

4. That authority be delegated to the Head of Development Control to approve the final details of the conditions.

**2. FULL APPLICATION - EXTRACTION OF FLUORSPAR AND ASSOCIATED VEIN MINERALISATION BY OPENCAST METHODS, LAND AT WINSTER MOOR, SOUTH OF PIKEHALL LANE, WINSTER (NP/DDD/0503/282, M.1201 28/05/03 2348 5973/DGB)**

NOTE: The proposal is a major application accompanied by an Environmental Statement.

The report summarises and assesses the proposal against the key land use planning guidance notes and the Development Plan policies, consultation responses, representations and all relevant material considerations, including taking account of the Environmental Statement that accompanies the application. The report concludes that on balance the application should be recommended for approval.

Members should note that if the application were approved it would constitute a departure from the policies of the Development Plan. Whilst members can refuse the application without reference to the Office of the Deputy Prime Minister, should members wish to approve then the application will need to be referred to the Office of the Deputy Prime Minister in case he wishes to call in the application for his own decision. The application has already been advertised as a departure application because of the nature of the proposal.

**Location**

The site lies about 1km to the south west of Winster village to the west of the B5056 Winster to Grangemill road and south of Pikehall Lane. The Limestone Way public footpath passes within about 200m to the north of the site. A public footpath also passes within about 20m to the south east of the site.

**History**

1981 - planning permission granted to prospect for vein minerals.

1982 - planning permission granted to work for fluorspar, barites, lead and zinc. (Permission not implemented).

1986 - planning permission granted for extraction of fluorspar, barytes and calcite for 5 years, covering 1.7 ha in extent. (Mineral waste heaps particularly prominent)

1989 - planning permission granted for an extension in the working area to the site, to accommodate mineral waste heaps, covering 2.1 ha in total extent.

1991 - planning permission granted to continue the extraction of fluorspar, barytes and calcite for an additional 5 years. (Site inactive for a number of years).

1996 - planning permission granted to continue the extraction of fluorspar, barytes and calcite for 3 years. Works to restore the site completed around 2001.

2000-2002 - various notifications received for mineral exploration operations.

**Proposal**

The proposal is to extract 376,000 tonnes of vein minerals (fluorspar, barytes and lead) by opencast methods. The site area would cover 7.1 ha. The excavation area would cover 3.4 ha. Extraction would take place over 4 years with an additional year to complete the reinstatement of the site, followed by a 5-year aftercare period. Extraction would be undertaken in 3 successive phases, working from south to north, with progressive restoration. Working in the first phase would involve extraction of the narrow veins to a depth of 6.5 m followed by backfilling. In the last two phases working would extend to a depth of 36 m, requiring benching into the limestone

host rock and the development of an open pit. All limestone extracted during the workings would remain on site and be used to progressively restore worked out areas, or stored in temporary waste heaps to the east and west of the application site to a maximum height of 7 m. The restoration scheme proposes to reinstate the landform back to original ground level at the eastern and western edges of the site. In the central section it is proposed to restore the land to a lower level with a profile graded from west to east and exposed rock faces running along the northern and southern boundaries of the central section.

The applicant has advised that it operates a system of accounting by which provision is made in the account for every tonne of ore extracted from the start of operations to be set aside for restoration. The provision is fixed at sufficient level to adequately cover the costs of final restoration and aftercare and is independently assessed each year. The applicant is also prepared to provide an additional guarantee for restoration of the site through an insurance restoration bond.

In considering the application, the applicant has offered to sell the vein mineral rights on the eastern end of Longstone Edge to the Authority for a nominal sum of £1, as a planning gain.

### Consultations

Highway Authority - initial and second consultation - no objections subject to conditions to be included in any consent covering: improvements to the existing access onto Pikehall Lane; limited widening of the Pikehall Lane to at least 5.5m; all heavy goods vehicles should turn right on leaving the site; provision of car parking and for unloading and loading of goods; and wheel cleaning facilities. Third consultation – no reply.

District Council (Planning) – initial consultation - no objections subject to agreement/conditions regarding traffic routes, temporary screen mounding and progressive restoration work and final site appearance. Second and third consultation – no reply.

District Council (Environmental Health) – initial consultation - recommends imposition of conditions to include: hours of working including lorry movements (between 0700 hrs and 1730 hrs Monday to Friday); noise controls (noise levels not to exceed 45 dBA (1 hour) as measured at a nearby dwelling); and blasting (between 1000hrs and 1700hrs Monday to Friday, ground vibration not to exceed 6mm/second in 95% of blasts and no individual blast to exceed 12 mm/second). Second and third consultation – no reply.

Winstar Parish Council - initial consultation - not against the proposal providing its concerns can be overcome. Concerned over the suitability of the haulage route bearing in mind the size and nature of the B5056. Would like to see a more substantial and stable bond than that offered to cover short term and long-term restoration of the site in the event of the operator failing. A more sympathetic landscaping plan is desirable during the early phases of development. Concerned that the final restoration proposals, which leave a cliff face, may not be appropriate. Consider that the proposal will have a major landscape impact during all stages of development. Impact will be visible from prominent vantage points. Concerned about the security of the site and consider security patrols should be provided. The operator should be responsible for undertaking an archaeological watching brief. Confirmation sought that officers of the Authority will monitor the site. Second consultation and third consultation - the proposed restoration would provide a landform that is out of character with the existing area. The proposed cliff height of 10m is too high. Linear tree belts at the foot of the proposed cliffs would change the character of the area. Normally tree belts appear on rising topography. The loss of lead mining remains is regrettable. Consider the earthworks should be preserved taking into account the loss of interest elsewhere in the locality. Do not wish to see a landscape created that is detrimental to the character of the area. Consider the existing landform could be reinstated and maintained through good management practice. Consider there is an option to recreate a hay meadow. Consider the photographs could have been better and the locations chosen appear to favour the

applicant. Most of the photoviews list the overall degree of change as adverse. The placing of soil over the surface of the (waste) storage mound would not encourage grass growth and would result in the loss of soil.

Environment Agency – Initial consultation – no objections subject to the imposition of conditions covering drainage, storage of fuels and restrictions on materials to be deposited at the site to prevent pollution of the water environment and to protect water quality. Second consultation – advises that an abstraction licence may be required if water is abstracted for dust suppression, wheel washing or dewatering. Third consultation – no reply.

Countryside Agency – Initial, second and third consultation - no reply.

English Nature – Initial consultation - considers that the proposed development is unlikely to have any adverse impact on the Wyns Tor Site of Special Scientific Interest (SSSI) or the Clough Woods SSSI, that are in proximity to this development. Second consultation – no additional comment. Third consultation – no further comment.

Derbyshire Wildlife Trust – Initial and second consultation - understand the Authority's Ecologist are providing a detailed response on the ecological impacts of the application and would support their comments. Third consultation – no reply.

Landscape Architect - Initial consultation – very concerned about the proposal. As submitted the proposal will have a major visual impact for the duration of the works and a moderate to high permanent impact on the character of the area. The Landscape Impact Assessment is not very comprehensive. Photos and photomontages are of poor quality, provide inadequate coverage and attempt to show the site as being hidden when it is very open to views. Character assessment of existing situation lacks information. The proposed restoration landform is out of character with the existing area, as the existing landform would indicate cliff faces being aligned in a north-south direction rather than east-west as proposed. Based on the information provided recommends refusal. Second and third consultation – the supplementary information covers most of the queries raised on the original landscape assessment. Taking this information into account remains of the opinion that the development would have a significant visual impact in the locality. Is of the opinion that the proposed development is major development, although acknowledges that the proposed timescale of operations is limited. Recommends refusal of the application, on the grounds of significant visual impact. However, aware that there is the possibility that the vein mineral rights may be given up for the majority of the eastern end of Longstone Edge. If this can be successfully secured and can be guaranteed to prevent the resumption of quarrying then on balance the benefits outweigh the 5-year visual impact of the proposed development at Winster.

Farm and Countryside Service – Initial and second consultation - no comment. Third consultation – no reply.

Archaeology Service – Initial consultation - broadly concurs with the comments provided in the EIA and the consultants recommendations. No objections to the proposal subject to the implementation of a programme of archaeological monitoring and recording being undertaken. Recommends a condition covering the archaeological requirements in the event of planning permission being granted. Third consultation – no reply.

Ecology Service – Initial Second and Third consultation - Main concern is the effect of the proposed blasting on the protected species located on the northern boundary of the application. Providing material can be removed without blasting then the proposed 20 m standoff zone would be sufficient. The loss of the dew pond on a temporary basis should not affect the protected species as water can be sourced from elsewhere. If blasting is undertaken then there may be a need to exclude the protected species from the habitat, having obtained a licence from English Nature. Tree shelter-belt proposed in the restoration scheme should be planted with locally

sourced ash, hazel and hawthorn. A suitable calcareous grassland seed mix should be used for restoration of the pasture-land. The dewpond should be reinstated. Additional comment - As heavy plant would be used on the site there should be a 30m stand off between the protected species and the workings. (The applicant has since agreed to this stand-off and the erection of fencing to prevent ingress of the protected species and plant and machinery into this safeguarding zone). There is no firm guidance as to the minimum distance between the area occupied by the protected species and blasting operations. The applicant has not to blast within 75 m of the protected species. This is considered to be a reasonable distance according to the local wildlife group with a particular interest in this species. This group considers that it would be referable to avoid blasting during the breeding season (December to March, inclusive). The Authority's Ecologist wishes to impose a condition to that effect.

### Representations

Council for National Parks (CNP) – concerned over the photomontages of viewpoints that tend to underestimate the visual impact of the proposal and the absence of a traffic impact assessment. Objects to the proposal and asks the Authority to refuse the application as it conflicts with national park purposes and is contrary to the Development Plan in that adverse impacts on the valued characteristics and amenity of the area have not been reduced to an acceptable level or eliminated. The development is not acceptable given the need to conserve and enhance the national park. The development has not been shown to be in the public interest. It has not been shown that no reasonable alternative source, site or means of production is available that is, on balance, less damaging to the national park. Exceptional circumstances have not been demonstrated. A national need, which overrides the policy to protect the park has not been demonstrated. CNP considers there is no overriding need to approve this application at this time, as 7- 10 years supply is available to the applicant, predominantly from Longstone Edge. Alternative sites and supply (even discounting abroad) are available at this time. The option to pursue underground working at other sites is also available, which would result in less damage to the National Park. Additional representation – Welcome the applicant's initiative regarding the vein mineral rights on the eastern end of Longstone Edge. However, after careful consideration have decided to maintain their objection to the Winstar application because of the policy principles involved. If the Authority refuses the application then it is hoped that the vein mineral rights could still be acquired given the Company's commitment not to work them. Should the Authority be minded to approve the application, CNP would be likely to press for the application to be called in.

A local resident has questioned the accuracy of the ecological section of the submitted environmental statement, concerning the presence of a protected species towards the boundary of the site. The environmental statement suggests the habitat was old and not occupied by the protected species at the time of the survey. The local resident considers the habitat is active. No working should therefore take place within 30 m of the active habitat.

### Main Policies

Relevant Structure Plan policies include: GS1, C2, C5, C8, C10, C15, M1, M2, M3, M5, M7, T1, T10, E1.

Relevant Local Plan policies include: LC15, LC16, LC19, LC21, LM1, LM2.

### Comment

### Scale/Need/Alternatives

Structure Plan policies GS1, M2, M3 and M5 establish the context for considering scale, need and alternatives. General Strategy Policy 1 (GS1) of the approved Structure Plan (1994) establishes that development will be controlled to conserve and enhance the valued characteristics of the National Park. Structure Plan policies M2 and M3 confirm that all proposals



will be subject to the most rigorous examination and will be strictly controlled. Proposals will not be approved unless they are in the public interest and no reasonable alternative site or means of production is available. Major development will not be permitted other than in exceptional circumstances where it is essential to meet a national need which overrides the national policy to protect the designated interest of the National Park

The Authority has not sought to define public interest, exceptional circumstances, national need or major development within the development plan since these are best assessed and defined on a case-by-case basis. Each application is considered on its merits and assessed against policies contained within the Development Plan.

The Peak District is one of the main sources of fluorspar in Britain. The Authority has accepted in the past that there was a need for fluorspar to be worked in terms of national considerations of mineral supply. This was based on Ministerial decisions concerning vein mineral extraction issued in the 1950s. At the time of the 1976 Blakedown Hollow tailings lagoon appeal, linked also to the continuation of vein mineral extraction operations at Longstone Edge, the Secretary of State for the Environment concluded that the continued production of fluorspar from Cavendish Mill was important to the national economy and was 'vital in the public interest'. Up until August 2000 there had not been any subsequent decisions or any further advice contained within Minerals Planning Guidance notes issued by the Department of the Environment, Transport and the Regions to alter the approach.

In August 2000, following the public inquiry into the appeal against the Authority's decision to refuse planning permission for vein mineral extraction/exploration at Cop Mine, Bradwell, held during May 1999, the Secretary of State concluded that the significance of the appeal proposal as a possible strategic reserve of a mineral for which there is a national need should not be overridden by local environmental constraints. Questions were raised over this decision, particularly when taking into account the decision made by Laporte Minerals in July 1999, to close its fluorspar production operations at Cavendish Mill following the loss of a major customer who had decided to source materials from China.

A report was subsequently commissioned by the Authority in February 2001 to assess the national need for fluorspar. The report published in April 2001 effectively concluded that whilst there is a demand for fluorspar this does not amount to a national need and adequate alternative supplies of fluorspar, which is an internationally traded commodity, are available at competitive cost and quality from various overseas sources including China, South Africa and Mexico. This was reported to the July Planning Control Committee (PCC) at which Members deferred consideration pending consultation on these issues with interested parties. At the November PCC Members resolved to adopt the report as a material consideration in relation to future fluorspar proposals. The existing Mineral Planning Guidance Note 1. (MPG1), is now being revised to be replaced by a document relevant to all minerals supplemented by annexes dealing with the specific interests of individual minerals. The Office of the Deputy Prime Minister (ODPM) is considering whether there might be a case for additional new policy or advice for non-energy, non-aggregate mineral groups. This would include vein minerals. Seminars have recently been held involving the ODPM, consultants employed by the ODPM involved in the review of MPG1, the Department of Trade and Industry (DTI) representatives from the Minerals Industry, Mineral Planning Authorities and environmental groups.

Cavendish Mill is the principal vein mineral processing plant in Derbyshire and the UK. Vein mineral (fluorspar, barytes, lead, calcite) is extracted and processed to obtain a concentrate of calcium fluoride (acidspars) to meet the demands of the chemical industry. From the acidspars, hydrofluoric acid is manufactured. This acid is the starting point for producing fluorine-containing chemicals which are used for a variety of purposes, including refrigerant gases, non-stick coatings (eg Teflon), anaesthetics and refining elements in electronic circuit boards, aluminium and uranium production. Some material is used directly as a flux in welding rod, glass fibre and metallurgical industries. When under the control of Laportes, the Mill processed up to 450,000

tonnes of vein mineral ore per year. From this about 60-65,000 tonnes of acid grade fluorspar, 20-25,000 tonnes of barytes and 3-400 tonnes of lead concentrate was produced. In 1999 Laportes announced the closure of the Mill. The Mill was acquired by the applicant and operations resumed in October 1999, albeit on a reduced level. Since acquisition sales have steadily increased following the development of markets for the product.

In addition to the mineral at this site being of a suitable quality for processing at Cavendish Mill there are alternative vein mineral sites currently being worked which supply the Mill. These include active vein mineral surface workings, including the western end of Longstone Edge, vein mineral arising from limestone quarry workings e.g. Hope, and through the reworking of old tailings. There is currently some very limited underground working taking place at Longstone Edge but all other underground permissions are inactive, including Milldam Mine. Alternatives also exist outside the National Park in Derbyshire and the Northern Pennine area. There are alternatives available through the world market.

The applicant considers that current operational sites extracting vein mineral have the capacity to release ore at the rate of 260,000 tonnes per annum. To operate economically the Mill requires between 350,000 and 400,000 tonnes of vein mineral ore per year. The applicant considers the only way of ensuring continued operation of the Mill is to permit other sites to make up the shortfall. The applicant considers it is not operationally practical to increase the output from existing sites. The applicant considers there is some 2,400,000 tonnes of permitted resource available within the Park. Some of this resource is not within the control of the applicant. This level of resource is at the minimum acceptable level for continued operation at Cavendish Mill in terms of business investment. Taking into account the lead-in time of obtaining permission for new deposits and the current yearly shortfall in permitted reserves, new deposits are required in order to sustain the operation of Cavendish Mill. The applicant considers there is no other economic or permitted resource within the UK, with the exception of a small deposit at Pateley Bridge. The applicant considers that it is uneconomic to import raw material from abroad.

The main customers of the applicant are the UK hydrofluoric acid producers who require a high quality fluorspar as a raw material. The applicant considers that only the UK, Morocco, Spain and China produce the required quality. Morocco is fully sold to Canada and southern Europe. Spain currently provides into the UK but has insufficient capacity to provide any more. China, although supplying tonnage in 2000, has now been dropped as a supplier by both UK hydrofluoric acid producers because of unreliability, shipping / logistical problems and falling export quotas. The Chinese export quota has fallen by 26% in the last two years and it is muted by some Chinese sources that this may fall by a further 48% over the next four years.

There remains uncertainty over whether there is a national need for vein minerals (fluorspar) and the availability of alternatives pending the review of MPG 1. If the view of the consultant is maintained that reasonable alternatives exist then it would follow that there would be no national need to work the vein mineral from this site. Consequently, the proposed development would be contrary to Structure Plan policies GS1, M2 and M3.

In the interim pending the review of MPG 1 the applicant is prepared to rationalise existing operations and has offered the mineral rights it owns on part of the eastern end of Longstone Edge as planning gain. The rights offered are the vein mineral rights. The surface of the land and the rights to other minerals, (limestone), are held by another party.

The old mineral planning permission issued in 1952, and still subject to review under the provisions of the Environment Act 1995, is attached to land at the eastern end of Longstone Edge. This permission is for the winning and working of fluorspar and barites and for the working of lead and any other minerals which are won in the course of working these minerals. This permission has proved to be highly controversial due to the differing interpretations placed on the wording of the permission. The Authority has taken the view in the past that the permission is primarily for the winning and working of vein minerals and the other minerals (limestone) can only

be won in the course of working the vein minerals, effectively as an ancillary mineral. The owner of the surface and the limestone considers the permission allows for the working of limestone.

If the Authority was to own the vein mineral rights for much of the eastern end of Longstone Edge, or obtain a legal agreement whereby the current owner (the applicant) agreed not to work these rights, then the view can be taken that no further winning of other minerals can take place, in order to be compliant with the terms of the 1952 planning permission. The next step would then be consideration of serving a revocation order.

Effectively the applicant is willing to give up the rights to work one area in exchange for obtaining planning permission to work another. Officers consider that there is a net benefit to the Authority in such an exchange. Material considerations therefore exist in allowing the development to take place as a departure from Structure Plan policies GS1, M2 and M3.

### Landscape and Visual Impact

In both landscape and visual terms the site is isolated from the broad surrounding area due to the localised topography of the site, which is located in a shallow hollow just beneath a topographical high point. The impacts of the proposal can be divided into short and long-term impacts. Extraction and screening mitigation would have a significant impact upon individual landscape and viewpoints in close proximity to the site. However, the short-term impacts would be limited to the 4-year period of extraction. Residual impacts would be over the period of restoration. The relatively short-term nature of the impacts also reduces the overall significance. Long-term impacts are concerned with the subsequent restoration of the site. Restoration would reinstate the southern part of the site to existing levels. However, the central part would be at a slightly lower level. Therefore there would be a slight adverse change to the character of the landscape.

The most significant impacts of the proposal are visual. There are open views onto the site from the B5056 and the public footpath to the east and north east of the site, and from the Pikehall Lane to the north and from the public footpath to the south-east. Onlookers would experience direct views of the proposed workings, soil storage and overburden mounds, although the soil storage mounds would obscure views into the proposed workings. Onlookers would experience a substantial adverse impact for the duration of the extraction phases but this would be reduced to slight adverse on restoration.

At restoration the appearance and character of the landscape would change slightly, due to the reinstatement of the ground within the central area to a lower level than existing and the creation of north-west to south-east cliff faces. However, this impact would reduce over time as vegetation colonises the rock.

The Authority's Landscape Architect recommends refusal of the application on grounds of significant visual impact. However, if the eastern end of Longstone Edge can be safeguarded from working then the benefits of this outweigh the 5 years of visual impact of the proposed development at Winster.

On its face the proposal appears to be contrary to policies GS1 and C2 of the Structure Plan and local Plan policy LM1. However, this does not take into account the subsequent offer by the applicant to sell or relinquish its mineral rights on the eastern end of Longstone Edge. Under these circumstances, your officers are of the opinion that the application proposals represent the least environmental impact option on the valued characteristics of the National Park. Material considerations therefore exist for allowing this development as a departure from policies GS1, C2 and LM1.



## Ecology

A habitat survey and an assessment of the potential for protected species were undertaken. In habitat terms the majority of the land comprises agriculturally improved grassland with a small area of semi improved grassland, a vein mineral pit and a dew pond. The habitats present are considered to be of negligible value for nature conservation, with the exception of the vein mineral pit that is of local value. Evidence of the activity of a protected species was found to the north of the site and on the northern boundary of the site, but was not considered to be recent.

The Authority's Ecologist generally agrees with the findings of the habitat survey, apart from the comment made concerning the protected species. The Authority's Ecologist considers the protected species is actively occupying and using land on and to the northern boundary of the site. Providing conditions are attached, including maintaining a 30m safeguarding strip and no blasting within 75m of the area occupied by the protected species then there are no overriding objections to the proposal. The development is considered to be in accordance with policies C11, C14, and M7 and Local Plan policies LC17, LC18, LC19, LC21 and LM1.

## Archaeology

There is evidence of lead mining archaeological remains on the site that may be affected by the proposal. Otherwise the area is of generally low archaeological sensitivity and potential for non-lead mining remains is low. It is considered that no further archaeological work is required in respect of the non-lead mining remains. However, in recognition of the potential for unknown remains, the assessment recommends that an archaeological watching brief is undertaken during the soil stripping phase of the development.

It is considered that from an archaeological viewpoint, subject to the implementation of a programme of archaeological monitoring and recording through the imposition of conditions, the proposal is in accordance with Structure Plan policy C8 and C10 and Local Plan policy LC15 and LC16.

## Noise/Blasting/Dust

The potential source of noise and dust would arise from plant and machine movements and through drilling and blasting. A noise survey was undertaken at three locations to assess the background noise levels. Noise prediction calculations indicate that the noise arising from the proposed development should give rise to noise levels that are in line with the requirements of Minerals Planning Guidance Note 11 (MPG 11) that would not have a significant impact on the environment.

The Environmental Health Officer recommends that the noise levels from activities at the site should not exceed 45 dBA (1hour), as measured at a nearby dwelling rather than the 50 dBA (1 hour) as indicated in the environmental statement. It is noted that noise from the drilling rig, would exceed 45 dBA (1hour). However, working may be possible without the use of the drilling rig, or if required it would be used on an infrequent and occasional basis. The applicant has confirmed that it would be prepared to obtain a quieter drilling rig and accept a condition preventing the use of the drilling rig unless it complies with the noise limit of 45 dBA (1 hour). Blasting will only be necessary on an occasional basis due to the proposed limits on depth of working and the weathered and fragmented nature of the ground. Given the remote location of the site and its distance from the nearest residential property vibration is predicted to be barely perceptible.

The Environmental Health Officer recommends that blasting takes place between 1000hrs and 1700hrs, Monday to Friday and ground vibration should not exceed 6mm/second. The Authority's Ecologist has concerns regarding the proximity of the working and associated blasting operation to the protected species located on the northern boundary of the site. The applicant

has confirmed that no development will take place within 30 m of the protected species and that no blasting will take place within 75 m of the protected species.

The main source of dust generation would arise from the movement of plant and machinery and drilling and blasting. The effects tend to be worse during dry/windy weather conditions. Fugitive dust has the potential to travel up to 250 m. The closest residential property is over 400 m from the site and would not be affected by the dust. Measures to control fugitive dust emissions include the installation of dust suppression and collection equipment on machinery and use of a mobile water bowser on haul roads.

It is considered that operational issues such as noise, blasting and dust can be adequately controlled by the imposition of appropriate conditions. The proposal is considered to be in accordance with Structure Plan policy C15 and Local Plan policies LC21 and LM1.

### Water/Hydrogeology

There are no surface watercourses or water bodies present within the area. Any surface water currently infiltrates the limestone and is channelled away through fissures and faults. The proposed working lies above the water table, which would remain unaffected by the proposal. There would be no impact on groundwater flow or sources. No cave systems were intercepted during the exploration works.

The site is located on a major aquifer under the Environment Agency's Groundwater Protection policy. The aquifer is highly vulnerable to pollution due to the fissured nature of the limestone strata. The Environment Agency has raised no objection to the proposals providing on-site pollution control measures are undertaken. The development is considered to be in accordance with Structure Plan policy C15 and Local Plan policies LC21, LC22 and LM1.

### Access/Traffic

Lorries leaving the site would turn right onto the C 39 Winster-Pikehall Lane and travel 300 m before turning left onto the B5056. Lorry traffic would then travel to Cavendish Mill via the A6 and the B6465. The traffic generated by the proposal would average at 20 lorries (20 tonne loads) per day, up to a maximum of 25 lorries per day. This would result in an average of 40 lorry movements, up to a maximum of 50 lorry movements per day. The generated traffic is not considered to be significant. The generated traffic volumes for the proposed development, in terms of composition of the traffic flows, are not significant on the A6. The percentage increase in HGV traffic on the B5056 and the B6465 would however be higher, rising from 4% to 8%, because the existing traffic flows are significantly lower. This is not an untypical composition for such roads. The road network is considered to have an adequate capacity, both along its links and junctions, to accommodate the proposed lorry traffic. The proposed development would replace the extraction operations at Tearsall that are planned to close down at the end of 2003.

Since completing the traffic impact assessment, a planning application has been received to extend the extraction operations at Tearsall. The applicant is aware that the Tearsall proposal is to extract 15,500 tonnes of fluorspar and 45,000 tonnes of limestone over a six months period. Of the 70 lorry movements proposed in the Tearsall application only 6 would travel along the same route as lorry movements from the Winster site.

The Highway Authority has not objected to the proposal subject to conditions that includes widening the Pikehall Lane to at least 5.5 m for about 300 m from the point of access to the B5056. Structure Plan policy T1 states that new development will not normally be permitted if the amount and type of traffic generated requires the alteration of roads that are not included in the Strategic road network. The road subject to widening is not included in the Strategic road network. However, the extent of the proposed road widening is limited and will not have a

significant impact on the valued characteristics of the National Park. Consequently, officers consider the proposal is in accordance with Structure Plan policy T1 and local plan policy LM1.

### Soils

Given the extent and quality of the land involved (agricultural land classification grade 4 – poor quality lands with severe limitations that restrict the range of crops and yields) the proposed mineral extraction will not have a major impact on farm viability. Available soils (topsoils and subsoils) will be stripped and stored separately and be used to restore the site as part of the progressive restoration scheme. There is concern that soil, if placed thinly over the mineral waste tips to encourage vegetation-take, would be difficult to retrieve for use in the final restoration of the site. Conditions could be imposed to prevent this, and to safeguard the soils for final restoration. Officers consider the proposal is in accord with Structure Plan policy C5, M7 and Local Plan policy LM2.

### Employment

The applicant is the sole producer of acid grade fluorspar in the UK and currently employs in total 51 direct semi-skilled, skilled and professional staff and 23 full time contractors. Indirectly over 100 jobs are related to the operation.

The employment policies in the Structure plan do not specifically promote employment of this nature and other policies such as minerals and conservation policies are given greater weight. It is important to note that the need for the mineral justifies employment but the need for employment does not justify mineral extraction in a National Park as confirmed in the examination in public into the Structure Plan in 1994 and reiterated in the Local Plan.

### Vein Mineral Rights – Planning Gain

The applicant owns the freehold vein mineral rights on part of the eastern end of Longstone Edge and has offered to sell them to the Authority for £1 as planning gain. The Authority has power to acquire interests in land by agreement under s227 of the Town and Country Planning Act 1990 where it is necessary in the proper planning of the area. However, officers will need to consider what liabilities may be attached to such a transfer. On the other hand the applicant may be prepared to enter into a planning obligation whereby the company would agree not to further implement its rights to win and work vein minerals, resulting in a deemed revocation of the permission. Your officers are considering which option would be the most appropriate from the Authority's point of view but in the meantime seek authority for both courses of action. Your officers are also considering whether a formal revocation order should be made and authority for this will be sought at a later date if it is felt to be expedient.

### Overall Balance of Analysis on Submitted Proposal

#### Factors against:

Uncertainty whether there is a national need for fluorspar. (The Government are currently evaluating the situation through the review of MPG1)

Alternative sources of supply are available.

Landscape and visual impacts from distant medium and local viewpoints for the duration of the operations and landscape impact following completion of development.

### Factors in support

Planning gain obtained from transferring or securing the rights to work vein mineral or obtaining a legal agreement from the applicant agreeing not to work the vein mineral rights on part of the eastern end of Longstone Edge.

Continuation of supply of vein mineral in order to sustain the business, employment and the future of UK acid grade fluorspar production.

### Conclusion

Members will need to judge the proposal against the Structure Plan and Local Plan policies and all other material considerations, including taking account of the details provided in the Environmental Impact Assessment. This is a major proposal and it is important that a rigorous assessment is carried out. If Members are minded to accept the proposal they would need to be certain that either there was a national need for the mineral and/or there were exceptional circumstances or material considerations whereby an approval would be in the public interest and would conserve or enhance the character of the National Park. On the other hand if members wish to refuse the application there must be clear and specific reasons for the refusal that could be defended on appeal, if necessary.

Alternative sources of fluorspar are considered to be available and as such the view can be taken that there is no national need for the development to take place at this site. There are visual impact objections to the proposal. However the offer to transfer or secure the vein mineral rights over a significant area of the eastern end of Longstone Edge and the possibility of safeguarding the area from a further 40 years of working carries significant weight.

Material considerations therefore appear to exist whereby approval, with an associated legal agreement, would result in an overall net benefit to the National Park and be in the public interest. Officers therefore recommend approval of the application as a departure from the Authority's Development Plan policies subject to prior conclusion of a legal agreement and conditions.

### Human Rights

Any human rights issues have been considered and addressed in this report. It is felt that any interference with human rights is justifiable because of the overall benefits of the proposal.

### RECOMMENDATION:

1. That the Secretary of State be informed that the Authority is minded to approve the application as a departure from the development plan on the basis outlined in recommendation 2.
2. That subject to the prior signing of a Section 106 legal agreement whereby the applicant formally agrees to transfer the freehold vein mineral rights on part of the eastern end of Longstone Edge to the Authority and/or agrees not to work the vein mineral rights without payment of compensation and the setting up of a restoration bond the application ref. NP/DDD/0503/282 be APPROVED subject to the conditions covering the following broad issues:
  - (a) duration of the operations – four years for working, one year for restoration and 5 year aftercare period;
  - (b) working in accordance with the approved plans;
  - (c) restrict opencast working to the identified working areas;
  - (d) provision of annual sales figures;



- (e) quarterly submission of tonnages/weighbridge receipt on site and mineral basis;
- (f) provision of annual survey;
- (g) hours of working ( 0700 hrs to 1730 hrs Monday to Friday);
- (h) noise limits/blasting limits dust controls and monitoring;
- (i) remove permitted development rights covering fixed plant and machinery;
- (j) ecological and archaeological protection and control, including measures to safeguard protected species;
- (k) water discharge and pollution prevention measures;
- (l) landscape measures;
- (m) access and traffic;
- (n) restoration, aftercare and after-use.

**Footnote**

(to include traffic routing)

3. That authority be delegated to the Head of Development Control and the Head of Law jointly to determine the details of the Section 106 agreement and any transfer of the vein mineral rights to the Authority.
4. That authority be delegated to the Head of Development Control to approve the final details of the conditions.

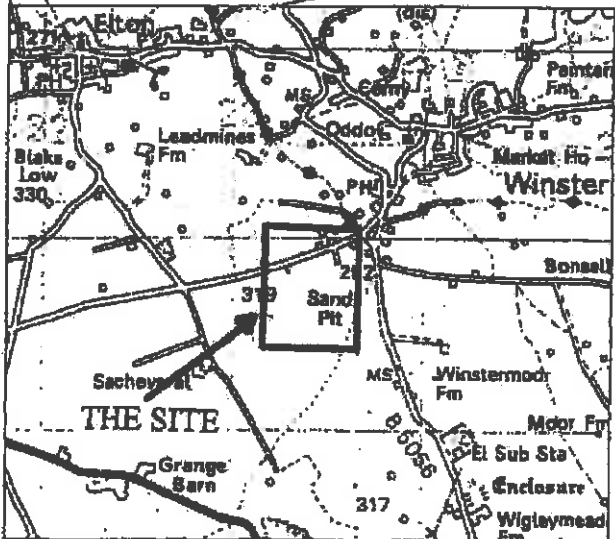
**List of Background Papers** (not previously published)

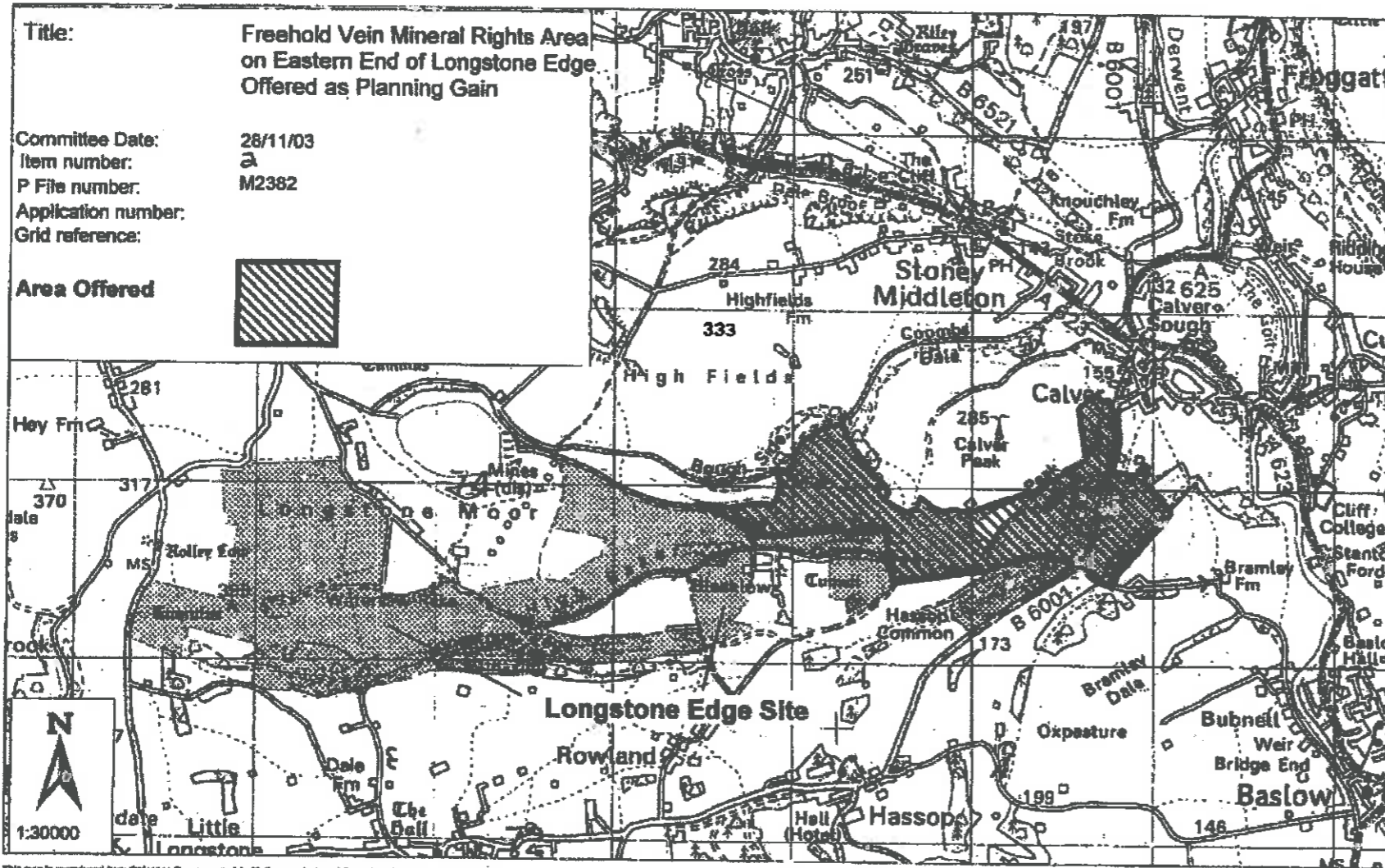
Nil

Title: **Winster Bank, Winster**  
 Committee Date: **28/11/03**  
 Item number: **2**  
 P File number: **M.1201**  
 Application number: **NPDDD0503282**  
 Grid reference: **2348 5973**



THE SITE





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### Rhodia

A letter dated 20 November 2003 has been received from Rhodia Organic Fine Ltd a consumer of fluorspar. Rhodia ask that the Authority consider the importance and benefits (in terms of quality, logistics and economic factors) to the UK fluorine consuming industry that the UK source of mineral provides. Rhodia state that fluorspar is an important component in fluorocarbons and as a catalytic agent. It is important to Rhodia's position as a fluorocarbon producer that it continues to have hydrogen fluoride available in the UK, as well as being able to supply facilities in France. Without a UK source of fluorspar Rhodia would have to import inferior fluorspar from China. Chinese exports have significantly decreased with prices increasing as imbalances in supply and demand have occurred. In summary Rhodia state that it is strategically crucial to their business that good quality fluorspar within the UK remains available, Rhodia state that it is also important to other UK based producers and thus it is in the UK's national interest to maintain a UK based fluorspar industry.

### CPRE

Object in principle to the proposal on the basis there is no need for the development, the detrimental impact on the National Park's valued characteristics, (in particular visual amenity), and a policy of presumption against trading of old permissions for new. However CPRE also offer a reserved position supporting the application on condition of the following: the relinquishment of vein mineral rights at Longstone Edge is properly secured and/or the future use of the rights curtailed beyond reasonable doubt. A clear positive sum of benefits to the Park must be demonstrated; a suitable financial bond for restoration is arranged; as the development is a major departure from policy the Authority should refer it to the Secretary of State.

APPLICANTS SHOULD READ ACCOMPANYING GUIDANCE NOTES BEFORE COMPLETING THE MINERALS APPLICATION FORM AND ANNEXES.

ALL APPLICANTS MUST COMPLETE QUESTIONS 1-8 ON THIS FORM AS FULLY AS POSSIBLE.

1 Applicant (BLOCK CAPITALS PLEASE)		Agent (BLOCK CAPITALS PLEASE)	
Name	GLEBE MINES LTD.	Name	
Address	CAVENISH MILL STONEY MIDDLETON HOPE VALLEY S32 4TH	Address	
Tel no.		Tel no.	
Fax no.		Fax no.	
Name of Contact	C. J. WHITE	Name of Contact	

2 The Application Site	
(i) Location and address of the site	Grid Ref at site access and/or centre of site: (delete as appropriate)
LAND ON WINSTER MOOR, SOUTH OF PIKE HALL LANE, WINSTER	SK 2345, 5974

(ii) Present use(s) of the site	ROUGH GRAZING & DERELICT OPENCAST SITE
---------------------------------	--

(iii) Last previous use of the site as far as known (if different from (ii) above)	
--	--

(iv) Total application area as outlined in red on your site plans (in hectares)	7.1
---	-----

(v) What is the applicant's interest in the site?	LEASE HOLDER
---	--------------

(vi) What is the applicant's interest in the adjoining land (if any, please outline in blue on your site plans)?	NONE
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## ENCLOSURES

Title	Drawing No
Location Plan (1:50,000)	WIN/03/01
Site Plan (1:10,000)	WIN/03/02
Noise Location (1:10,000)	WIN/03/03
Trench Profiles	WIN/03/04a-c
Geological Plan (1:1,750)	WIN/03/05
Cross-Sections A-O (D excluded) (1:2,500)	WIN/03/06a-n
Regional Drainage Plan (1:50,000)	WIN/03/07
Drainage Cross Section (1:25,000)	WIN/03/08
Local Drainage Plan (1:10,000)	WIN/03/09
Structure Contour Plan on Winster Moor Lava (1:2,500)	WIN/03/10
Isopachyte Plan of OM Dumps (1:2,500)	WIN/03/11
Open Cast Plan - Maximum Extent (1:2,500)	WIN/03/12
Open Cast Plans - Phases I to IV (1:2,500)	WIN/03/13a-d
Visual Impact Photograph Location Plan (1:25,000)	WIN/03/14
Visual Impact Sections (1:25,000)	WIN/03/15
View from near Moor Farm	Plate A
View from Bonsall Farm	Plate B
View SE from Winster Pike Hall Lane (C.39)	Plate C
View S from Winster Pike Hall Lane (C.39)	Plate D
View WNW from Bonsall Moor Lane	Plate E
View W from Bonsall Moor Lane	Plate F
View from the Limestone Way	Plate G
View from Islington Lane	Plate H
View W from adjacent Footpath	Plate I
View NNW from adjacent Footpath	Plate J
View N from the High Peak Trail	Plate K
View NW from the High Peak Trail	Plate L
Ecology Site Location Plan (1:25,000)	NL05781/01a
Nature Conservation Designations Plan (1:25,000)	NL05781/01b
Phase 1 Habitat Plan (1:5,000)	NL05781/02
Cultural Heritage Site Location Plan (1:25,000)	NL05781/A.01
Archaeological Survey Plan (1:1,000)	NL05781/A.02
Archaeological Sites Within Study Area (1:2,500)	NL05781/A.03
Extract From Winster Enclosure Award 1764	NL05781/A.04
Plan of Mineral Veins in Study Area (1:2,500)	NL05781/A.05



6 **Supporting Material**  
 (i) Is an Environmental Statement submitted with this application? YES/NO

(ii) Are additional copies of the application documents, including the Environmental Statement available for public inspection at locations other than the offices of the MPA? YES/NO  
 If yes, please provide the address where information can be inspected.

GLEBE MINES LTD., CRVENISH MILL, STONEY MIDDLETON, HOVE VALLEY, S32 4TH

Please specify the price of the Environmental Statement and address where this can be obtained for purchase.

Address	Document Title	£ 150
GLEBE MINES LTD AS ABOVE	WINSTER MOOR ENVIRONMENTAL IMPACT ASSESSMENT	

(iii) Is a Supporting Statement submitted with this application? YES/NO

7 **Certification**  
 TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1985. CERTIFICATES UNDER ARTICLE 7

(i) Surface landowner(s) Name J.A. & M. ROPER Address CHESTERFIELD HOUSE BANK TOP WINSTER	(ii) Mineral owner(s) if different from (i) Name Address
---	--

Name TRUSTEES OF S.B. FOXLOW DEZ'D Address % GOSWIM COLLETON & COLTON BRIDGE ST. BAXWELL	Name Address
---	-----------------

(k) Certification under Article 7 of the General Development Procedure Order 1985. Please specify certificates completed.

	Please tick
Certificate A	
Certificate B	<input checked="" type="checkbox"/>
Certificate C	
Certificate D	
Agricultural Holding Certificate	<input checked="" type="checkbox"/>

Applicants should note that the Mineral Planning Authority cannot entertain an application unless it is accompanied by the appropriate certificates.

8 **Fees**  
 (i) What fee accompanies this application? £ 7610

Applicants should note that the Mineral Planning Authority cannot entertain an application unless it is accompanied by the appropriate fee.

9 **Declaration**

(Delete as appropriate)

I/We hereby apply for permission to carry out the development described in this application and declare that, to the best of my/our knowledge, the information is correct;

I/We understand that this is an application for planning permission only and not for any other form of application which may be required.

In the case of agents, that I am/we are fully authorised to submit this application on behalf of the applicant(s).

Signed C. J. WHITE

Dated 1-5-03

On behalf of (insert applicant's name if signed by an agent) GLEBE MINES LTD.



**Application to Carry Out Mineral Working and Associated Development  
 TOWN AND COUNTRY PLANNING ACT 1990**

**NOTE: APPLICANTS SHOULD COMPLETE ALL RELEVANT QUESTIONS CONCERNING MINERAL EXTRACTION AND PROCESSING.  
 See Guidance Notes**

**Mineral Extraction**

**A1.1 Please state:**

(i) Mineral(s) to be extracted

**FLUORSPAR & ASSOCIATED MINERALISATION**

(ii) Total quantity of saleable minerals to be extracted (in tonnes) **376,000**

Estimated annual sales (in tonnes) **100,000**

(iii) Area of excavation (in hectares) **3.4**

(iv) Maximum depth of surface working (in metres) **36**

(v) Proposed duration of operations (in years) **4 YEARS EXTRACTION + 1 YEAR TO COMPLETE RESTORATION**  
 Start date **1/7/03** End date **31/6/08**

(vi) End use (eg construction, industrial processes etc) and immediate proposed destination of mineral(s) products  
**UK CHEMICAL INDUSTRY - FOR USE IN PHARMACEUTICALS, CROP PROTECTION, DETERGENTS, CRYSTAL GLASS, LIGHT BULBS, ALUMINIUM, PETROL REFINING, COMPUTER CHIPS, REFRIGERANTS, ANAESTHETICS, WELDING FLUXES & NON-STICK COATINGS**

(vii) The location of any off-site processing plant

**CRVENISH MILL**

**A1.2 For surface mineral workings or deposit on land of mineral wastes, please provide the following information in connection with soils and overburden; and the grade of any agricultural land:**

	Depth (mm)		Volume (cu m)
	(Average)	(Ranges)	
Topsoil existing on site	150	100-200	9,000
Subsoil existing on site	200	100-300	12,000
Overburden to be removed <b>(LIMESTONE AND ROCK)</b>			194,000

(i) Please specify the area of agricultural land (ha) and grades affected under the Agricultural Land Classification by extraction

**7.1**

**SUB GRADE 4**

(ii) Summarise the provision to be made for the temporary or permanent storage of soils or overburden

**SOIL WILL BE STRIPPED & STORED IN TEMPORARY 1.5m HIGH BUNDS, TO BE SEEDED.**

**LIMESTONE OVERBURDEN WHICH CANNOT BE IMMEDIATELY USED FOR BACKFILL WILL BE STORED IN HEAPS UP TO 7m HIGH WHICH WILL BE SOILED & SEEDED.**

A1.3 Summarise wastes which will result from extraction operations (types and quantities).

LIMESTONE HOST ROCK, TO BE RETAINED ON THE SITE FOR BACKFILLING  
194,000 m<sup>3</sup>

A1.4 Summarise the evaluation procedures undertaken to assess the quality of the minerals and the results of these

25 TRENCHES WERE DUG & 101 BOREHOLES DRILLED. 991 SAMPLES WERE TAKEN TO ASSESS THE QUALITY OF THE MINERAL. THE RESULTING CALCULATIONS REVEALED A VIABLE OPENCAST DEPOSIT.

SEE SECTION 11.5 OF THE ENVIRONMENTAL IMPACT ASSESSMENT FOR MORE DETAILS

A1.5 Summarise the proposed method of extraction and scheme of working including phasing

SEE ACCOMPANYING STATEMENT

Mineral Processing (if applicable)

A1.6 Type and quantity of material to be processed on site

Type	Maximum tonnes per annum
.....	.....
.....	.....
.....	.....
.....	.....

A1.7 Mineral products from processing:

type (a) .....	Estimated annual production .....	tonnes
type (b) .....	Estimated annual production .....	tonnes
type (c) .....	Estimated annual production .....	tonnes
type (d) .....	Estimated annual production .....	tonnes

A1.8 Summarise plant and machinery to be used in processing of minerals

A1.9 (i) Maximum height of plant as measured from existing ground level (in metres)

(ii) Maximum height of stockpiles or storage facilities for processed material as measured from existing ground level (in metres)

**A1.10 Plant capacity**

	Tonnes per Hour	Tonnes per Year
Estimated normal capacity of processing plant		
Estimated maximum capacity of processing plant		

**A1.11 Source of water (if any) to be used in processing:**

**A1.12 Details of waste arising from processing:**

(i) Nature of waste

(ii) Estimated annual quantity produced (in cubic metres)

(iii) Please specify maximum height(s) of any waste tip(s) as measured from existing ground level (in metres)

(iv) Is it proposed for waste tips to be located within excavations? YES/NO

(v) Is it proposed to dispose of any wastes at a separate site? YES/NO

If yes, please state the location

(vi) Specify methods to be used to transport waste (e.g. pipeline, conveyor belt)

(vii) Will the mineral processing involve tailing lagoons? YES/NO

**Other Buildings, Plant or Structures (if applicable)**

**A1.13 Describe briefly:**

(i) Purpose of buildings

(ii) Size and appearance of buildings etc

**A1.14** Would any ancillary operations last beyond the period of mineral extraction? YES/NO

If yes, describes these operations



Traffic and Transport

A1.15 Summarise method(s) of transportation of processed materials

BY LORRY

A1.16 Is it proposed to use an existing means of access to the application site? YES/NO

A1.17 Are new access arrangements to be constructed or alterations to existing access proposed? YES/NO  
If yes, please summarise the proposals

A1.18

	Average	Maximum
Estimated number of loaded vehicles likely to enter or leave the site daily	20	25
Estimated capacity of loaded vehicles	20 TONNES	20 TONNES

(i) Summarise routes to be used to the primary road network on leaving the application site  
EAST ON C99 TO B5056, THEN NORTH TO THE A6 AT FICKORY CORNER

(ii) Proposed methods to be used to control transport impacts  
LORRIES LIMITED TO RIGID TIPPERS ONLY

Environmental Effects of Development

A1.19 To the best of your knowledge is any part of the application site covered by statutory designations or includes habitats of protected species? (NB there is no need to mention the National Park designation) YES/NO

If yes, specify these

Are any mitigating measures proposed YES/NO

A1.20 Proposed hours of operation of the site

	Time Periods (hours)	Days of Weeks
(i) Soil stripping and overburden removal	7am - 5.30 pm	MON - FRI
(ii) Mineral working	7am - 5.30 pm	MON - FRI
(iii) Mineral processing	—	—
(iv) Vehicular movements	7am - 5.30 pm	MON - FRI
(v) Other (specify) MAINTENANCE	7am - 5.30 pm	MON - FRI

& 7am - 1 pm SAT.

A1.21 Noise levels and proposed controls

(i) State existing background noise levels at site boundaries and/or nearest properties, where measured (delete as appropriate)

44 dB(A)

(ii) State predicted noise levels at site boundaries and/or nearest properties where assessed (delete as appropriate)

49 dB(A) WITH DRILL RIG, 46 dB(A) WITHOUT DRILL RIG

(iii) Describe measures for controlling noise and methods for noise monitoring (as relevant)

SILENCERS ON ALL PLANT - SEE SECTION 4.1.17 OF THE ENVIRONMENTAL IMPACT ASSESSMENT

**A1.22** Describe proposed measures for controlling and suppressing dust and minimising the spread of any materials onto the public highway  
 NO CRUSHING, SUPPRESSION UNIT TO SPRAY ON-SITE ROADS, SITE SPEED LIMITS, LIMITATION OF ROAD LORRIES TO DEDICATED LOADING AREAS. DUST COLLECTORS ON DRILL RIG.  
 SOIL BUNDS WILL BE SEEDED & WASTE STOCKS SOILED & SEEDED.

**A1.23** Blasting (where relevant)

- (i) Will mineral extraction require blasting?  
 If yes, state predicted maximum blasting vibration levels at nearby properties.  
 YES/NO - OCCASIONALLY  
 LESS THAN 6 mm/SEC IN 95% OF ALL BLASTS
- (ii) State anticipated frequency and hours of blasting (weekdays; other)  
 OCCASIONALLY ~ MON. TO FR.
- (iii) Indicate proposed public warnings for blasting  
 AUDIBLE
- (iv) Specify proposed methods for monitoring and controlling vibration from blasting.  
 SEISMOGRAPHIC MONITORING AT BANK TOP FARM

**A1.24** Will any hazardous materials be used or stored on site?  
 If yes, specify type and storage method

YES/NO

**A1.25** Water

- (i) Outline any proposed measures to control water pollution and drainage/flood control measures  
 NO WATER COURSES IN THE VICINITY OF THE SITE  
 SURFACE RUN-OFF WILL DRAIN FROM THE BASE OF THE OPEN CUT
- (ii) If working is to take place below the natural water table, is the working to be WET or DRY? (delete as appropriate)  
 if dry, describe proposed methods of dewatering, proposed method of water disposal and any proposed mitigation measures.  
 WORKING WILL BE ABOVE THE NATURAL WATER TABLE
- (iii) State the measures to be taken to prevent the spillage or seepage of fuel oils during delivery, storage and handling on site.  
 ANY FUEL TANKS WILL BE BUNDED TO CONTAIN 110% CAPACITY OF THE TANK.  
 MAINTENANCE WILL BE UNDERTAKEN ON HARD STANDING.

**A1.26** State whether any processes are to be registered under Part A and B of the Environmental Protection Act 1990 and describe the nature of these operations

NONE

**A1.27** Does your proposal affect a public right of way?

If yes, ensure proposed diversions and/or closures are indicated on a plan.

YES/NO

**A1.28** Outline any visual impact and landscaping proposals during working

SOIL WILL BE STORED IN 1.5m BUNDS & SEEDED.  
 TEMPORARY WASTE HEAPS WILL BE SOILED & SEEDED. } TO MITIGATE THE VISUAL IMPACT

**A1.29** Outline any measures to ensure stability of working faces, tips and associated structures

A GEOTECHNICAL APPRAISAL OF THE PROPOSED DESIGN HAS BEEN UNDERTAKEN AND CONCLUDES IT DOES NOT PRESENT A SIGNIFICANT HAZARD & A GEOTECHNICAL ASSESSMENT IS NOT REQUIRED.

SEE SECTION 11.11 OF THE ENVIRONMENTAL IMPACT ASSESSMENT FOR MORE DETAILS

Landfilling of Mineral Extraction Sites (to be completed where relevant)

A1.30 Does your proposal include landfilling with any imported wastes? YES/NO  
 If yes, please specify:

- (i) Estimated maximum void space for filling (in cubic metres)
- (ii) Proposed total area to be filled (in hectares)

A1.31 Nature of materials to be deposited and the estimated annual rate of disposal (excluding material for soil formation, cover and restoration), if known

	Household	Industrial	Commercial	Other Wastes (please specify)
Quantity (cu m) per annum				
Nature				
Proportion inert				
Sources (s)				
Number of vehicles per day (Average & Maximum)				
Capacity of vehicles (Average & Maximum)				

A1.32 State the nature of any built development within 250 metres of areas proposed to be landfilled with household, industrial or commercial wastes

A1.33 Summarise proposed measures for monitoring and controlling:

(i) landfill gas;

(ii) leachates

Restoration, Aftercare and Afteruse

A1.34 (i) Summarise the intended afteruse or uses:

Agricultural	YES/NO	Total area <u>7.1</u> ha
Forestry	YES/NO	Total area ..... ha
Amenity (specify)	YES/NO	Total area ..... ha
Other (specify)	YES/NO	Total area ..... ha

(ii) Is restoration and aftercare to be phased? YES/NO

If yes, please summarise number and duration of phases

**BACKFILLING & SOILING/SEEDING WILL BE PROGRESSIVE, WITH DEPLETED EXCAVATIONS BEING RESTORED AS SOON AS POSSIBLE**

(iii) Describe the restoration proposals.

**AGRICULTURAL GRAZING**

A1.35 Give details of the proposed use of soil materials in restoration

	Total Amounts (cu m)	Average Thickness to be Spread (mm)
Topsoil from site	9,000	150
Subsoil from site	12,000	200
Overburden/other soil making material	-	
Other soil sources (please state)	-	

A1.36 Summarise the methods and machinery to be used in stripping, formation of storage mounds and restoring soils.

SOILS WILL BE STRIPPED & SPREAD WITH EXCAVATOR, DUMPER & LOADING SHOVE.

SOILS WILL BE RESTORED BY SPREADING WITH A BULLDOZER

A1.37 (i) Is any restoration work likely to take place within 12 months of the commencement of working?  
If yes, describe the proposed aftercare.

YES/NO

ONLY BACKFILLING

(ii) If no, summarise the items proposed for inclusion in an aftercare scheme, to be agreed at a later date, including land management during the aftercare period and intended arrangements in the longer term.

(iii) Who would carry out the aftercare operations?

APPLICANT & LANDOWNERS

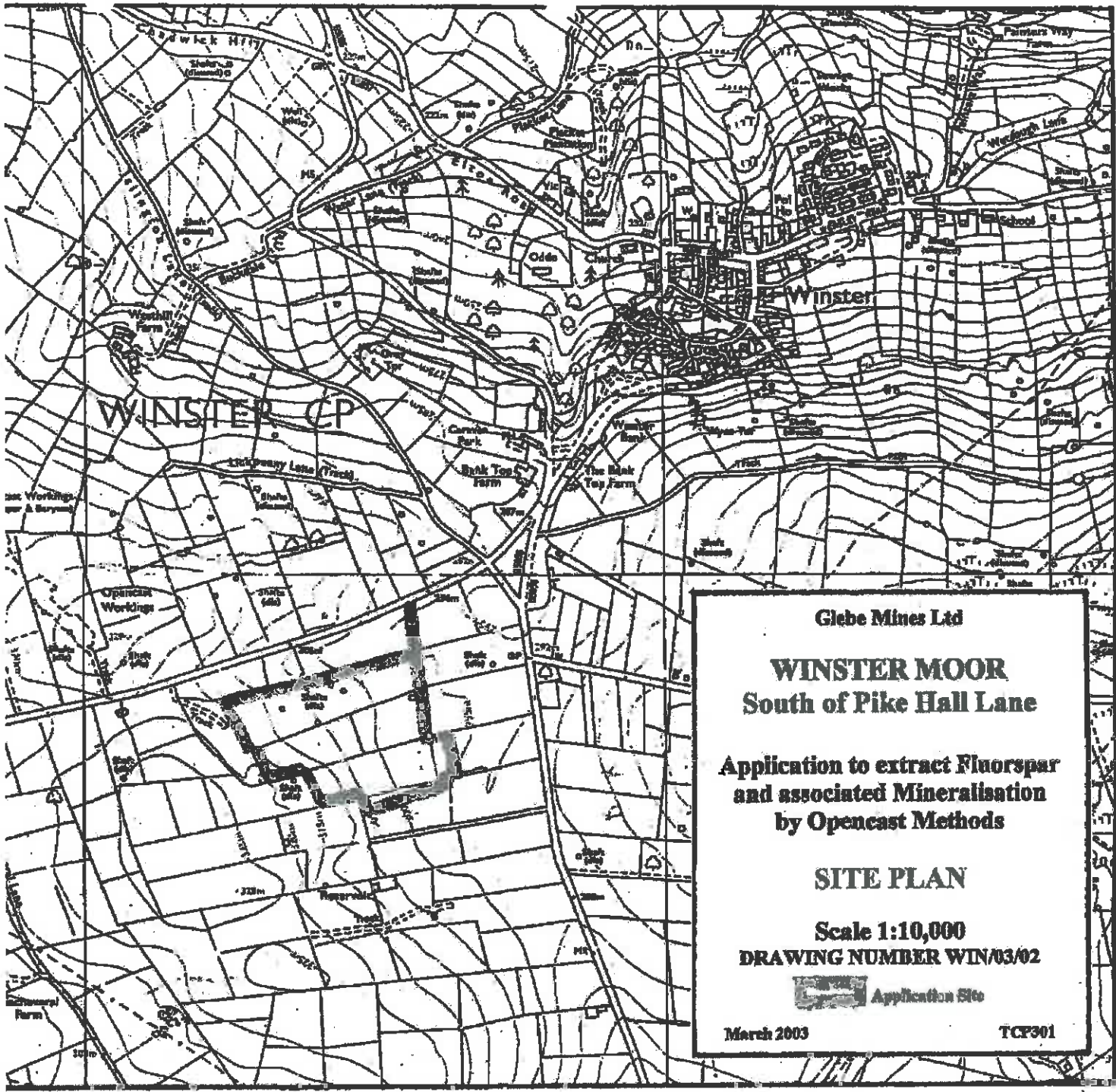
(iv) Are there any specific proposals or agreements for the management of the land following completion of aftercare?  
If yes, please summarise

YES/NO

### Benefits of the Development

A1.38 Indicate the benefits of the proposals

- EXTRACTION OF FLUORSPAR, A RARE & VALUABLE RESOURCE
- ADDED BIODIVERSITY, TO BE INCORPORATED IN THE FINAL RESTORATION
- AN OPPORTUNITY TO RECORD THE INDUSTRIAL ARCHAEOLOGY OF THE SITE, WHICH OTHERWISE WILL BE STEADILY POACHED BY NORMAL AGRICULTURAL OPERATIONS



Glebe Mines Ltd

**WINSTER MOOR**  
**South of Pike Hall Lane**

**Application to extract Fluorspar**  
**and associated Mineralisation**  
**by Opencast Methods**

**SITE PLAN**

**Scale 1:10,000**  
**DRAWING NUMBER WIN/03/02**



Application Site

March 2003

TCP301