

Alkerton Quarry, Alkerton with Shenington

12/01365/CM

Ward: Wroxton

District Councillor: Cllr Webb

Case Officer: Simon Dean

Recommendation: No objections

Applicant: Peter Bennie Ltd

Application Description: Application to vary conditions 35, 40, 41, 98 & 99 of planning permission Ref 12/00056/CM; to create restoration contours that allow for effective drainage (OCC ref. MW.0113/12)

Committee Referral: County Matter application relating to minerals

1. Site Description and Proposed Development

- 1.1 The consultation from the County Council relates to consents granted for minerals (ironstone) extraction from the Alkerton Quarry, accessed from the A422 (Stratford Road). This site was operated under a consent granted in 1999, extraction on this site has now ceased and under the original consent, the operator is required to restore the site to agricultural use.
- 1.2 This application seeks to vary conditions attached to the previous consent. The conditions are 35 (limiting the steepness of slopes within the restored area), 40 (requiring the removal of haul roads etc), 41 (controlling the restored levels), 98 (requiring restoration of the site in a particular direction) and 99 (compliance with restoration contours plans).
- 1.3 The application does not seek to avoid complying with those conditions, but does instead seek to vary them for this particular site in order to better reflect the particular conditions of that site in order to allow the land to properly drain for its post-restoration agricultural use. The applicant also intends to introduce some woodland planting and habitat creation around the margins of the site at the same time.

2. Application Publicity

- 2.1 As a County Matter application, all publicity has been carried out by Oxfordshire County Council.

3. Relevant National and Local Policy and Guidance

4.1 Development Plan Policy

Adopted Cherwell Local Plan (Saved Policies)
C13: Area of High Landscape Value
GB1
C7

South East Plan 2009
BE1
CO4
Waste policies

4.2 Other Material Policy and Guidance

National Planning Policy Framework

4. Appraisal

5.1 The key issues for consideration in this application are:

- Landscape impact

Landscape impact

5.2 As the site lies within a locally designated Area of High Landscape Value, and as the proposed variation relates to the restoration of a quarry, the landscape impact of the variation is clearly important.

5.3 Although the proposal seeks to vary the conditions relating to the restoration of the site, it is not considered that the changes would significantly alter the acceptability of the restoration in landscape impact terms.

5.4 The amendments to the conditions relate to the specific nature of the Alkerton site; allowing steeper restoration contours to increase the available area of agricultural land, the retention of the haul road to allow agricultural machinery to access that land, the need to properly drain the agricultural land and to allow additional woodland and shrub planting.

Conclusion

5.5 It is considered that the proposed variations to the conditions would not cause any harm to the landscape beyond what has already been approved and that the changes would be of no greater impact.

6. Recommendation

That Cherwell District Council raises no objections to the application, subject to appropriate replacement conditions, and appropriate monitoring of compliance.

Cherwell District Council request that they be informed of the outcome of the application once a decision has been made.