

9. FULL APPLICATION - CONSTRUCTION OF SAW SHED FOR TWO STONE CUTTING WIRE SAWS, CRANE AND WATER RECYCLING SYSTEM, DALE VIEW QUARRY, LEES ROAD, STANTON IN PEAK (NP/DDD/0214/0131, M3902, 04/02/2014, 425100 / 364000 /JEN)

APPLICANT: STANCLIFFE STONE LTD

Proposal

The proposal is for the construction of a building to house two wire saws and associated external water tanks and a fixed crane arm to load stone onto the wire saws at Dale View Quarry. The development would normally be permitted development, but permitted development rights were removed by condition 56 of planning permission NP/DDD/0606/0613, which allows the winning and working of minerals. Condition 56 enables that design and location of ancillary development to be assessed to protect the landscape and amenity of the locality.

The application is now partially retrospective, as concrete footings for the saws have been constructed on the site.

There is currently no mineral processing permitted on the site. Blocks are split by black powder blasting and transported off site for further processing. The proposed wire saws would not be used for the production of finished stone products and would be used to make a preliminary cut of irregular edges.

The application states that the use of a wire saw would allow the colour, grain and quality of the block to be determined before it goes off site. At present each block can only be given an external visual inspection at the quarry and it is not until cutting off site that the quality and consistency can be correctly determined. The blocks are currently transported to a number of different saw mills and if the block is not of the expected specification, the block is returned to Stancliffe. Preliminary cutting at Dale View with a wire saw would allow the block to be directed appropriately to a saw mill, reducing the number of miles that the stone travels, increasing resource efficiency.

The application also asserts that blocks trimmed with a wire saw would produce more regular shaped and weighted blocks, which are more evenly balanced. The application claims that this would allow blocks to be transported more safely on lorries.

Site and Surroundings

Dale View Quarry lies on the western side of the Derwent Valley, on the hillside that forms Stanton Moor. Stanton-in-Peak village lies about 600m to the west, and the hamlet of Stanton Lees is 700m to the south east.

There are two active gritstone quarries immediately adjacent to each other. Dale View Quarry is to the east and New Pilhough is adjacent to the west. They are operated by different companies, and separated by an unworked area and an area of land which has been backfilled with quarry waste.

Stanton Moor itself is about 250m away and much of it is designated as a Scheduled Ancient Monument for its bronze age archaeology. It incorporates many sites of importance, including the Nine Ladies stone circle. The Moor is also designated as access land, and has a number of public footpaths. The area has a high level of recreational use. The Moor is designated as Natural Zone within the Authority's Development Plan.

In 2008 permission was granted for a 3.18ha extension to the site in association with the relinquishment of an old mineral permission at Lees Cross and Endcliffe. The 2008 permission is the primary permission for the Dale View Quarry site.

The 2008 permission does not allow the processing of stone on the site. Blocks are currently split by black powder blasting and transported off site for further processing.

RECOMMENDATION:

That the application be APPROVED subject to conditions to control the following matters:

- 1. Time period of three years for the implementation of the permission**
- 2. Hours of operation for the saws in line with the mineral extraction 0700 – 1900 Monday to Thursday and 0700 – 1300 on Fridays.**
- 3. Only stone from Dale View Quarry shall be processed**
- 4. Colour of the building to colour RAL 085 60 20 and finish to be matt**
- 5. Saws shall only be operated with the building doors closed**
- 6. No stone shall be processed after 14 September 2028**
- 7. The building, saws, water recycling plant and crane shall be removed by 14 September 2030.**
- 8. Noise levels not to exceed 55 dB at nearest residential property.**

Key Issues

- The effect the wire saw proposal would have on the environment and amenity of the area.

Relevant Policies

National Policy: National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published on 27 March 2012 and replaced a significant proportion of central government planning policy with immediate effect. The Government's intention is that the document should be considered to be a material consideration and carry particular weight where a development plan is absent, silent or relevant policies are out of date. In the National Park the development plan comprises the Authority's Core Strategy 2011 and saved policies in the Peak District National Park Local Plan 2001. Policies in the Development Plan provide a clear starting point consistent with the National Park's statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Development Plan and more recent Government guidance in the NPPF with regard to the issues that are raised.

Core Strategy policies: GSP1, GSP3 GSP4, L1, and L3

Saved Local Plan policies: LC1, LC21, and LM1.

Other relevant documentation: Stanton Moor Conservation Plan

Consultation Responses

Derbyshire County Council, Highways: No Objection.

Derbyshire Dales District Council, Environmental Health: Considers that the noise assessment does not seem unreasonable, but to achieve the 10dB reduction, the roller doors would have to be closed while the saws were operating.

Environment Agency: No Response

Rowsley Parish Council: No Response

Stanton in Peak Parish Council: Objects to this application with paramount concerns over noise pollution and the cumulative effects this has on the area. With Enthoven's and Birchover Quarry already contributing to the disturbance of the quiet recreation on Stanton Moor, the triangulation effect of a third source will further disturb the area providing background noises from whichever direction meteorological conditions prevail.

With this application extending the activities to a semi-continuous sawing operation up to the end of the quarry life and requiring the authority to specify the limit to only use stone liberated on site, further concerns were expressed as to the company sticking to the existing ceiling on daily load limits, continuance of gentleman's agreements to working hours and avoidance of movements during school opening and closing times and effects these intensified activities will have to the overall operation. Council is also concerned at the visual impact of the proposed shed, likely to be clearly visible from the road, and considerably larger than the relocated workshop which is already noticeable. The shed would further increase the industrial aspect of the quarry yard and is a potential eyesore. The Council notes that the intention of the shed is to reduce noise levels, but there is insufficient information to assess this in any meaningful way.

The semi-continuous use of the saw mill with two stone saws in operation is likely to disturb the tranquillity of the moor, and people living and visiting nearby and wherever the sound carries to.

PDNPA archaeologist: The current application proposes that the wire saws would be within a building, however DDDC Environmental Health officers report that noise levels would only be acceptable if the doors to the shed were closed whilst ever cutting was underway. Suggest that this might be difficult to enforce, so there may well be the noise problems that were anticipated with the outside saw. The other issue is that at the moment there is no stone processing on the site. The establishment of cutting would result in a further industrialisation of the site. I would suggest that this would not be in the spirit of the Stanton Moor agreement, one of main principles of which was the intention to reduce the visual and aural impact of quarrying on the Scheduled Monument.

PDNPA Landscape: No landscape impact is anticipated.

Representations

42 letters of objection have been received, including one from Stanton Against the Destruction of Our Environment (SADE) and one from Friends of the Peak District.

The representations raise the following concerns which are material considerations:

- The intensification of the broad impacts of quarrying on the area
- Increased noise levels
- Reduction in tranquillity
- Landscape impact
- Impacts on tourism

- Cumulative impact
- Effects on the setting of the Scheduled Ancient Monument
- Effect on amenity of the area
- Effect on recreational uses in the area (including walking and equestrian uses)
- Insufficient mitigation of effects
- Increase in dust
- Industrialising effect of the development

A number of the representations raise matters that are not material considerations, including: increase in traffic movements (none is proposed); closure of the applicant's processing facility at Grangemill and transference of the impacts to Stanton in Peak; the commencement of the development prior to the determination of the application.

Comment

The installation of a wire saw and associated infrastructure would normally be permitted development not requiring planning permission, but permitted development rights were removed by condition 56 of planning permission NP/DDD/0606/0613. This enables that design and location of ancillary development to be assessed to protect the landscape and amenity of the locality.

The main issue of concern in assessing the impact of the proposed wire saw is the increased level of noise it would generate and the effect of this on the area.

The applicant has confirmed to officers that the saw would be in constant operation throughout the working day of the quarry. The permitted hours of operation are 0700 – 1900 Monday to Thursday and 0700 – 1300 on Fridays.

The applicant previously submitted an application for a single wire saw for a temporary period of one year. This was due to be considered at March Planning Committee with a recommendation of refusal on the basis of '*The unacceptable noise and disturbance effect of the proposal on the Scheduled Ancient Monument, the amenity uses of Stanton Moor, the recreational uses of the area, and on the tranquillity and spiritual value of the area. Consequently the proposed development fails to meet the requirements of Core Strategy policies GSP1, GSP3, L1, L3 and the saved Local Plan policies LC21 and LM1 and conflicts with the conservation objectives for the National Park set out in the National Planning Policy Framework*'. The application was withdrawn prior to planning committee.

In the course of pre application discussions, officers expressed that the impacts of a saw might be reduced by placing a saw in a building and that the applicant should investigate this option. This application was submitted in February, at the same time that the previous application was under consideration.

The noise information submitted with the application is based on extrapolation of the noise of the saw in a straight line, no reduction is made to take into account the topography of the land (which would reduce predicted noise levels).

Derbyshire Dales District Council Environmental Health Officer (EHO) has advised officers that an increase of 10dB is commensurate with a doubling of noise levels to the human ear.

The noise assessment predicts likely noise levels at five points, and a plan is enclosed to show the location of those points. Points B, C, and D are residential receptors. The predicted noise levels for the saws at every location are lower than existing background noise levels and Derbyshire Dales District Council Environmental Health Officer (EHO) has advised officers the saws would not therefore be audible. He advises that to achieve the 10dB reduction, the roller doors would have to be closed while the saws were operating. This can be secured by condition.

Location	Measured L _{A90,T} (dB)	Distance from Source to Receiver (m)	Calculated noise level from two saws operating – Doors Closed (dB)	Calculated noise level from two saws operating – One Door Open (dB)	Calculated noise level from two saws operating – Both Doors Open (dB)
A	51	61	41	44	45
B	30	545	3	15	16
C	40	738	0	11	11
D	42	568	6	21	20
E	29	482	0	14	15

The NPPF includes a technical annex which specifically aims to address noise issues at minerals sites. This states:

'Subject to a maximum of 55dB(A)L_{Aeq}, 1h (free field), mineral planning authorities should aim to establish a noise limit at the noise-sensitive property that does not exceed the background level by more than 10dB(A). It is recognised, however, that in many circumstances it will be difficult to not exceed the background level by more than 10dB(A) without imposing unreasonable burdens on the mineral operator. In such cases, the limit set should be as near that level as practicable during normal working hours (0700-1900) and should not exceed 55dB(A) L_{Aeq}, 1h (free field).'

The noise levels predicted are all under 55dB and do not exceed 10dB above the background noise levels. In this respect the development proposed is compliant with the NPPF.

The Stanton Moor conservation plan describes the cultural heritage of the area as of international significance as a rare surviving example of a complex Bronze Age ceremonial, funerary and settlement landscape. The scheduling of a large area of the moor (rather than individual monuments) recognises that the full significance of this landscape derives from the rare survival of many prehistoric remains in close juxtaposition and from the consequent interplay between its different components.

There is a high level of recreational and amenity use in the area. A large part of the moor is access land and there are many footpaths in the area. Stanton Moor also attracts visitors who have a spiritual interest in the area, including pagan visitors, often celebrating solstices. The SAM is designated by English Heritage as a Scheduled Monument at Medium Risk due to the threat posed by mineral extraction to the integrity and setting of the monument

The predicted noise levels (with the doors closed) show that the saw would not have a detrimental effect on the setting of the SAM or on the recreational and amenity use as it would not be audible.

The proposal would not have a negative effect on the tranquillity of the area and would not compromise people's spiritual enjoyment of the moor.

Saved Local Plan policy LC21 requires that development which presents a risk of pollution or disturbance that could affect amenity, recreation or other valued characteristics of the area should not be permitted. Saved Local Plan policy LM1 requires that mineral development will not be permitted unless adverse impacts on the valued characteristics can be reduced or eliminated. There are clear operational advantages to the proposed development, and with the addition of a building (with the doors closed) the effects of the saws are reduced or eliminated to an acceptable level. The proposal would be in accordance with these policies.

Core Strategy Policy L1 requires that development must conserve and enhance valued landscape character, as identified in the Landscape Strategy and Action Plan, and other valued characteristics. The building and associated water recycling plant and crane would not have an unacceptable landscape impact, and its colour could be controlled by condition, the proposal is in accordance with this policy as it does not compromise the conservation or enhancement of the valued characteristics of the area.

Core Strategy Policy L3 requires that development must conserve and where appropriate enhance or reveal the significance of archaeological, architectural, artistic or historic assets and their settings, including statutory designations and other heritage assets of international, national, regional or local importance or special interest;

The policy states that:

"B. Other than in exceptional circumstances development will not be permitted where it is likely to cause harm to the significance of any cultural heritage asset of archaeological, architectural, artistic or historic significance or its setting, including statutory designations or other heritage assets of international, national, regional or local importance or special interest;

C. Proposals for development will be expected to meet the objectives of any strategy, wholly or partly covering the National Park, that has, as an objective, the conservation and where possible the enhancement of cultural heritage assets. This includes, but is not exclusive to, the Cultural Heritage Strategy for the Peak District National Park and any successor strategy".

The development proposed would be in accordance with this policy as it would not have an unacceptable impact on the setting of the SAM.

Core Strategy Policy GSP1 requires that all development in the National Park must be consistent with the conservation purposes of the National Parks designation and where national park purposes can be secured, opportunities must be taken to contribute to the sustainable development of the area. Core Strategy Policy GSP3 requires that development must respect, conserve and enhance all valued characteristics of the site. The proposal is in accord with these policies as it does not compromise the conservation and enhancement of the valued characteristics of the National Park.

Conclusion

The proposal offers operational benefits to the applicant. Due to the situation of the saws within a building the proposed wire saws would not cause unacceptable harm to the setting of the SAM (which is already considered to be at risk) as the noise levels generated would be below background noise levels. The saw would not have an unacceptable effect on the recreational and amenity use of the area. The building and associated water recycling system and crane would not have an unacceptable landscape impact. Consequently, it is considered that the proposal is in accordance with national or local policies.

Human Rights

Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

Nil