

Minutes of a meeting of the Regulatory and Appeals Committee held on Thursday, 9 November 2017 at City Hall, Bradford

Commenced 10.00 am
Concluded 10.35 am

Present – Councillors

CONSERVATIVE	LABOUR	LIBERAL DEMOCRAT AND INDEPENDENT
Brown Rickard	Amran Wainwright Warburton Watson	Griffiths

Councillor Warburton in the Chair

37. DISCLOSURES OF INTEREST

There were no disclosures of interest in matters under consideration.

38. MINUTES

Resolved –

That the minutes of the meeting held on 13 July 2017 be signed as a correct record.

39. INSPECTION OF REPORTS AND BACKGROUND PAPERS

There were no appeals submitted by the public to review decisions to restrict documents.

40. MEMBERSHIP OF SUB-COMMITTEES

No resolution was passed on this item.

NO ACTION

41. RAWDON QUARRY, APPERLEY LANE, BRADFORD

The Assistant Director - Planning, Transportation and Highways presented a report (**Document “V”**) in respect of a planning application for an extension to an existing sandstone quarry at Rawdon Quarry, Apperley Lane, Bradford – 17/01310/MAF.

He also reported on additional representations from local residents received further to the publication of his technical report. One expressed support for the proposal; stating that the writer lived 90 metres from the existing quarry but had not experienced any problems with noise and dust and that the operation was a source of employment and high quality products. The other objected to the proposed extension and pointed out that the new operational area would be 84 metres nearer to their property.

The Assistant Director clarified the separation distances and showed various slides to illustrate the relationship of the nearest properties with the existing quarry and the proposed extension, and the relative position to the public Right of Way, the two mature English Oaks and the adjacent woodland.

He responded to questions from Members of the Committee:

- The access would be retained as existing and there were no proposals to change the permitted number of HGV movements of 12 in and 12 out per day.
- The bunds had been designed to be outside the Root Protection Area of the existing trees and a separation distance of approximately 10 metres would be achieved from the edge of the bund to the mature oak trees.
- There was a requirement for the existing void to be restored to a level field and the existing planning consent included permission to import material to fill it; it was understood that the landowner hoped to backfill with overburden from the extension.
- There may be some difference in the restoration level of the extension; this approach was supported where it would not cause any problem as it meant that it would not be necessary to import waste material. A condition was proposed that would require the restoration of the existing void before the stone was removed from the extension.
- No Enforcement Notices had been served in respect of the current operation; the majority of complaints had been made relatively recently.

The agent spoke in support of the application:

- Quarrying had been undertaken locally for over 100 years. It had been shown that there was a viable supply of sandstone on the site.
- There was a proven need for the high quality product being produced. There was a waiting list and most customers were from Leeds and Bradford.
- The current owners had taken over the lease five years previously and improved the operation.
- There were currently 8 employees and this should increase to 20. It would also provide work for sub-contractors in terms of maintenance.
- The company employed highly skilled workers from the local area.
- Very few local quarries produced material of this quality.
- Pre-application advice had been sought from the planning officers. A formal

application had then been submitted along with the required reports, all of which had been deemed satisfactory.

- Discussion had taken place in response to the first round of objections received and amendments had been made to the proposals.
- There would be no adverse impact on trees including the two mature oak trees and the adjacent wood.
- The access road would be monitored and repairs undertaken.
- The noise levels were within accepted Government limits. A noise impact assessment report had been submitted. The Environmental Health Officer agreed with the conclusions of the report.
- The location of the screener had been changed.
- The existing quarry was located approximately 60 metres from the nearest property; the extension area would be 130 metres away.
- There had only been one complaint about noise which had been as a result of a faulty machine operating in the wrong area and this had been rectified.
- The working hours would be 0800 to 1700 Monday to Friday with 0800 to 1200 on Saturday being for maintenance works only.
- In respect of any concern about disruption to water flow/supply, a hydrogeological impact assessment would be carried out.

Members commented that this was a well designed scheme which would put the land to good use and increase local skilled employment opportunities.

Resolved –

That the application be approved for the reasons and subject to the conditions set out in the Assistant Director – Planning, Transportation and Highways technical report.

ACTION: Assistant Director - Planning, Transportation and Highways

42. SECTION 106 MONITORING REPORT

The Assistant Director – Planning, Transportation and Highways submitted the latest monitoring report in respect of Section 106 Agreements, giving details of those signed in the first six months of the financial year 2017/18 and the total income received since the appointment of the Planning Obligations Monitoring Officer (**Document “W”**).

Members thanked the Planning Obligations Monitoring Officer for the work overtaken over the last twelve months and looked forward to receiving a report on the Community Infrastructure Levy in the future.

Resolved –

That Document “W” be noted.

NO ACTION

Chair

Note: These minutes are subject to approval as a correct record at the next meeting of the Regulatory and Appeals Committee.

THESE MINUTES HAVE BEEN PRODUCED, WHEREVER POSSIBLE, ON RECYCLED PAPER