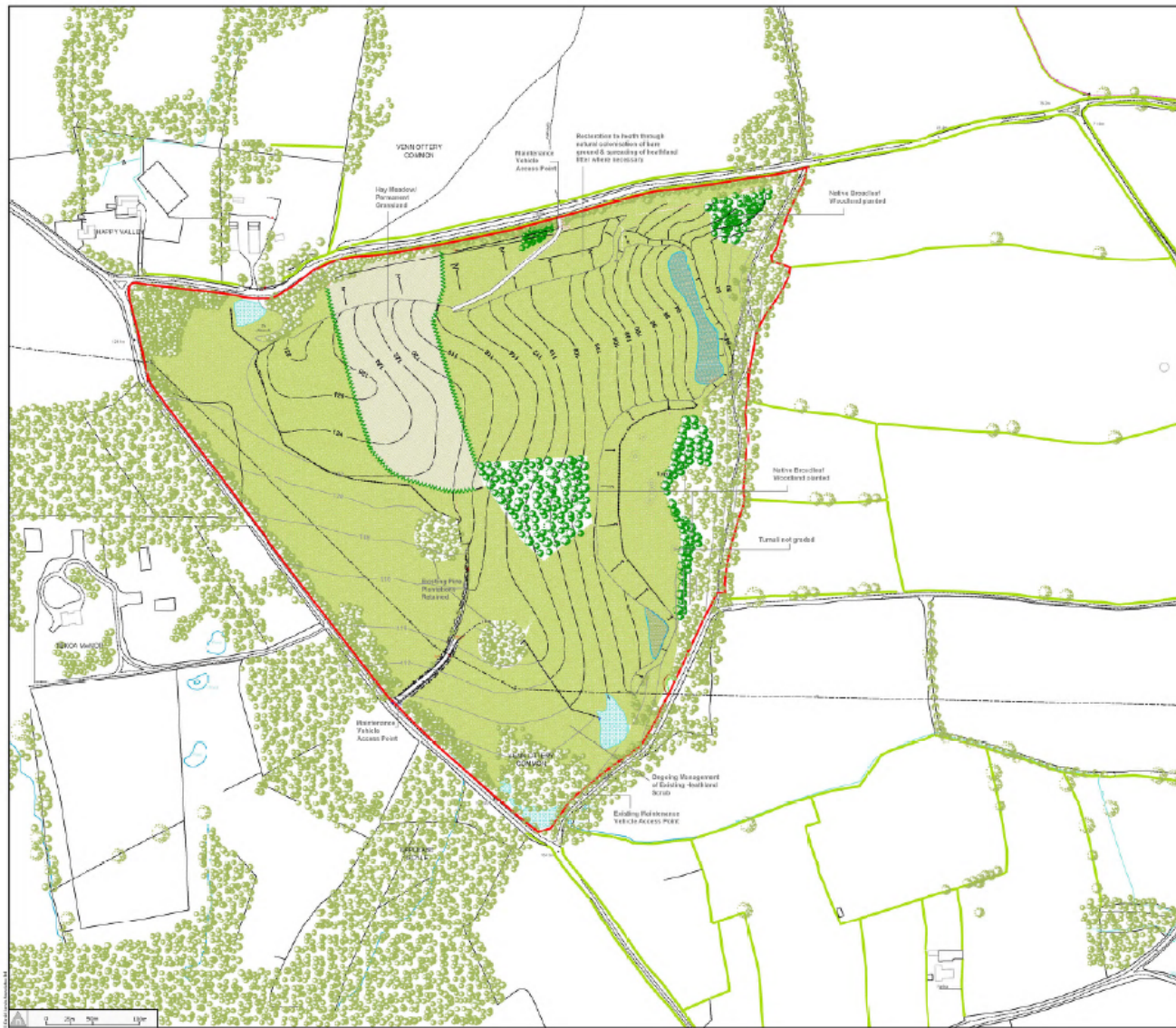
cp270916dma
sc/cr/variation conditions venn ottery quarry venn ottery newton poppleford
02 101016

Location Plan



	Head of Planning, Transportation and Environment	Development Management Committee	date Sept 2016	scale 1:20,000
		County Matter Minerals East Devon District Council: Variation to conditions 3 and 19 of Planning Permission 97/P1588 to alter the working and restoration of the site at Venn Ottery Quarry, Venn Ottery, Devon		Application No: 16/1955/CM

Site Plan



VENN OTTERY QUARRY

VO7840/04 (2141/PP4E) (1:2000 AT A1)

RESTORATION

-  Boundary: Site
-  Existing Contours
-  Restoration Contours
-  Direction of Working
-  Existing Vegetation
-  Proposed Native Species Hedgerow
-  Proposed Planting
-  Heathland
-  Proposed Grassland
-  Proposed Seasonal Wetland



Planning Policy Considerations

East Devon Local Plan 1995 - 2011 (Adopted July 2006): Policies D04 (Landscape Requirements); EN01 (Developments Affecting Areas of Outstanding Natural Beauty); EN04 (Nationally Important Sites - including Sites of Special Scientific Interest); EN06 (Wildlife Habitats and Features); EN15 (Control of Pollution); and S05ED (Countryside Protection).

Devon County Minerals Local Plan (Adopted June 2004): Policies MP02 (AONBs and Effect on National Parks); MP03 (SSSIs and NNRs); MP10 (Maintenance of the County's Nature Conservation Resource); MP21 (Mineral Working Areas for Aggregate Mineral Development); MP27 (Restoration and Aftercare); MP41 (Development Control Considerations); and MP56 (Restoration).

Devon Minerals Local Plan (Examination Submission) May 2016: Policies M17 (Biodiversity and Geodiversity); M18 (Landscape and Visual Impact); M22 (Transportation and Access); M23 (Quality of Life); and M27 (Restoration and Aftercare).

National Planning Policy Framework (March 2012):

Para 7: Dimensions of "sustainable development"; Para 17: Core Planning Principles; Para 115: Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty; Para 118: When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles: if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused; Para 119: The presumption in favour of sustainable development (paragraph 14) does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.

**Appendix II
To PTE/16/48**

Planning Conditions

1. Quarrying operations shall cease before 1 April 2017 and the site shall be restored in accordance with the requirements of Condition 19 not later than 31 December 2018.

Reason: To comply with Schedule 5 of the Town and Country Planning Act 1990.

2. No mineral extraction operations hereby permitted shall be carried out on the Mineral Site other than between:
 - 0700 and 1800 hours on Mondays to Fridays inclusive;
 - 0700 and 1300 hours on Saturdays.

No such operations shall take place on Sundays or on the following Public Holidays:

New Years Day,
Good Friday,
Easter Monday,
May Day Holiday,
Spring Bank Holiday,
Summer Bank Holiday,
Christmas Day,
Boxing Day.

Such other Public Holidays as may subsequently be declared unless previously agreed in writing with the Mineral Planning Authority.

This condition shall not, however, operate so as to prevent the carrying out outside these working hours, of essential maintenance to plant and machinery on the site, or the operation of pumps and ancillary machinery for water management purposes.

Reason: In order to protect the amenity of the locality in accordance with the Development Plan specifically policy MP41 of the Devon County Minerals Local Plan (Adopted June 2004).

3. No development shall be carried out other than in strict accordance with the Approved Plans reference numbers V07840/02; V07840/03; and V07840/04.

Reason: To enable the Mineral Planning Authority adequately to control the development and to protect the rural character of the locality in accordance with the Development Plan specifically policy MP56 of the Devon County Minerals Local Plan (Adopted June 2004).

4. No materials for the purpose of storage, processing or resale shall be imported into the Mineral Site.

Reason: In order to limit the development to the extraction of minerals and to prevent the unnecessary increase in traffic attracted to the site in the interests of highway safety in accordance with the Development Plan specifically policy MP41 of the Devon County Minerals Local Plan (Adopted June 2004).

5. No refuse, waste or imported materials shall be deposited on any part of the Mineral Site.

Reason: In the interests of local amenity and in order to secure satisfactory restoration in accordance with the Development Plan specifically policy MP41 of the Devon County Minerals Local Plan (Adopted June 2004).

6. No working shall take place below 70 metres AOD.

Reason: In order to protect water resources in accordance with the Development Plan specifically policy MP56 of the Devon County Minerals Local Plan (Adopted June 2004).

7. No topsoil or subsoil shall be removed from the area of the Mineral Site.

Reason: To ensure than adequate and suitable material is available to reinstate the mineral site on completion of working in accordance with the Development Plan specifically policy MP56 of the Devon County Minerals Local Plan (Adopted June 2004).

8. Topsoil and subsoil mounds shall not exceed a height of 4 metres and shall be managed and maintained in accordance with a scheme detailing measures to be used to retain the viability of the heathland seed bank for its future use for the restoration of the site. The scheme shall be submitted for the prior approval of the Mineral Planning Authority before any further soil stripping occurs at the site and shall include methods for the strict control of the growth of gorse (*Ulex europaeus*).

Reason: To ensure adequate management and maintenance of soil storage areas for the future restoration of the site in accordance with the Development Plan specifically policy MP56 of the Devon County Minerals Local Plan (Adopted June 2004).

9. Until such time as they are directly affected by quarrying operations, all trees, shrubs and areas of heathland within the Mineral Site shall be retained and managed. Existing trees, shrubs and areas of heathland on the Mineral Site which are not directly affected by quarrying operations shall be retained and protected during the period of the development.

Reason: In the interests of amenity and wildlife conservation in accordance with the Development Plan specifically policy MP10 of the Devon County Minerals Local Plan (Adopted June 2004).

10. All loaded lorries leaving the site, except for vehicles less than three and a half tonnes gross vehicle weight, and vehicles carrying stones in excess of 75mm shall be adequately sheeted to secure their loads and prevent the issuing of dust.

Reason: To protect the amenities of the locality and in the interests of highway safety in accordance with the Development Plan specifically policy MP41 of the Devon County Minerals Local Plan (Adopted June 2004).

11. The site shall be operated in accordance with the approved Environmental Dust Scheme provided by Advance Environmental (dated 25 March 2009). The scheme shall be reviewed when any change in process occurs. A copy of any revised scheme produced shall be submitted to the Mineral Planning Authority for approval within 14 days of being completed. Such a scheme shall include details of the following:

- (a) the suppression of dust and mud caused by the moving and storage of soil and overburden, and,
- (b) mud and dust suppression on haul roads.

The approved scheme, or such other scheme that may be subsequently agreed in writing by the Mineral Planning Authority, shall be implemented and complied with at all times.

Reason: To protect the amenities of the locality from the effects of dust and mud in accordance with the Development Plan specifically policy MP41 of the Devon County Minerals Local Plan (Adopted June 2004).

12. The site shall be operated in accordance with the approved Environmental Noise Scheme provided by Advance Environmental dated 20 January 2011. The scheme shall be reviewed when any change in process occurs. A copy of any revised scheme produced shall be submitted to the Mineral Planning Authority for approval within 14 days of being completed.

Such a scheme shall provide that, except for temporary operations (which shall include soil stripping and such other temporary operations as may be agreed in writing by the Mineral Planning Authority), the equivalent continuous noise level LAeq (1hr) at the nearest noise sensitive properties to the site and attributable to the operations subject to this consent shall not exceed an absolute limit of 50dB(A) LAeq (1hr). The operator shall implement the approved scheme.

Reason: To protect the amenities of the locality from the effects of noise in accordance with the Development Plan specifically policy MP41 of the Devon County Minerals Local Plan (Adopted June 2004).

13. All plant, machinery and vehicles used within the Mineral Site shall be fitted with silencers (or such other effective methods of sound proofing) used and maintained in accordance with the manufacturer's specification at all times.

Reason: To ensure minimum disturbance from operations and the avoidance of nuisance to the local community in accordance with the Development Plan specifically policy MP41 of the Devon County Minerals Local Plan (Adopted June 2004).

14. All facilities for storage of oils, fuel or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The size of the bunded compounds shall be at least equivalent to 110% of the capacity of the tank. If there is multiple tankage, the compound shall be at least equivalent to 110% of the capacity of the largest tank. All filling points, vents and sight glasses shall be located within the bunded area. The drainage system of the bund shall be sealed with no outlet to any watercourse, land or underground strata. For the avoidance of doubt hydraulically interlinked tanks shall be regarded as a single tank.

Reason: To prevent contamination of ground water in accordance with the Development Plan specifically policy MP41 of the Devon County Minerals Local Plan (Adopted June 2004).

15. No external floodlighting or other methods of external illumination shall be used on any part of the Mineral Site until such a time as a lighting scheme has been submitted to and approved in writing by the Mineral Planning Authority. The scheme shall include details of the height of floodlighting posts, intensity of the lights (specified in Lux levels), spread of light including approximate light spillage, measures proposed to minimise the impact of the floodlighting or disturbance through glare, and the times when such lights will be illuminated.

Reason: To protect the rural character of the locality from the effects of uncontrolled light sources in accordance with the Development Plan specifically policy MP41 of the Devon County Minerals Local Plan (Adopted June 2004).

16. The surfacing of the site access and associated access drainage shall be maintained in an effective state of repair until completion of the mineral working, restoration and aftercare period so that the access remains free of water and slurry from the Mineral Site flowing onto the public highway. No other access shall be used for traffic entering or leaving the Mineral Site unless previously agreed in writing with the Mineral Planning Authority.

Reason: In the interests of highway safety in accordance with the Development Plan specifically policy MP41 of the Devon County Minerals Local Plan (Adopted June 2004).

17. The site access visibility splay shall be maintained to provide intervisibility between the site access and the adjoining carriageway for 215 metres in each direction from a distance of 4.5 metres measured into the site access back from the carriageway. The visibility splay area shall be maintained at a height not exceeding 600mm above road level.

Reason: In the interests of highway safety in accordance with the Development Plan specifically policy MP41 of the Devon County Minerals Local Plan (Adopted June 2004).

18. Within 6 months of the date of this Decision Notice a detailed restoration scheme, based upon the concept restoration scheme shown on Drawing Plan No: V07840/04 shall be submitted to and approved in writing by the Mineral Planning Authority. The scheme shall include:

- The final levels of the reclaimed land and the slopes/profiles of final quarry faces.
- The machinery to be used soil respreading operations.
- Method of soil replacement.
- Methods for the reestablishment of heathland communities and other wildlife features.
- Subsequent management of the restored area.

Restoration of the Mineral Site shall be carried out in strict accordance with the approved scheme, or such alternative schemes as may be subsequently approved in writing by the Mineral Planning Authority.

Reason: To enable the Mineral Planning Authority adequately to control the development and to ensure that the land is restored to a condition capable of beneficial use in accordance with the Development Plan specifically policy MP56 of the Devon County Minerals Local Plan (Adopted June 2004).

19. An aftercare scheme detailing necessary steps to be taken to restore Venn Ottery quarry to the required standard for use for heathland and grassland shall be submitted for approval to the Mineral Planning Authority not later than the expiration of one year prior to the anticipated date of completion of the restoration of the site. The steps to be taken shall cover a period of five years from the completion of the replacement topsoils.

Reason: To comply with the requirements of Schedule 5 of the Town and Country Planning Act 1990 (as amended) and to ensure that the reclaimed land is correctly husbanded and bring the land to the standard required for agriculture/amenity use in accordance with the Development Plan specifically policy MP56 of the Devon County Minerals Local Plan (Adopted June 2004).

20. All plant and buildings shall be removed from the site on completion of quarrying at the mineral site.

Reason: To ensure the adequate restoration of the site in accordance with the Development Plan specifically policy MP56 of the Devon County Minerals Local Plan (Adopted June 2004).