

**Land at ex-Forticrete site, Hillhead Quarry, Harpur Hill, Buxton.**

Application to vary conditions 3 and 4 of planning permission HPK/2011/0119.

Proposed deferral of end date of time limited permission to use part of Hillhead Quarry for a range of storage uses, to include HGV's and commercial vehicles, Police impounded vehicles and stockpiling of minerals (mainly for winter road maintenance).

Applicant: Stonevada Ltd

Agent: Steve Hill Planning Associates Ltd

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Lomas Distribution Ltd is a sister company of Stonevada Ltd.

## 1. Description of the proposal.

The application seeks to extend the longevity of the temporary (5 years) planning permission ref HPK/2011/0119 (the 2011 permission) granted on 23 May 2011 from 31 May 2016 to 31 May 2026 by amending the relevant dates in Conditions 3 and 4 of the said permission accordingly.

The 2011 permission permitted the use of the site *“for a range of storage uses, to include, HGV’s and commercial vehicles, Police impounded vehicles and stockpiling of minerals (mainly for winter road maintenance).”*

The conditions state:

- 3. The permission hereby granted shall be for a limited period expiring on the 31st May 2016, on or before which date the use of the land for the storage of HGV’s/commercial vehicles, police impounded vehicles and the stockpiling of rock salt shall be discontinued permanently.*
- 4. All HGV’s/commercial vehicles, police impounded vehicles and the stockpiling of rock salt shall be removed from the site no later than the 31st May 2016.*

The reason given for the decision to grant the 2011 permission was *“because the Council considered that the application has put forward a proposal which would not harm the visual and rural character of the open countryside and would not prejudice the restoration and aftercare of the mineral resource.*

The decision to grant the planning permission was also taken *“having regard to all other relevant material planning considerations and to the following relevant policies and proposals in the Development Plan:*

***High Peak Local Plan Saved Policies***

*EMP 7 - Industry and business in the countryside*

*GD6 - Landscaping*

*OC1 - Countryside Development*

*OC4 - Landscape Character and Design*

*TR5 - Access, parking and design*

***Derby and Derbyshire Minerals Saved Local Plan Policies 2007***

*MP10 – Reclamation and After-Use”*

The site is contained within a shallow quarry excavation and thus none of the permitted activities are visible from anywhere outside.

The 2011 permission did not involve any physical change or development of the site. No changes to the application site have been undertaken since the grant of the 2011

permission and none are currently proposed. No extension or alteration to the existing range of permitted uses is proposed and the existing access to the site will continue to be used.

Although the High Peak Local Plan has progressed through various stages of review over the past five years, a revised Local Plan has not yet been adopted and therefore the same saved policies referred to above still apply.

Hillhead Quarry, of which the application site forms a part, remains silent, having not been operated for the extraction of limestone since it was closed some 15 years ago. Although the applicant is not aware of any plans by the operator to re-open the quarry in the next 10 years, it is understood that it remains a strategic resource with planning permission which is expected to be required in the future. Accordingly, its early restoration, including the application area, would not be appropriate.

Accordingly, there are no altered circumstances which would require re-assessment of the validity of the Planning Authority's reason set out above for the grant of the 2011 permission.

On this basis, the applicant believes that there is no valid or reasonable reason why this application should not be granted.

## **2. Background pre-2011 history:**

The site had been used for the manufacture of concrete products by a company named Forticrete since c 1980, the principal raw material having been supplied from Hillhead Quarry, of which the site is a part. The last permission granted for this use, issued in 2002 (CON/2001/0081), permitted the importation of limestone into the site following the closure of Hillhead Quarry in order to continue with manufacturing from the site.

This use ceased a few years ago and the main manufacturing building was demolished and removed from the site.

### **3. Existing and proposed ongoing uses:**

#### **3.1 HGV storage:**

The applicant has an association with Lomas Distribution who use this site to store up to 50 HGVs and commercial vehicles pending their re-use elsewhere or resale on to another party.

The site is linked to and operated in conjunction with the Company's existing garage and haulage depot on land nearby.

The two sites operate on a 24/7 basis.

### 3.2 Storage for Police purposes of impounded vehicles:

Although currently without a contract with the Derbyshire Police Authority (DPA) to store impounded vehicles, the applicant wishes to retain the necessary permission for such use in the event that such a facility is required again. Based on the fact that DPA has in the past made use of the site as being both accessible, safe, secure and away from ready public access or view, it is clear that it is wholly suited to their needs.

### 3.3. Stockpiling of minerals (mainly for road maintenance) to service the Highway Authority's requirements locally:

Past experience over the last 5 years indicates that up to 50,000 tonnes of road maintenance minerals might be stored on this site at any one time. Throughput and therefore the number of HGV movements associated with delivery and dispatch cannot be estimated accurately given that demand is subject to a number of unpredictable variables. However, the number is unlikely to vary significantly from the levels prevailing over the past five years and, compared with historic levels of HGV traffic associated with the operating quarry, it will be negligible.

Movement of such materials, particularly outbound, could take place at any time of day or night, but generally between 0600 and 1800 hrs on any day of the year.

## 4. Security

The site is subject to 24 hour on site surveillance and monitoring.

## 5. Environmental impact

The site is entirely screened from outside by intervening solid topography and thus has no visual or landscape impact on the surrounding land. Noise and dust are in any event minimal and effectively contained within the site.

The site has no heritage, ecological or archeological value, having been originally excavated out of solid limestone and used for industrial purposes over at least the past thirty five years.

No fuels are stored on site.

## 6. Conclusion

The existing (and proposed) uses were approved in 2011 as causing no harm to the visual and rural character of the open countryside, nor would they prejudice the restoration and aftercare of the mineral resource. They also remain compliant with the aims and policies of the current Development Plan and with national planning policy.

For these reasons it is considered that there are no sound planning reasons to refuse approval for the alteration of the expiry dates in Conditions 3 and 4 of the 2011 permission from 31 May 2011 to 31 May 2026.