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HEREFORDSHIRE COUNCIL
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To:

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**PLANNING APPLICATION for variation of planning
permission SWDC/2005/3913/M to allow extension of time
to delve, for quarrying of flagstones, stone tiles, and
building stone**

**Llandraw Farm, Craswall
Herefordshire HR2 0PW**

PLANNING STATEMENT

**Adrian Phillips
Black Mountain Quarries**

September 2013

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MINERALS APPLICATION FORM SUPPLEMENT
Letter to Herefordshire Council

1. INTRODUCTION

- 1.1. The application site is an existing site for the extraction of stone: however, since it involves the removal of stone slabs from a stratum of rock which is near the surface, and is on a small scale, it can be termed a "delve" rather than a quarry. The stone is sandstone (Devonian Old Red), which in this particular case has the property of being able to be split in thin pieces along bedding planes to form sandstone flags and roof tiles. It is green/grey in colour, with some brown hues. Because it can be used for hand-trimmed traditional roofing slates, it is a very specific and significant source of conservation stone. Appendix 1 includes the original planning permission and plan. Appendix 2 shows some of the uses to which stone from this delve has been put in recent years, and Appendix 3, the flagstones as bedded and as shaped on site.
- 1.2. Following removal, the stones are split and shaped, to form a range of thicknesses of usable stone. Much of the work is skilled hand-work. It is normally the case that this sort of stone is extracted to order, so that the appropriate work can be carried out, depending on its destination. Since most use is for conservation stone, for renovations, replacement, and extensions with regard to existing historic buildings in the locality, demand fluctuates, and site working tends to be sporadic, and is small-scale.
- 1.3. The full site for which planning permission was granted has not been wholly excavated.
- 1.4. The application takes the form of a variation of planning permission DCSW2005/3913/M. It is proposed that the following conditions are varied:
 - Condition 2 – the extension of expiry time of the permission by 7 years
 - Condition 3 – alterations to the plans and documents relating to the working of the site
 - Condition 14 – minor alteration to the provisions

2. SITE LOCATION AND DESCRIPTION

- 2.1. The delve is in a field off a C-class road leading east from the settlement of Craswell, in a valley to the north-east of the Black Mountains. It was granted planning permission in 2006. It can be noted that stone roofing tiles and slabs were taken from the adjoining field in earlier times. A track constructed as part of the permission leads south for 140 metres and through the field, down a gentle slope. The existing delve is on the east side of this track, which terminates in the excavation. The excavation is an area approximately 50 metres x 50 metres, which together with the access track is about 0.4 hectares. Location plans at 1:25000 and 1:2500 are provided (GPP/BMG/LD/11/01 and "Location plan 1:2500). The Site Plan is provided under reference GPP/BMG/LD/13/01.
- 2.2. The site is within a field which is used as pasture for mainly sheep. The west boundary of the field is marked by a substantial old hedge, together with a copse towards the road. More significant trees are found to the south of the site, some within the field. On the east field boundary, there is a strip of land on which there are significant trees, as well as a length where the boundary is a thin hedge. These, together with other trees and hedges within a pastoral landscape, with a pattern of small hedged fields, copses and woods, allow the delve to be to some extent screened from various viewpoints.
- 2.3. The area is characterised by scattered settlement within this landscape. To the south-west rise the Black Mountains. Buildings in the area reflect the widespread use of the local sandstone. Craswall Parish Church has sandstone roof slates.
- 2.4. No dwellings are closer to the excavation site than 210 metres, with 5 between 210 and 300 metres.
- 2.5. The road access is from a single-carriageway rural road with passing places. It leads between Michaelchurch and Craswall. 200 m to the north-west this joins a single carriageway road which follows the valley bottom alongside the River Monnow, leading north to Craswall and south to Longtown.

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- 2.6. The delve is on sloping land, with the River Monnow at a distance of approximately 165 metres to the south-west. The slope is irregular and somewhat reflects the rock strata underlying it, and most likely, historic working of stone in small quantities. Round the delve there is a low grassed-over bund of topsoil, and some overburden. A stone track leads from the access track to the floor of the delve to allow heavy machinery to reach the rock faces. The floor of the delve contains piles of rock waste, and also rock slabs and building stone.

3. PLANNING HISTORY AND THE PROPOSAL

3.1. Planning History

A planning permission under the reference SW2005/3913/M was approved in 2006. The text and location plan forms Appendix 1. This permission comprised an approximately square area of 0.25 ha, together with the access track from the highway.

3.2. The proposal

It is proposed to extend the life of the delve, to allow the continuing extraction of high quality slabs, roofing slates and other stone products.

3.3. It is proposed to vary Condition 2 to state:

"The development, including restoration of the site for which permission is hereby granted, shall cease not later than 7 years from the date of this permission, unless otherwise agreed in advance in writing by the Minerals Planning Authority."

3.4. It is proposed to vary Condition 3 to state:

"The development shall be carried out in all respects in accordance with the approved plans and documents (*as defined*) except where agreed in advance in writing by the Minerals Planning Authority, or where otherwise stipulated by conditions attached to this permission."

3.5. It is proposed to vary Condition 14 to state:

"No excavation shall take place below the depth of the water table. Even if the water table is not encountered within 6 m of ground level, then no further excavation shall take place below this depth, unless otherwise agreed in advance in

writing by the Minerals Planning Authority in consultation with the Environment Agency.” Further information is at paragraph 5.16.

- 3.6. The proposals thus allow for the further working of the permitted area, and in view of the conformation of the bedding, more effective extraction of available rock suitable for high quality heritage construction products.

3.7. Activity

The nature of the business means that work is sporadic, depending on the orders, or the type of stone arisings at the time. Stone use is partly determined by thickness when split, hearth stones are thicker than flagstones. Orders for sandstone roofing tiles will result in a different range of activity to orders for flagstones. Because of the nature of the building works involved which require these specialist materials, orders may be very specific, in terms of measurements, thickness, etc. Very little stock is prepared, because this would not be economic in terms of man-hours used. This situation does however underline the need for flexibility, in terms of phasing and stone sourcing with respect to the site. A Site Working Plan reference GPP/BMG/LD/13/02 is provided.

- 3.8. Therefore, it is likely that the delve will be inactive for days at a time. The type of order will generate certain activities, and some may need mechanical work such as sawing, or moving stone. A 360 degree excavator is used for heavy work, such as moving overburden, and lifting out stone. This use is occasional or sporadic. Depending on the size of slabs taken out of the ground, they may be sawn to make them a useful or saleable size. This is done with mobile sawing equipment . This is in the nature of a 4-stroke engined road saw: another saw is used to saw in-situ, which has a 2-stroke petrol engine, brought to the site on occasion, and used occasionally. Generally workers visiting the site do so for less than a working day, and are generally two persons, the maximum, rarely, would be 4. Splitting is done by hand, by experienced workers. Water is taken to the site in containers for staff use and for purposes of damping the 4-stroke saw.

- 3.9. A tractor-loader or dumper truck is used in connection with moving topsoil and overburden e.g. for storage. A tractor may also be used for the lifting of rock

sections to a place they can be sawn and split. It is estimated that on a busy day of working for stone, the tractor or 360 degree excavator would be in action for one-two hours, on and off. However, it is often the case that workmen will come to the site for a period of only a few hours to fulfil a small or part-order.

- 3.10. A small part of the stone excavated is used for building stone, and occasionally a cropper is used. A resume of mechanical plant used on the site is at paragraph 5.2. A small caravan is kept on the site to provide required storage and shelter.
- 3.11. The slabs/tiles are stored stacked on end in pallets or cages, and generally these will be stored to the east of the trackway, from which deliveries of batches of slabs can be picked up. Some stone is stored in the delve for loading into a lorry.
- 3.12. Restoration objectives
The aims of the Restoration Scheme are to leave the quarried area tidy, and as land which can be beneficially used – in this case, as pasture, which is characteristic of the setting.
- 3.13. Since the field is pasture, and the topography across the site is sloping, restoration can be achieved by infilling as above, - it is not intended to use imported soils or stone. Relatively minor changes in the slope would be produced, with one or two slightly steeper sections and platforms which would not be inconsistent with the general landscape. However, it is intended that, subject to safety of later livestock on the site, some rock faces and levels will be left exposed to reflect the history of rock extraction, and illustrate the character and quality of the rock formation which underlies the ground surface. While the land will swiftly revert to pasture when the soils are replaced and seeded, small rock faces and some small areas of bedded rock will encourage some biodiversity.
- 3.14. Restoration comprises:
- Filling in the majority of the delve
 - Depending on the rock features, grading overburden to leave geologically interesting areas exposed

- Re-grading the edges of the delve to allow a natural join between the worked area and the surrounding field, and topsoil to be spread
- In addition, the access track would be reduced to ground level and the stone back-filled into the delve, leaving a surface which would green over but still provide a firm base for agricultural access.
- If necessary, erecting small lengths of stock fencing to ensure the safety of sheep and cattle

3.15. Because extraction is still taking place, it is not possible at this time to identify geological features which could be exposed at restoration. Resultant levels would also have to be calculated having regard to the stone and fill available at the site. It is suggested that if the proposal is approved, that a condition requiring a Restoration Plan is included, so that the objectives of the restoration plan can be agreed and represented by an appropriate scheme.

3.16. It can be noted that this delve represented the opening up of an earlier delve, and that there are other nearby remnants of old delves. The principles of restoration in this context can include reflecting the local stone industry and its impact on old buildings and the landscape, to which it has made a great contribution. It is therefore considered that the resulting topography can reasonably reveal modest "lumps and bumps" in the valley side, and geological features such as the fine bedding of the sandstone can be exposed, to add to the historic context of the area. At the same time the grazing land available will not be unduly compromised.

4. NATIONAL GUIDANCE AND LOCAL PLANNING POLICIES

4.1. The nature of the proposed use – Conservation and Dimension Stone, in particular, roofing slates and paving slabs, and some building stone

The working of conservation stone is a specialised area of mineral extraction, involving very small quantities and different patterns of working to those of most mineral extraction. Primarily, minerals policies relate to large-scale provision of the materials which make up the country's infrastructure, such as sand, gravel and aggregates. Also included is limestone for cement manufacture, and brick clay.

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- 4.2. Blockstone is quarried in significant, but not vast, quantities where demand is relatively high – this includes stone which is used for sawing for feature stone for buildings, and for chopping for building stones. Here there is often a substantial element of smaller stone which is used for aggregates for concrete, decorative purposes, driveways etc.
- 4.3. However, there are few places, such as Llandraw Delve, where the stone is suitable for the production of slabs and tiles, and demand for these expensive specialist items is restrained. Partly due to the availability of less expensive foreign imports which are used in many circumstances, the most robust market for home-produced stone tiles and flagstones is that of the conservation building industry, with extensions and repairs to Listed Buildings, and work in Conservation Areas. There are various types of stone required for these projects, so actual demand is limited to areas which produce vernacular buildings in the same stone as the quarry.
- 4.4. It is therefore necessary to take into account the special circumstances of the proposed extension of life of the delve, and bear in mind the need for flexibility so that the inherent demand for the stone products can be met at reasonable cost. The continued use of these products is an important element of the historic landscape and of the Heritage section of the economy, in particular, in Herefordshire. It is suggested that it is a material consideration in reviewing existing national, regional and local planning policies.
- 4.5. **The National Planning Policy Framework (NPPF)**

Sustainability is identified as being a priority: it also states that planning authorities should support a wide range of economic activities in rural areas. Farm diversification is also supported where sustainable development objectives are contributed to, and where they are consistent in their scale to their rural location.

COMMENT: The proposal is consistent historically with the tradition of delves in the area for the extraction of stone of various types for a range of building work. There are a significant number of historic buildings, including early churches, which are constructed of similar stone. The activity brings income to a rural area, and

encourages the learning of craft skills which are in danger of being lost. Quantities are small. The sourcing of the products allows competition (keeping prices reasonable) and supports the upkeep and preservation of historic buildings for future generations, for cultural benefit and for the economic health of the tourist industry. The activity is also a farm diversification.

- 4.6. *The NPPF includes ensuring that biological and geological diversity are conserved and enhanced....to conserve, enhance and restore the diversity of England's wildlife and geology...*

COMMENT: the site is grazing land, but not designated as of special interest. The operations on the site have already been taking place, and no harm has been identified to the above interests. It may be possible that the later restoration allows the revealing of interesting stratification which can lead to a better understanding of geological formation and historic use, together with providing more opportunity for biodiversity.

- 4.7. *Paragraph 144 is the most significant for this application - when determining planning applications, local planning authorities should take into account various points of which 8 and 9 are relevant and as follows:*
- *Consider how to meet any demand for small-scale extraction of building stone at, or close to, relic quarries needed for the repair of heritage assets, taking account of the need to protect designated sites*
 - *Recognise the small-scale nature and impact of building and roofing stone quarries, and the need for a flexible approach to the potentially long duration of planning permissions reflecting the intermittent or low rate of working at many sites*

4.8. **Local Planning Policies**

Herefordshire is a Unitary Authority. The relevant documents are:

Herefordshire Core Strategy General Policies March 2013

The relevant policy is similar in theme to Saved Policy M4 of the Minerals Local Plan, but more specific.

Policy M4 – Small Scale non-Aggregate Building Stone and Clay production:

Proposals for the small scale extraction of building stone and clay will be permitted where:

- 1. there is a demonstrated need for the material for the preservation of local distinctiveness, in particular features and/or building techniques of local historic or architectural interest, repair of listed and vernacular buildings, other structures or archaeological sites, or*
- 2. suitable stone of a particular type necessary for a specific project has been identified as likely to exist in appropriate quantity; and*
- 3. the anticipated timescales for quarry operations, including any requirements for intermittent working, have been assessed and can be justified, and*
- 4. the majority (i.e. more than 50%) of the site's output would be for non-aggregate use; and*
- 5. any significant adverse impacts from the mineral extraction can be identified and mitigated; and*
- 6. the site is capable of reclamation to a beneficial use, including geological and/or scientific research, positive benefits to biodiversity, wildlife habitats and/or agriculture*

COMMENT: the proposal complies with this policy. While it is not adopted, the policy is similar to the adopted policy and reflects desirable outcomes.

4.9. Herefordshire Unitary Development Plan adopted March 2007

The Minerals Section sets out objectives of which the following are relevant:

- Ensure environmental impact of extraction is minimised in respect of its impacts on nearby communities, the landscape, nature conservation and biodiversity
- Ensure that land used for mineral extraction is returned to a state suitable for a beneficial afteruse
- To provide for appropriate mineral extraction to meet specialist needs

- 4.10. Saved Policy **M4** addresses non-aggregate building stone and small scale clay production. The preamble notes the importance of building or "dimension" stone, for the conservation of historic structures. "There is a strong case for encouraging the development of small scale dimension stone quarries....in order to maintain local

distinctiveness.” Traditionally, sources of stone were very local and chosen for particular qualities, such as ease of sawing or carving, and it is highly desirable to have such stone available for repairs or matching old buildings. It is also significant in helping to avoid the stripping of barns etc. for second-hand stone.

Policy M4 states:

Proposals for the extraction of non-aggregate building stone or clay will be permitted where:

- 1. the need for the material for the preservation of local distinctiveness, particularly features of local historic and architectural interest, listed and vernacular buildings or archaeological sites, outweighs any material harm extraction might cause to matters of acknowledged importance*
- 2. the proposed workings are small-scale*
- 3. the proposal is limited to the production of non-aggregate materials*

COMMENT:

The proposal complies with this policy. Appendix 2 illustrates buildings which have been repaired or developed using stone from this site. They are of historic importance, and also make a contribution to the landscape.

- 4.11. Mention has been made at the beginning of this section on the fact that it is believed that the availability of conservation stone products is a material consideration, due to the need to conserve historic heritage and enhance the historic landscape. The website www.englishstone.org.uk (the English Stone Forum) has much information to illustrate the need for small-scale extraction of building stones of various types, including, under “Home, Issues, Stone for roofs” a very clear explanation of the issues, and a case study in Shropshire of the opening of the Pitchford Delve, which allowed the restoration of Pitchford Church roof.

5. ENVIRONMENTAL CONSIDERATIONS

5.1. Traffic

The delve is already operating, and the proposal represents a further time period. The activity is an agricultural diversification in that the land is rented from a local farmer. Farming activity does in any case generate traffic onto the road system.

Traffic to and from the site occurs currently and is very minimal, in particular because it is sporadic, and carrying products which are comparatively high value- they are not bulk products. All waste rock and soils are retained on site for restoration. Traffic includes the van in which the stone workers visit the site 2-4 times per week on average, lorries on which different types of specialised stone product is taken off the site. Condition 10 relates to deliveries and it is not proposed to vary this condition.

5.2. Noise

The following machines are operated at the site, on a sporadic basis.

- Small lorries or vans – bringing workers and equipment, and removing slabs, tiles
- Tractor/telescopic loader – used for clearing off soil, etc, lifting to bunds, lifting out rock, transporting to sawing/splitting area or loading area, backfilling.
- 360 degree excavator – occasionally used for help with excavation
- 4-stroke petrol saw – mobile – for sawing rock to form saleable slabs – takes place within the excavation
- 2-stroke petrol saw – mobile – for sawing rock in-situ (occasionally) – takes place within the excavation
- Hand-held Hammer/chisel – splitting – takes place normally within the excavation
- cropper – occasionally used for building stone

5.3. Bearing in mind the small areas of activity at any one time, most types of noise do not last for long periods. Working is undertaken weekdays and Saturday mornings as required. The tractor/loader is estimated to generally be utilised as follows:

- a. clearing an area, heaping soils etc, scraping, excavation, for 4 hours on an average of once per fortnight
 - b. moving slabs – average one hour twice per week
 - c. other jobs – average half hour twice per week
- Lorries/vans – average of one or two visits per day, twice per week
- 360 degree excavator – once per week on average (depends on type of work)
- 4-stroke saw – 4 hours, intermittent, average 3 times per week

2-stroke saw – half an hour, average once per week

- 5.4. Some of these machines are characteristic in a farming area, and are therefore not incongruous. Noise levels for the tractor etc are limited by silencer. Other noises are similar to those of agricultural or forestry operations. Noise from sawing is mitigated by taking place within the excavations. The nearest dwelling is 210 metres. It is therefore considered that the activity does not have an unduly detrimental impact on local residents.

5.5. **Dust**

The character of the working of this delve does not in general result in dust, since it is a slow and careful excavation so as not to damage valuable stone. The work is done at some distance to the road, and dust and mud are not taken onto the road. Water is used with the saw and reduces dust at that point: however quantities are small compared with conventional rock excavation.

5.6. **Ecology**

The site is an agricultural field used for pasture, and the application concerns the existing delve and access. No undue ecological impacts are anticipated to result from this proposal.

- 5.7. The site of operations is as defined on Plan GPP/BMQ/LQ/13/2, which is an area which has been worked during the 7-year life of the planning permission. As a result of excavation and the movement of plant and equipment over recent years, no significant flora are present. No fauna of significance are likely to use the site as habitat.

- 5.8. In view of these circumstances, it is not considered proportionate/necessary to employ the services of expert consultants to make further assessment with regard to flora and fauna.

5.9. **Landscape**

The site can be seen in the landscape, since it is a valley-side delve, and can be identified not only from other points in the valley, such as the opposite slopes, but also from the significant mountains to the south of which Black Hill is the nearest.

5.10. The site has tall hedgerows together with hedgerow trees, to the east and west, and roadside hedging along the northern field boundary. These hedgerows screen the delve from viewpoints along the roads to a large extent. In the wider landscape they combine with the characteristic field-boundary vegetation of hedges, and copses, to screen the site from many viewpoints. However, it is visible from some view points.

5.11. The delve is operated as a surface excavation, and much of the stone extracted is high quality, with relatively little waste. Therefore, ancillary stores of waste stone are small. Stored topsoil and over-burden bunds are insignificant and greened over.

5.12. However, in landscape terms, the use of such delves over generations of habitation has been characteristic in this area. The stratification of the sandstone lends itself to man's use, and this is illustrated in the following buildings in the vicinity – Craswell Church, Craswell Priory, Michaelchurch Court, and many local farmsteads.

5.13. While some disturbance to the agricultural landscape takes place through the working of a delve, this is not inconsistent with the way the landscape itself has developed. In this area, apart from the buildings, there are many walls and infrastructure built in local sandstone, including fine roofing tiles and paving slabs such as those produced at the application site.

5.14. It is considered that the impact on the landscape as proposed by this application is acceptable in the historical context and of the contribution made by its use. Neither is its impact actively harmful to the character and large scale of its setting.

5.15. **Hydrology and Water Resources**

The excavation does not dip below groundwater levels. The delve is located on a gentle slope above the River Monnow, into which drain small surface watercourses or ditches which are located on either side of the application site. As it is worked in

small sections, little difference is made to surface water run-off, and in the excavation of the delve, groundwater has not been encountered, because of the permeability of the sandstone, although a little surface-water run-off in wet conditions is occasionally apparent on the floor.

- 5.16. Condition 14 of the existing planning permission DCSW2005/3913/M states that

"No excavation shall take place below the depth of the water table. Even if the water table is not encountered within 5 m of ground level, then no further excavation shall take place below this depth, unless otherwise agreed in advance in writing by the LPA in cons with EA"

Variation of condition 14 is proposed, to allow excavation to extend to 6 metres, but this is only in respect of a narrow band on the uphill side of the delve, where the slope of the original ground level may insignificantly exceed 5 metres above the floor. However, so far, experience has been that this area is unlikely to produce more high quality paving slabs or tiles, but because of the natural variability of the deposits, in terms of splitability and consistency, this variation is proposed to allow some flexibility if necessary, and does not involve excavating below the water table.

- 5.17. No fuel is held on site. In the event of small leakage from the plant on site, there is a spillage kit kept in the caravan on the site. Operatives are trained in spillage procedures. Water used in connection with the saw is estimated as a maximum of 65 litres in any one day, and would occur only rarely. The workings are low key and in relative terms, very minor in scale. They are also sporadic. No problems have been encountered since opening the delve.

6. CONCLUSIONS

- 6.1. There is an identified need for conservation stone, of which thin-bedded workable sandstone is a particularly special category. Herefordshire's countryside has been the location of many small quarries and delves, which have supplied the material for its vernacular buildings and infrastructure. There are now few of these sites still open, partly because of the difficulty in making them economically viable. Demand for these specialist products fell over the last century or so, but the Heritage movement and Conservation legislation of more recent years has emphasised the

importance of sympathetic restoration and use of stone which is local and appropriate.

- 6.2. The particular products of this delve are roofing slates, hand-shaped; paving slabs, hand-riven; building stone (relatively thin-bedded). However, the stone itself is variable in its suitability for any of the above: patches of stone are found to be irregularly bedded, or unexpected liable to fissures. Over the time the applicant has worked the delve it has become apparent that frequent changes in the character of the stone mean that alterations have to be made to the working arrangements, and that it is very difficult to foresee where consistent quantities of stone, for example, for a particular order, will be sourced within the delve.
- 6.3. The applicant has played a part in making such stone more accessible and affordable, and has had significant orders, albeit on a sporadic basis. This application is to enable him to continue with the supply of high quality products in stone, mainly for the conservation market and for local use. The stone is becoming known in the market and continued production is desirable to provide this supply. The working of the delve also makes a contribution to the local economy, as well as continuing a centuries-old local tradition.
- 6.4. It is therefore requested that the relevant conditions can be varied as suggested.

COPY

PLANNING PERMISSION

Applicant:

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Hereford
HR2 0PW

Agent:

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HR2 9UA

Date of application: 8th December 2005

Application code: **DCSW2005/3913/M**

Grid ref: 29901,34109

Proposed development:

SITE: Llandraw Farm, Craswall, Hereford, Herefordshire, HR2 0PW

DESCRIPTION: Re-opening of disused delve for the extraction of sandstone for stone roof tiles, flagstones and building stone

THE COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL hereby gives notice in pursuance of the provisions of the above Acts that PLANNING PERMISSION has been GRANTED for the development described above in accordance with the application and plans submitted to the authority subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission. Written notification of the date of commencement shall be sent to the minerals planning authority within 7 days of the commencement.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, and to define the commencement of the development.

2. The development, including restoration of the site for which permission is hereby granted, shall cease not later than 7 years from the date of the commencement of development as notified to the minerals planning authority under Condition 1, unless otherwise agreed in advance in writing by the minerals planning authority.

Reason: Required to be imposed by Section 72(5), and paragraph 1 of Part 1 of Schedule 5 of the Town and Country Planning Act 1990.

3. The development shall be carried out in all respects in accordance with the approved plans (drawing nos. 2, 2.1, 3, 3.1 and 4 and the operational detail in the submitted application form and Annex 1: Mineral Extraction and Processing), except where agreed in advance in writing by the minerals planning authority, or where otherwise stipulated by conditions attached to this permission.

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development and in accordance with Structure Plan Policy CTC.9 and Local Plan Policies GD.1 and C.1.

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4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any Order revoking and re-enacting that Order with or without modification, no development within Schedule 2 Part 19 shall be undertaken other than with the prior written agreement of the minerals planning authority.

Reason: To control the development of the site and in accordance with Structure Plan policies M4 and CTC9 and Local Plan policies GD1 and C1.

5. Before any other works hereby approved on the application site are commenced, the new entrance shall be set back 4.5 metres minimum from the nearside edge of the adjoining carriageway. On each side of the set back entrance splays shall be formed at an angle of 45 degrees with the highway boundary and the whole of the splayed areas shall be graded and cleared so that no part thereof exceeds a height of 0.6 metres above the relative level of the adjoining carriageway.

Reason: In the interests of highway safety and to comply with Local Plan Policy GD.1.

6. Before any other works hereby approved are commenced, visibility splays shall be provided from a point 0.6 metres above ground level at the centre of the access to the application site and 4.5 metres back from the nearside edge of the adjoining carriageway (measured perpendicularly) for a distance of 33 metres in each direction along the nearside edge of the adjoining carriageway. Nothing shall be planted, erected and/or allowed to grow on the triangular area of land so formed which would obstruct the visibility described above.

Reason: In the interests of highway safety, and to comply with Local Plan Policy GD.1.

7. Any new access gates/doors shall be set back 10 metres from the adjoining carriageway edge and shall be made to open inwards only.

Reason: In the interests of highway safety, and to comply with Local Plan Policy GD.1.

8. Before any other works hereby approved are commenced, the highway verge crossing to be constructed to Highways Authority specifications shall be carried out in accordance with a specification to be submitted to and approved in writing by the local planning authority, at a gradient not steeper than 1 in 12.

Reason: In the interests of highway safety, and to comply with Local Plan Policy GD.1.

9. Prior to the occupation of the development hereby approved the driveway and/or vehicular turning area shall be consolidated, surfaced and drained in accordance with details to be submitted to, in advance, and approved in writing by the local planning authority.

Reason: In the interests of highway safety, and to comply with Local Plan Policy GD.1.

10. There shall be no more than 3 vehicle movements outbound from the site on any day for transporting stone, and not more than 12 in any week, unless otherwise agreed in advance in writing by the minerals planning authority.

Reason: To minimise any additional traffic impact in accordance with Local Plan policy GD1 (xviii).

Cont'd ...

11. No soil moving or stone extraction shall take place until the boundaries of the delve hereby permitted have been permanently marked out on the ground by means of posts and the marker positions have been agreed in writing by the minerals planning authority. The agreed boundary markers shall be retained throughout the life of the development of the site.

Reason: To identify the area permitted for extraction and to comply with Structure Plan policy CTC2 and Local Plan policy C8.

12. No machinery shall be operated, no process carried out and no deliveries taken at or despatched from the site outside the following times: 0800 hours to 1700 hours Monday to Friday, 0800 hours to 1300 hours on Saturday, nor at any time on Sundays, Bank or Public Holidays, unless otherwise agreed in advance in writing by the minerals planning authority.

Reason: In order to protect the amenity of nearby properties in accordance with Local Plan policy GD1 (vi).

13. All stripped soils and overburden shall be saved on site and stored in accordance with the submitted plans and used for re-spreading to complete the restoration of the site

Reason: In the interests of nature conservation and agriculture and to ensure successful restoration of the site in the spirit of Local Plan policy C8.

14. No excavation shall take place below the depth of the water table. Even if the water table is not encountered within 5m of ground level, then no further excavation shall take place below this depth, unless otherwise agreed in advance in writing by the local planning authority in consultation with the Environment Agency.

Reason: To prevent derogation of the groundwater resource at this site.

15. Not less than 12 months before the expiry of this permission a scheme for the final reclamation and restoration of the excavations formed as a result of the development hereby permitted shall be submitted for approval in writing to the minerals planning authority. The submitted scheme shall include:

- a) the date by which the restoration will be completed;
- b) that the site shall be cleared and all plant or machinery removed;
- c) the re-spreading of all stores of soils overburden and delve waste within the excavation site;
- d) the extent of exposed rock faces to be retained;
- e) proposals for the final landform and treatment of the restored surfaces and delve faces in the interests of nature conservation, scientific study or agriculture;
- f) details of the grading of any exposed rock faces to be retained, to remove any significant vertical drop.

On cessation of the winning and working of minerals the scheme shall be implemented without delay in accordance with the approved details.

Reason: In the interests of landscape quality, nature conservation and public safety and to comply with Structure Plan policies M3, M4, CTC6 and CTC12 and Local Plan policies C8 and C15.

Cont'd ...

16. Backfill material intended for the resulting void shall be inert and of similar permeability to the excavated rock.

Reason: To protect the quality of controlled waters in the area and to ensure that recharge of groundwater resources is not significantly altered.

17. Only uncontaminated soil and rock spoil arising from on site shall be used for restoration, with no importation or deposit of other materials.

Reason: To prevent pollution of the environment in accordance with Local Plan policy C47.

18. Prior to the cessation of the winning and working of minerals, a scheme for the aftercare of the restored site shall be submitted to and approved in writing by the minerals planning authority. The submitted scheme shall include:

- a) proposals to ensure the reclamation of the site to nature conservation, scientific study or agriculture;
- b) details of any planting, cultivation, maintenance or otherwise treatment of the land for 5 years after the site has been reclaimed;
- c) proposals for 5 annual inspections during this period to review and if necessary amend the agreed proposals.

The reclamation shall be carried out in accordance with the approved scheme.

Reason: To ensure the site is successfully reclaimed for the purposes intended and to comply with Structure Plan policies M3, CTC6 and CTC12 and Local Plan policies C8 and C15 .

19. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound shall be at least equivalent to the capacity of any tank plus 10%. If there is multiple tankage, the compound shall be at least equivalent to the capacity of the largest tank, vessel or the combined capacity of interconnected tanks or vessels plus 10%. All filling points, associated pipework, vents, gauges and sight glasses must be located within the bund or have spearte secondary containment. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework shall be located above ground and protected from accidental damage. All filling points and tank/vessel overflow pipe outlets shall be detailed to discharge downwards into the bund.

Reason: To prevent pollution of the environment in accordance with Local Plan policy C47.

20. No blasting or burning shall be undertaken at the site

Reason: In the interests of the amenity of the locality to comply with Local Plan policy GD1.

Informative(s):

1. The attention of the applicant is drawn to the need to keep the highway free from any mud or other material emanating from the application site or any works pertaining thereto.

Cont'd ...

2. This permission does not authorise the laying of private apparatus within the confines of the public highway. The applicant should apply to Mr. P. Evans, Area Services Manager, Thorn Business Park, Rotherwas, Hereford, HR2 6JT Tel: 01432-383214, for consent under the New Roads and Streetworks Act 1991 to install private apparatus within the confines of the public highway. Precise details of all works within the public highway must be agreed on site with the Highway Authority.
3. This planning permission does not authorise the applicant to carry out works within the publicly maintained highway and Mr. P. Evans, Area Services Manager, Thorn Business Park, Rotherwas, Hereford, HR2 6JT Tel: 01432-383214, shall be given at least 28 days' notice of the applicant's intention to commence any works affecting the public highway so that the applicant can be provided with an approved specification for the works together with a list of approved contractors.
4. Drainage arrangements shall be provided to ensure that surface water from the driveway and/or vehicular turning area does not discharge onto the public highway. No drainage or effluent from the proposed development shall be allowed to discharge into any highway drain or over any part of the public highway.
5. If excavation below the water table is to be conducted, further information would be required to demonstrate, to the satisfaction of the local planning authority, that groundwater would not be effected. This may involve intrusive investigation, monitoring and water balance calculations, to allow better characterisation of the hydrogeological regime in the area around the planned works.
6. The developers should adopt all appropriate pollution control measures, both underground and on the surface, to ensure that the integrity of the aquatic environment, both groundwater and surface water, is assured.
7. The proposed excavation area is bounded by surface watercourses and as such pollution prevention measures should be put in place to prevent any impact on the watercourse. From the application it is noted that top soil is to be stored on the site, this stockpile must be at least 10m away from the watercourses to prevent any run-off entering the stream.
8. The proposal includes a plan to backfill the quarry. If any waste material is to be utilised then the following should be noted:
 - * Carriers transporting waste from, or to, the site must be registered waste carriers.
 - * The activity of importing waste into the site would require some form of Waste Management Licence. The applicant should contact the Environment Agency for further information. Please telephone: 02920 582739.
9. The decision to grant planning permission has been taken having regard to the policies and proposals in the Structure Plan and Local Plan set out below, and to all relevant material considerations including Supplementary Planning Guidance:

Hereford and Worcester County Structure Plan
 Policy M.1 - the Need for Minerals to be Worked
 Policy M.3 - Landscaping and After-Use
 Policy M.4 - Consideration of the Effects of Extraction
 Policy CTC.2 - Development in Areas of Great Landscape Value
 Policy CTC.9 - Development Criteria

Cont'd ...

South Herefordshire District Local Plan
Policy GD.1 - General Development Criteria
Policy C.8 - Development within Area of Great Landscape Value
Policy C.9 - Landscape Features

This informative is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please see the application report by contacting Reception at Blueschool House, Blueschool Street, Hereford (Tel: 01432-260342).

Southern Planning Services
PO Box 230
Blueschool House
Blueschool Street
Hereford
HR1 2ZB

Decision Date: 18th January 2006


Team Leader - South

YOUR ATTENTION IS DRAWN TO THE FOLLOWING NOTES

NOTES

This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation. In particular consent may be required under the Building Regulations.

Appeals to the Secretary of State

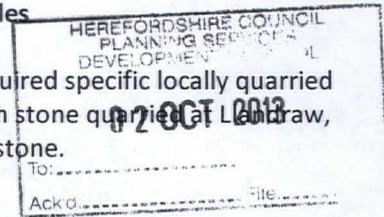
- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within 6 months of the date of the Council's decision. Both the date of the decision and the date of the application are clearly shown on the front of this notice. Forms are available from the Planning Inspectorate at Room 3/08B Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

APPENDIX 2 Llandraw Quarry (Delve) – Flagstones and tiles

The following are a small selection of important restoration projects which required specific locally quarried stone to be completed. Each of these projects could only have gone ahead with stone quarried at Llandraw, some of which are work in progress and will require further large quantities of stone.



All projects were completed on time and within budget.

Our stone has also received the approval of Brecon Beacons National Park, CADW and English Heritage for listed buildings restorations and has been used at the Duchy of Cornwall Hampton Court.

All Saints Church (Cathedral of the Forest), Newlands

The Church of All Saints at Newland, traditionally and affectionately known as the 'Cathedral of the Forest', was begun in the early 1200s. King John appointed Robert of Waking as first Rector in 1216. The original, probably rather small, building was expanded during the next two hundred years to the size and shape of the present church.

A grant of £273,000, and expectation of further grant aid, allowed vital repairs to the roof to go ahead as well as other major conservation work. New sandstone tiles, traditionally made, are essential on this important building.

The church reflects the history of the Forest, relics such as the famous Miner's brass, showing a medieval Forest freeminer with a candlestick in his mouth.

"... the reroofing of the South Aisle has been completed.... the colour of the stone and the quality of the craftsmanship are remarkable."



This is Phase 1 of a four phase restoration project, the remaining three phases will require further stone from Llandraw Quarry for its completion.

Use for flagstones



Llanvapley church restoration

St Mabli's is a well preserved medieval church situated on an ancient site at the highest point of Llanvapley village. It has a fine tower, original tracery and good interior detail including roofs, piscina and later pulpit and communion rails. Grant of £76,000 offered for a scheme of historic fabric repairs.



Grade I Listed Barn Conversion – tiles, flagstones and walling



02 OCT 2013

To: _____
Ack'd: _____ File: _____

APPENDIX 3 PHOTOGRAPHS - stone bedding and paving slabs



Bedded slabs in face



Storage of slabs prior to removal