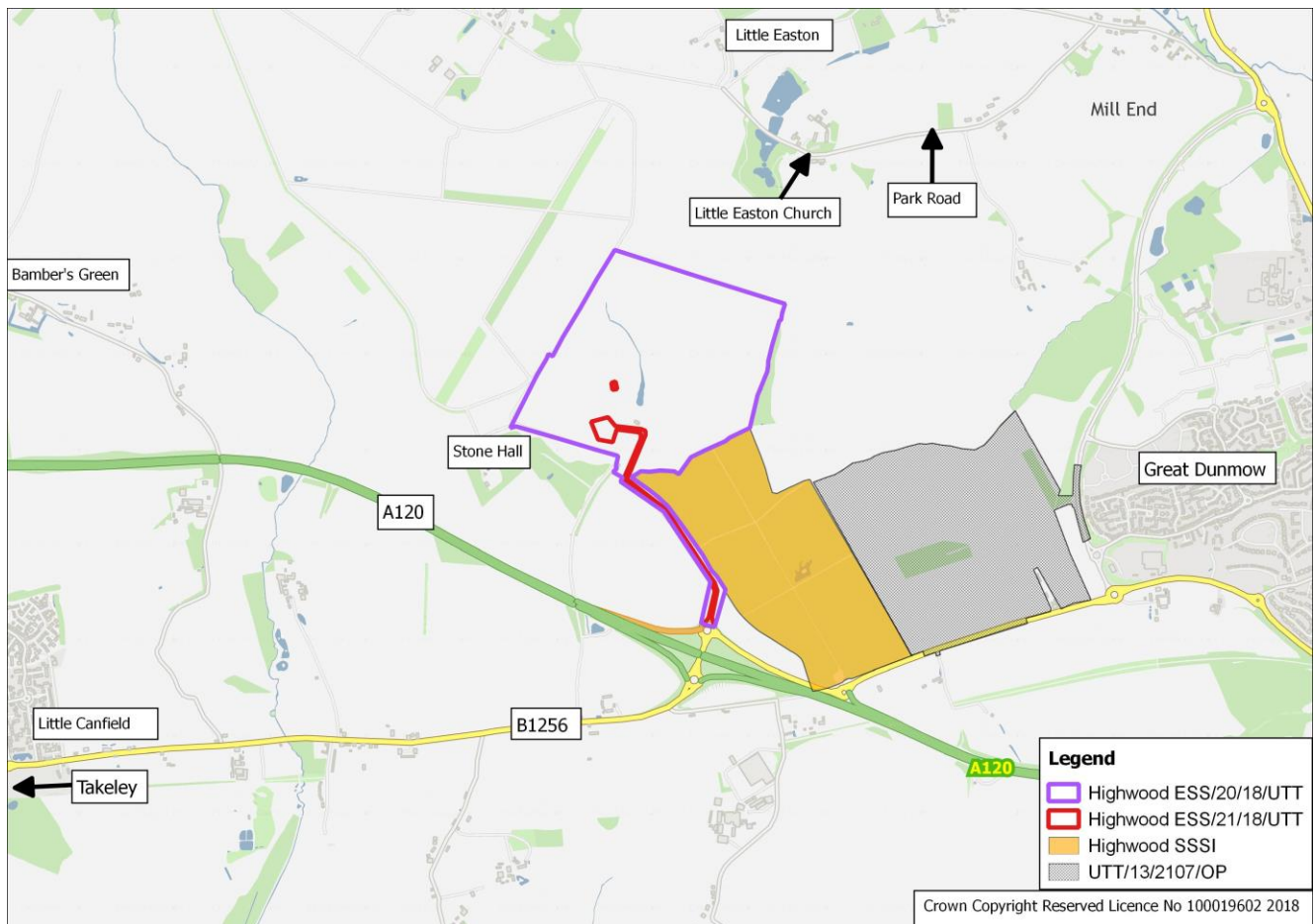


**DR/42/20****Report to:** DEVELOPMENT & REGULATION (18 December 2020)**Proposal:** MINERALS AND WASTE DEVELOPMENT

- 1) Continuation of the winning and working of sand and gravel, erection of a concrete plant, workshop and ancillary buildings, and the importation and treatment of inert material to produce secondary aggregate and reclamation material for progressive restoration to landscaped farmland originally permitted by planning permission ref. ESS/20/18/UTT without compliance with Conditions 4, 67 and 69 (Hours of operation) to allow heavy goods vehicles to travel off site between the hours 0600 and 0700 Monday to Saturday.  
Ref: ESS/16/20/UTT
- 2) Continuation of the Importation of 70,000m<sup>3</sup> per annum of inert waste and the installation and use of a soils washing plant for the recycling of waste, together with associated access onto the highway and a separate silt press as permitted by planning permission ref. ESS/21/18UTT without compliance with condition 4, 6, 17 and 19 (Hours of operation) to allow heavy goods vehicles to travel offsite between the hours 0600 and 0700 Monday to Saturday.

**Ref:** ESS/16/20/UTT & ESS/17/20/UTT**Applicant:** Sewells Reservoir Construction Limited**Location:** Highwood Quarry, Stortford Road, Great Dunmow, Essex, CM6 1SL**Report author:** Chief Planning Officer (County Planning and Major Development)**Enquiries to:** Claire Tomalin Tel: 03330 136821The full application can be viewed at <https://planning.essex.gov.uk>



## 1. BACKGROUND

In June 2020 the Committee previously considered a [report](#) with respect to two planning applications to vary the conditions of planning permissions ESS/18/20/UTT and ESS/21/18/UTT to allow loaded HGVs to leave the site between 6am and 7am at Highwood Quarry. The Committee resolved to grant planning permission for both applications, subject legal agreements and conditions.

## 2. SITE

Highwood Quarry is located south of Little Easton village on the redundant Easton Airfield, west of Great Dunmow. The site is accessed from the south by a purpose-built access road and access is directly onto the grade separated junction of the B1256 and A120(T).

The nearest residential property to the site is Stone Hall (Grade II Listed Building) located approximately 250m to the south west of the application site within woodland, currently unoccupied. B Lodge lies to the south of the extraction and is being used as office facilities for the mineral/waste operator. Little Easton village lies to the north, the church being approximately 1.2km from the minerals and waste processing yard. Properties on Stortford Road, Little Canfield south of the A120(T) are approximately 1km from the application site. Existing properties to the east in Great Dunmow are approximately 1.35km away from the site, although new housing is permitted such that once these properties are built the nearest property east of the site will be approximately 500m from the access road.

To the south east of the site and north east of the haul road is High Wood, an SSSI and an Ancient Woodland.

Little Easton Footpath 24 lies just south of the processing/extraction area and crosses the haul road.

The quarry/landfill and processing area lies within the parish of Little Easton, the access road and junction with the A1256 lie within Little Canfield Parish. The site does not lie within Gt Dunmow Town Council boundary, but the southern half of High Wood SSSI, is within the parish of Gt Dunmow

### **3. PROPOSAL**

The applications sought to allow HGVs to be able to leave the site between 6am and 7am Monday to Friday, but only for those deliveries being made west along the A120/M11 towards London. This is in addition to the normal operational hours.

A trial period of one year had originally been granted permission; these planning applications seek to make this change of hours permanent for the life of the mineral and waste development, currently 2026.

There would be no operation of mobile or fixed plant within the minerals/waste site until 7am. HGVs leaving the site would have been loaded the night before and parked in a forward facing direction to avoid the need for any reversing manoeuvres.

### **4. LATEST POSITION REGARDING THE LEGAL AGREEMENT**

The legal agreement associated with each permission is required for 2 reasons; firstly to ensure the previous legal obligations remain associated with the new planning permissions. Secondly to incorporate amendments to the previous obligations, namely clarifying that HGVs may only travel west on the A120 to the M11 and then onwards to London and when referring to London this is defined as anywhere within the M25.

To date the legal agreements/deed of variations have not been completed, although signed copies are expected to be received imminently.

Uttlesford District Council has commenced preparation of a new Local Plan with initial consultation on Issues and Options in October 2020, however the plan is at too early stage to have any weight. It is considered that there has not been any significant change in adopted planning policy and no new material planning considerations have arisen that would affect the June 2020 resolutions.

Until the deeds of variation are completed the planning permissions cannot be issued.

### **5. RECOMMENDED**

That planning permission be GRANTED subject to:

### **ESS/16/20/BTE**

1. The prior completion, within 3 months, of a deed of variation to the existing legal agreement to address the following:

1.1 To ensure the original legal agreement remains associated with new planning permission ESS16/20/UTT

1.2 To impose the following obligations:

- a. Restricting HGVs leaving the site between 6am and 7am to only those travelling westwards on the A120(T) to the M11 and onwards to London
- b. No HGVs to exit the site between 6am to 7am to use the B1256 eastwards through Great Dunmow or westwards through Little Canfield
- c. No HGVs to arrive at the site between 6am and 7am

2. Planning permission subject to the conditions set out in Appendix A, updated if necessary where schemes are approved.

### **ESS/17/20/UTT**

1 The prior completion, within 3 months, of a Legal Agreement under the Planning to secure obligations covering the following matters:

- a. Restricting HGVs leaving the site between 6am and 7am to only those travelling westwards on the A120(T) to the M11 and onwards to London
- b. No HGVs to exit the site between 6am to 7am to use the B1256 eastwards through Great Dunmow or westwards through Little Canfield
- c. No HGVs to arrive at the site between 6am and 7am

2. That planning permission subject to the conditions set out in Appendix B, updated if necessary where schemes are approved.

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## **BACKGROUND PAPERS**

Consultation replies  
Representations

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## **THE CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2017 (AS AMENDED)**

The proposed development would not be located adjacent to a European site.

Therefore, it is considered that an Appropriate Assessment under Regulation 63 of The Conservation of Habitats and Species Regulations 2017 is not required.

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## **EQUALITIES IMPACT ASSESSMENT**

This report only concerns the determination of an application for planning permission. It does however take into account any equality implications. The recommendation has been made after consideration of the application and supporting documents, the development plan, government policy and guidance, representations and all other material planning considerations as detailed in the body of the report.

### **STATEMENT OF HOW THE LOCAL AUTHORITY HAS WORKED WITH THE APPLICANT IN A POSITIVE AND PROACTIVE MANNER**

In determining this planning application, the Local Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application by liaising with consultees, respondents and the applicant/agent and discussing changes to the proposal where considered appropriate or necessary. This approach has been taken positively and proactively in accordance with the requirement in the NPPF, as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

### **LOCAL MEMBER NOTIFICATION**

UTTLESFORD - Dunmow

UTTLESFORD - Thaxted