



Town and Country Planning Act 1990

Planning Application for:

1. Retention of a fixed building (saw shed), and proposed erection of an extension to the existing fixed building (saw shed).
2. Use of land for stockpiling of finished and unfinished stone products for a temporary period not exceeding three years.
3. Use of land for collection of finished products for a temporary period not exceeding three years.
4. Formalisation of temporary and permanent parking arrangements.
5. Use of land for soil stockpiling and screening purposes for a temporary period not exceeding three years.

At

Hillside Quarry

Cross Lane
Thurlstone
Sheffield
S36 9QJ

On behalf of

RJH (Yorkshire) Limited

Design, Access and Planning Statement

Document Ref: DA&PS/AC00059/01

February 2014

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Design, Access and Planning Statement

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1 Executive Summary

- 1.1 This application for full planning permission relates to the retention of fixed building (saw shed); further extension of that building; the use of an adjacent area of land for the stockpiling of finished and unfinished stone products for a temporary period not exceeding three years; the establishment of a finished product collection area for a temporary period not exceeding three years; and formalisation of temporary and permanent parking associated with the mineral workings at Hillside Quarry, Cross Lane, Thurlstone S36 9QJ. The use of adjacent land for soil stockpiling and screening purposes for a temporary period not exceeding three years is also being requested as a late addition to this application.
- 1.2 The site is located on the hillside approximately 0.7km to the south of the village of Thurlstone and 1.85km west-south-west of the centre of the town of Penistone on the west side of Barnsley. The approximate OS grid reference for the site is 422822, 402688 (SE 228 026).
- 1.3 The quarry is owned and operated by RJH (Yorkshire) Limited, (*the applicant*), for the extraction of sandstone rock which is used to create building stone and various other decorative stone products.
- 1.4 In July 2007, planning permission was granted for the reopening and extension of Hillside Quarry for an initial period of 3 years under application B/05/0459/PU.
- 1.5 In February 2010, planning permission was granted at the Hillside Quarry site, for the '*continuation of sandstone quarrying and stone cutting operations followed by low level restoration*', under application no 2009/1278 for a period of 10 years. Appropriate impact assessments were submitted in support of the existing permission in relation to noise, visual impact, dust management and restoration at the time of the 2009 application.
- 1.6 The activities are essential to facilitate the ongoing development of the quarrying business. A successful application will safeguard 12 existing jobs and result in the creation of a small number of additional full time positions for local people. A short description of the proposals is given below with further details included in the later sections of the statement.
- 1.7 The *fixed building*, to which the retrospective part of the application applies, comprises a saw shed with approximately 438m² of floor space and currently housing four stone saws. The sandstone quarry is being worked under a phased operation over a projected 10 year period and the saw shed is located within the north-western part of the quarry area adjacent to the access road. The building is of steel frame construction on a concrete base with metal cladding to the roof and the upper part of the rear elevation.
- 1.8 This application also proposes a *further section of saw shed* to house additional stone/wire saws. The proposed extension is to be of similar construction to the existing saw shed, is to be approximately 24 metres in length and would adjoin the south-western end of the existing building. The depth and height of the additional section would also be similar to that of the existing saw shed.

- 1.9 The area of land for which permission is sought for *temporary stockpiling of stone products* prior to processing or onward despatch is also in the ownership of Mr and Mrs Hunt of RJH (Yorkshire) Limited, and is located in the field to the north-east of the existing quarry. It is anticipated that the need to use this area for stockpiling purposes will extend to the early part of 2017, a period of approximately 3 years.
- 1.10 It is proposed to plant a single line of trees adjacent to the newly rebuilt dry stone wall along the field's boundary with Cross Lane to assist in the effective screening of the temporary stockpiling area.
- 1.11 In preparation for collection, there is a need for *finished products to be temporarily stored adjacent to the quarry access road* to the south-east of the main quarry entrance although this use at this location would only be required for a period not exceeding three years.
- 1.12 Previous planning consents for the quarry allowed for *10 parking spaces* which were not shown on the plans previously submitted. Employee and visitor car parking has since been established on land alongside the quarry's access road as shown on the drawings accompanying this application. It is proposed that customer and employee parking will later be accommodated to the south-east of the main quarry entrance on a permanent basis when the temporary storage area for finished products is no longer required.
- 1.13 It is proposed to site a soil storage mound on the adjacent field to the south-east of the existing quarry for a temporary period again not exceeding three years. This is to facilitate stripping and storage of soils from the existing consented quarry to allow unimpeded access to the sandstone beneath. The working faces need to be visible to allow the necessary inspections for health and safety purposes. Some of the soils are currently being stored in bunds within the existing quarry boundary, but as the working face retreats and the quarry is becoming more established, the available storage space has become insufficient to accommodate the soils that will be later used for restoration purposes.
- 1.14 A Location Plan at 1:50,000 scale is provided within Appendix A along with a Location Plan at 1:5,000 scale (Drawing RJH/HQ/AUG2013-01 Rev C); and a Block Plan at 1:2,000 scale (Drawing RJH/HQ/AUG2013-02 Rev C). A photo document showing the existing building, parking, storage and proposed stockpiling areas is provided at Appendix B along with a Topographical Survey Drawing (RJH/HQ/AUG2013-03 Rev C) and elevations of the existing saw shed (RJH/HQ/AUG2013-04) at Appendix C.
- 1.15 An updated '*Landscape and Visual Impact Appraisal*' by CF Landscape Design has been prepared in support of the application at Appendix D. An addendum to this report which assesses the visual impact of the soil storage and screening mound can also be found at Appendix E.
- 1.16 No changes have been made or are proposed to the existing drainage at the site with rainwater runoff allowed to naturally drain through the underlying fissured sandstone. Foul drainage from temporary welfare facilities is fully contained and removed from the site by contractors.

2 Applicant/Agent

- 2.1 The Applicant is RJH (Yorkshire) Ltd, a successful quarrying business operating from Hillside Quarry. Mr Roger Hunt is Managing Director of RJH (Yorkshire) Ltd and is the contact representing the applicant.
- 2.2 The Agent is AC Environment Solutions Ltd of Unit 5A Enterprise Court, Farfield Park, Manvers, Rotherham, South Yorkshire S63 5DB. The contact representing the agent is Alison Chitoriski.

3 Description of the Proposal

- 3.1 In July 2007, planning permission was granted by Barnsley Metropolitan Borough Council for the reopening and extension of Hillside Quarry for an initial period of 3 years under application B/05/0459/PU.
- 3.2 In February 2010, planning permission was granted, for the '*continuation of sandstone quarrying and stone cutting operations followed by low level restoration*' at the Hillside Quarry site, for 10 years under application no 2009/1278. Appropriate impact assessments were submitted in support of the existing permission in relation to noise, visual impact, dust management and restoration at the time the 2009 application was made.
- 3.3 The quarry is operated by RJH (Yorkshire) Limited for the extraction of sandstone rock which is used to create quality natural building products including dimension stone, sawn and riven flags, heads, cills, mullions, jambs, quoins, corbels, dry stone walling, gate posts, coping stones, fire places feature and rockery stone and a small quantity of aggregate.

Existing Fixed Building

- 3.4 Previously, the erection of associated fixed buildings at a mine would have been classed as permitted development and prior permission would not be required. However, condition 10 of planning permission 2009/1278 called for prior written approval from the Mineral Planning Authority for any fixed buildings. The applicant was reminded of this requirement, by the Planning Department of Barnsley MBC, in a letter dated 24 June 2013. However, following interpretation of the decision made in a recent case '*Mid Counties Co-operative Ltd v Wyre Forest District Council*', material amendments to such developments can no longer be allowed by simply seeking written approval, effectively removing the previous permitted development rights and now requiring full retrospective planning permission.
- 3.5 The existing fixed building, to which the retrospective part of the application applies, comprises a semi-open saw shed with approximately 438m² of floor space housing four stone saws manufactured by Wells Wellcut Ltd and used in the stone cutting and dressing operations. The saw shed has a north-east to south-west orientation and is located within the north-western part of the quarry area adjacent to the end of the access road, as shown in plan view on the Topographical Survey Plan reference RJH/HQ/AUG2013-03 Rev C at Appendix C.

- 3.6 The building is of steel frame construction with a concrete floor and metal cladding to the roof above wooden joists and metal cladding to the upper part of the rear elevation. The building is approximately 60.46 metres long and 7.25 metres in width and is divided into 10 bays by its steel framework. The elevations are detailed on Building Elevations Drawing reference RJH/HQ/AUG/2013-04 also within Appendix C.
- 3.7 Water is used in the stone cutting process although this does not result in the production of a trade effluent. Paragraphs 6.2 and 9.9 provide a description of the associated construction details, operational equipment and the closed loop process associated with water circulation.

Proposed Extension to Existing Fixed Building

- 3.8 This application also proposes a further section of saw shed which is required to provide an appropriate housing for additional stone saws. The extension is to be of similar construction to the existing saw shed and would comprise an additional length of 24 metres (4 additional bays) which would directly adjoin the western end of the existing building. The depth and height of the additional section would be similar to that of the existing saw shed. The additional length of shed would also incorporate a closed loop circulation process allowing water to reach the new saws for effective dust suppression.

Temporary Stockpiling of Finished and Unfinished Stone

- 3.9 The area of land for which permission is sought for stockpiling of finished and unfinished stone products prior to processing or despatch is in the ownership of Mr and Mrs Hunt, the Directors of RJH (Yorkshire) Limited, and is located directly to the east of the existing quarry. The land would be used for a temporary period not exceeding three years due to lack of space in the main part of the quarry during the early stages of its development.
- 3.10 The proposal involves the use of an existing gated access on the south-eastern boundary of the working area of the quarry to provide access into the adjacent field, negating the need to use the public highway. An existing track along the north western edge of the field would then be used to access the proposed stockpiling area. This is shown on the Topographical Survey – drawing reference RJH/HQ/AUG2013-03 Rev C at Appendix C.
- 3.11 The field slopes away to the north east towards Cross Lane where a dry stone wall of approximately 1.7 metres in height is being rebuilt, shielding the stockpiling area from the adjacent road. *The wall does not need to be considered as part of this application due to it being agricultural in nature and sited at least 2.0m from the edge of the highway.*
- 3.12 It is further proposed to plant a single line of trees adjacent to the newly rebuilt dry stone wall to act as additional screening and is anticipated that the area for stone stockpiling will be required for a period of approximately 3 years up to early 2017. The planting is further discussed in paragraph 9.12 and the accompanying Landscape and Visual Impact Appraisal at Appendix D.

Temporary Finished Product Collection Area

- 3.13 It is proposed to establish a temporary finished product collection area for finished products awaiting collection alongside the access road to the quarry to the south-east of the main quarry entrance. This again will be required for a temporary period not exceeding three years by which time it is anticipated that the quarry workings will have developed sufficiently to accommodate a suitable safe storage and collection area for finished products.
- 3.14 The majority of the finished building products are to be stacked and stored on wooden pallets. It is desirable for health and safety reasons and enables customers to safely pick up their orders without accessing the main working quarry.

Parking

- 3.15 Previous planning consents allowed for 10 parking spaces associated with the quarry but the location was apparently not indicated on the plans previously submitted under application no 2009/1278.
- 3.16 Employee and visitor car parking has since been established on land alongside the north-western edge of the quarry's access road as shown on the Block Plan reference RJH/HQ/AUG2013-02 Rev C at Appendix A, and the Topographical Survey reference RJH/HQ/AUG2013-03 at Appendix C. This also assists in preventing visitors and their vehicles from unnecessarily entering the main working areas of the quarry.
- 3.17 As stated, it is intended to utilise this area for parking until such time as the temporary finished product collection area is no longer required (up to three years). It is proposed that quarry parking would then revert to being accommodated along the boundary directly to the south-east of the main quarry entrance.

Soil Storage Mound

- 3.18 It is proposed to site a soil storage mound on the adjacent field to the south-east of the existing quarry for a temporary period again not exceeding three years (the proposed storage area for finished and unfinished stone is within the lower part of the same field). This is will facilitate the stripping and storage of soils from the existing consented quarry to allow unimpeded access to the sandstone beneath. The working faces need to be visible to allow the necessary statutory inspections for health and safety purposes.
- 3.19 Some of the soils are currently being stored in bunds within the approved quarry boundary, but as the working face retreats and the quarry becomes more established, the available storage space has become insufficient to accommodate all the soils that will be later used for restoration purposes.
- 3.20 Prior to the commencement of the construction of the mound, a length of dry stone wall along the south-eastern boundary of the approved quarry with the adjacent field will need to be dismantled, removed and put into storage. This stone, if not too weathered due to its age can be re-assembled and suitably incorporated into the restoration scheme for the quarry at a later date.
- 3.21 The resulting storage mound is anticipated to be up to 6 metres in height with slopes of 1 in 1.5 gradient except for the side adjacent to the bridleway where slopes will be eased to 1 in 2.5.

- 3.22 To conserve soils and to provide a green outer face to the mound as soon as possible, construction would commence with the stripping of soils from the area of the field beneath the footprint of the mound and an outer bund would be formed on the south-eastern, south-western and north-eastern boundaries. The current quarry boundary soil bunds would also be relocated to the edges also, allowing the outer bund to accommodate the richer topsoils that can be seeded during the first available season.
- 3.23 As soil stripping progresses, the bund will be extended from the outside edges to the centre, allowing compaction and unnecessary damage to the soils during placement to be avoided. The outer bund will provide a screen for construction activities occurring both within the bunding and the quarry itself, and quick establishment of grasses on the outer faces, minimising the time of visual interruption.
- 3.24 The overburden covering the quarry area is relatively thin and sandy with the lower layers containing weathered sandstone fragments. It is anticipated that this material will also be stored in the soil mound particularly along the north-western edge with the quarry boundary such that the material may then be screened to remove any saleable product.
- 3.25 An updated '*Landscape and Visual Impact Appraisal*' by CF Landscape Design has been prepared in support of the application at Appendix D. An addendum to this report which assesses the visual impact of the soil storage and screening mound can also be found at Appendix E.

4 Site Area

- 4.1 The entirety of the area which is the subject of this planning application is approximately 14,387m² (1.4387Ha) in aerial extent (measured from drawings in Autocad).
- 4.2 The existing saw shed comprises approximately 438m² of floor space within an open fronted building originally constructed in September 2010. The proposed extension to the saw shed would add a further 174m² to the floor space of the saw shed. The nature of use of the building is considered to be B2 (general industrial), comprising stone cutting and finishing within the curtailment of the existing quarry.
- 4.3 The extent of the proposed finished and unfinished stone products stockpiling area is approximately 3,150m² comprising a strip about 35 metres across and 90 metres in length within the northernmost corner of the adjacent field.
- 4.4 The area used for the storage of finished products awaiting collection, adjacent to the site access road has been estimated at approximately 875m².
- 4.5 The existing and proposed parking areas are included in the application area shown on the accompanying plans although the surfacing of the access road is not suitable for marking out of the individual bays.
- 4.6 The area of land to be taken up by the temporary soil mound is estimated as approximately 4,800m², being approximately 116 metres in length and 40 metres width.

5 Pedestrian and Vehicle Access / Parking

- 5.1 Pedestrian and vehicular access is available to the application site through the main gated quarry access at the north eastern end of the site at the junction of Cross Lane, Hillside Lane and Hornthwaite Hill Road. An access road leads to the working area of the quarry and no changes to the access arrangements are proposed in respect of development and use of the land in connection with activities 1, 3 and 4.
- 5.2 A parking area has previously been established on the north-western side of the access road, with sufficient parking for 10 vehicles in accordance with previous planning consents. However, the location of the parking area (as far as can be ascertained) was not shown on the drawings accompanying those applications.
- 5.3 This application proposes that employee and visitor parking remains where it is on the north-western side of the access road for the time being, but reverts to a location along the opposite side of the access road to the south-east of the main quarry entrance within a period of not more than three years when the finished product collection area is no longer required.
- 5.4 An existing access gate located on the south-eastern boundary of the working area of the quarry would be used to provide access to the proposed finished and unfinished stone stockpiling area and the soil mound and screening area in the adjacent field, (activities 2 and 5), negating the need to use the public highway for quarrying activities.
- 5.5 An existing access into this field from Cross Lane will be maintained for agricultural vehicles/purposes only.

6 Design Details / Materials

- 6.1 The existing fixed building housing the stone saws comprises a steel framed structure with wooden roof joists and metal cladding to the roof and the upper part of the rear elevation. The steel frame is coated in blue paint and the metal cladding is a pale grey.
- 6.2 A concrete floor has been provided for the siting of the existing stone saws which are required to cut and process the quarried stone. A drainage gully has been incorporated into the concrete base to the rear of the shed, which runs along its entire length, gravity feeding water from the site of each saw into the sump at the north-eastern end of the shed to be filtered and re-circulated. Please refer to paragraph 9.9.
- 6.3 Lighting to the existing shed comprises compact fluorescents.
- 6.4 Matching materials will be used for the purpose of constructing the 24m shed extension.

7 Site History, Contamination and Mining

- 7.1 The history of the site has been ascertained from viewing available historical Ordnance Survey (OS) map extracts online. A review of mapping dating from 1851 to 1989 indicates that the site of the development has comprised open fields throughout. A small quarry was excavated with the north western part of the area of Hillside Quarry in the latter part of the 19th Century.
- 7.2 The historical and continued use of the site for the quarrying of sandstone would appear to present only a low risk of contamination, associated with the infrastructure needed to extract the mineral. It should be noted that the site appears entirely fit for purpose.

8 Flood Risk, Foul and Surface Water Drainage

- 8.1 The Environment Agency Flood Map indicates that the site is within Flood Zone 1 with less than a 0.1% (or 1 in 1000) probability of flooding due to rivers or the sea in any year.
- 8.2 Policy CSP4, from Barnsley Core Strategy Publication, indicates that proposals in Flood Zones 2 and 3 require site specific Flood Risk Assessments (FRAs) and evidence of the sequential test. Since the property is in Flood Zone 1 and the proposed alterations to site surfacing are minimal it is considered that a Flood Risk Assessment is not warranted and there is no requirement to provide evidence of the sequential test.
- 8.3 Existing arrangements are that surface runoff drains away naturally via the underlying fissured sandstone.

9 Other Environmental Considerations

Air Quality

- 9.1 Defra's website has been consulted to determine whether the site lies within an Air Quality Management Area (AQMA). It has been confirmed that the site does not lie within or relatively near to an AQMA declared by Barnsley Metropolitan Borough Council.

Biodiversity

- 9.2 Reference has been made to the Natural England Magic Interactive Mapping System and a site inspection has been undertaken.
- 9.3 It is not anticipated that any SSSIs, protected or priority species, designated sites, habitats, other biodiversity features or features of geological conservation importance will be affected as a result of the granting of this application.
- 9.4 Bat or bird surveys are not considered to be warranted as there are no old stone or brick buildings to be demolished or significantly renovated in connection with the proposals.

Trees

- 9.5 The saw sheds (existing and proposed); the storage of finished and unfinished stone products in the two locations which have been identified; the established temporary and proposed future parking areas and formation of soil storage mound do not currently, and will not in future, affect any existing trees.

Vehicle Movements

- 9.6 These proposals are not anticipated to have any significant effect on the local highway network. The fixed buildings (existing and proposed) are associated with the existing quarrying operations and internal access is proposed between the quarry and the adjacent land which is proposed to be used for stockpiling of soils and stone.
- 9.7 All other traffic to and from the site will use the main site access at the junction of Cross Lane, Hillside Lane and Hornthwaite Hill Road as currently permitted under previous planning consents.

Hazardous Substances

- 9.8 No toxic, explosive, flammable or otherwise hazardous substances are to be stored, used or created as a result of the proposals detailed in this application.

Trade Effluent

- 9.9 No trade effluent is released from the operations at Hillside Quarry. Water used in the stone cutting process, which is essential for the control of '*Respiratory Crystalline Silica*' (RCS), is fully contained within a loop drainage system. Water is sprayed onto the rotating cutting discs and the runoff drains via an open gully integrally formed within the building's concrete base into a small sump at the northern end where it is filtered and consistently re-circulated by pumping. Accumulated clean sand/clay is periodically removed from the sump to prevent blockages and maintain effective containment and circulation.

Landscape and Visual Impact

- 9.10 It was agreed with the Mineral Planning Authority that a Landscape and Visual Impact Appraisal of the building and extension, the car parking arrangements and the temporary stockpiling areas should be provided in support of this application. A copy of the assessment which has been undertaken by CF Landscape Design is presented at Appendix D.
- 9.11 Briefly, the assessment indicates that the saw sheds (existing and proposed) would have no visual impact, and car parking and storage of finished goods adjacent to the access road would have limited impact on landscape character and amenity. The stockpiling of stone within the adjacent field has also been assessed as only minor adverse in terms of both visual amenity and landscape character.
- 9.12 The assessment suggests that the proposed planting of a line of trees along the field boundary with Cross Lane is a positive action that will '*create an extension of the woodland group at the junction of Hornthwaite Lane and Cross Lane increasing the enclosure at this junction bringing positive benefits in reducing the negative impact*'.

- 9.13 The Addendum to the Landscape and Visual Impact Appraisal at Appendix E assesses the impact of the proposed soil storage mound during construction and following completion and seeding to establish green coverage. Taking all factors into account, including that the mound will also be a temporary feature, its effect upon visual amenity has been assessed as ranging from low-negligible adverse to high adverse depending upon the viewpoint and the overall effect on landscape character has been assessed as minor, adverse.

Noise

- 9.14 The existing saw sheds are located within the area of Hillside Quarry for which permission has previously been granted for the working of sandstone to produce quality building products. The building was constructed between September 2010 and December 2012 in an optimum location that affords natural screening to residential properties outside the quarry boundary against noise.
- 9.15 No complaints relating to noise have been received by Mr Hunt or the Mineral Planning Authority to date.
- 9.16 The provision of additional saws would theoretically marginally increase noise levels emitting from the quarry, although they may or may not be detectable by residents and at the established monitoring locations. The saws are currently powered by a large capacity diesel generator which is the noisiest item of plant on site. A feasibility study to examine the costs and technical requirements associated with the introduction of mains electricity as a replacement for the generator, and the use of quieter diamond wire saws is in progress. The necessary upgrades should be possible in the not too distant future subject to continuing favourable economic conditions it is anticipated that the necessary works to facilitate the upgrade will be carried out in the not too distant future.
- 9.17 Noise levels associated with the operations were considered as part of the quarry's planning application which was submitted in 2009. A condition associated with the existing planning consent for the mineral working already requires noise monitoring of the quarry operations on a six monthly basis. It is considered therefore that continued noise monitoring in accordance with this condition would provide adequate checks on the noise levels emitting from the site. A Noise Impact Assessment has not therefore been prepared for submission as part of this application.
- 9.18 The most recent round of monitoring that was submitted to BMBC indicated that the site was compliant at all of the previously established noise sensitive receptor locations.

10 Employment

- 10.1 RJH (Yorkshire) Ltd currently has the equivalent of up to 12 full time employees and subcontractors depending on workload. Those positions would be safeguarded as a result of the granting of this permission.
- 10.2 The proposed extension of the saw shed is expected to create a minimum of three more full time positions at the quarry although current indications are that at least five will be needed during 2014. However, should orders further increase there is a high likelihood that more than five new full time positions will be available to be filled by local people.

11 Hours of Opening

- 11.1 RJH (Yorkshire) Ltd's hours of working were agreed in the previous application relating to the operation of the quarry. These are 08:30 to 16:30 Monday to Friday and 08:30 to 14:00 Saturdays with no operations on Sundays or Bank Holidays.
- 11.2 No amendments to these operating times are proposed as a result of this application.

12 Industrial or Commercial Processes and Machinery

- 12.1 The site operations, for which planning consent is already in place, incorporate the cutting of sandstone to manufacture high quality building products. The quarry products manufactured at Hillside Quarry include sawn and riven flags, heads and cills, mullions and jambs, quoins and corbels, building stone, dry stone walling, gate posts, coping stones, fireplaces, feature stones and rockery stones.
- 12.2 The equipment being used to facilitate operations at the quarry comprises specialist stone saws, excavators, fork trucks, a tractor unit and other ancillary items including diesel powered electricity generating equipment.
- 12.3 Four stone saws are currently installed within the fixed shed building for these purposes. The proposals are to add another two to four saws as a result of this application being granted.

13 Planning Policy

- 13.1 The following planning policies have been identified to relate to the application site:

Policy Context: National Planning Policy Framework (NPPF)

- 13.2 The National Planning Policy Framework sets out the presumption in favour of sustainable development and promotion of economic growth. Planning applications that secure sustainable economic growth should be treated favourably.
- 13.3 There are three dimensions to sustainable development, these being economic, social and environmental:
- The proposal is ancillary to the operation of an established local business which is benefitting the local Barnsley economy via sales on a local, regional and national basis (economic).
 - RJH (Yorkshire) Ltd provides skilled jobs for local people and contributes to bringing prosperity to the Borough. The granting of this proposal will safeguard existing positions and create at least three but more probably five or more new full time positions at the quarry (economic and social).
 - The development is located within, and ancillary to, an operational quarry site with planning consent for the extraction of sandstone. The business produces high quality building products for use in new construction and restoration projects which include many of the existing buildings on the western side of Barnsley as well as supplying customers regionally and nationally (economic and environmental).

- 13.4 In terms of plan making, local planning authorities must seek out and approve opportunities that meet with the development needs of their area and proposals that accord with the development plan.

Regional Policy

The Yorkshire and Humber Plan – Regional Spatial Strategy to 2026

- 13.5 Regional Spatial Strategy (RSS) documents were developed to manage the places we live, work, spend time and move around in. The Yorkshire and Humber Plan was published in 2008 to replace Regional Spatial Strategy 12, issued December 2004, and the focus of the strategy was where, and how much, in terms of priorities for investment and development across the wider area of Yorkshire and the Humber.
- 13.6 However, it should be noted that in January 2013 an Order to formally revoke the Yorkshire and Humber Plan RSS was laid before Parliament. The revocation came into force on 22 February 2013 which effectively places the emphasis on local policies across the region.

Barnsley MBC Statutory Development Plan

- 13.7 Barnsley's current statutory Development Plan comprises:
- the Core Strategy (part of Local Development Framework (LDF));
 - Barnsley Education Site Development Plan Document (DPD) (part of LDF);
 - the remaining saved policies of the UDP, which was originally adopted in December 2000; and,
 - the Regional Spatial Strategy (now revoked).
- 13.8 The LDF is a portfolio of documents that will, alongside the spatial strategy, gradually replace the UDP and related Supplementary Planning Guidance as the statutory Development Plan.
- 13.9 The Council's challenge is in minimising the environmental and social effects of minerals sites while recognising the important contribution of the industry to sustainable development, the economy and employment in the Borough.
- 13.10 Hillside Quarry is referred to in the Core Strategy as the borough's '*one small sandstone quarry for building stone*'.
- 13.11 The Core Strategy was adopted by Barnsley MBC in September 2011 and Core Strategy Policy CSP38 sets out the Council's approach to the protection of mineral resources and mineral extraction in the borough.
- 13.12 With a site area of 0.8 hectares Hillside Quarry is used for the extraction of sandstone and produces a large portion of the material used in existing buildings on the western side of Barnsley. In addition, material from the quarry is commonly used for extensions and alterations for many of the listed and sensitive properties in the Borough. As such the material produced is in high demand.
- 13.13 The land surrounding the site is mostly agricultural. The current planning permission involves the extraction of material, stone cutting, dressing and storage activities and restoration of the site and presently allows the extraction of 21,000 tonnes of sandstone per annum.

- 13.14 Core Strategy Policy CSP34 describes the role of the Green Belt in Barnsley as helping to conserve the natural environment by restraining development and assisting in the process of urban renaissance.
- 13.15 The site falls within an area of Green Belt although, as previously noted, Hillside Quarry has planning consent for the extraction of sandstone and the fixed building and storage are ancillary to the mineral workings.
- 13.16 Barnsley MBC is invited to grant permission for this application since:
- The existing and proposed buildings and temporary uses of land are an essential and integral part of the quarrying operations associated with an existing planning permission and should give rise to the continuing development and success of the business and bring prosperity into the Borough.
 - The building extension and the introduction of additional stone saws will safeguard 12 existing full time jobs and will potentially allow for 5 or more new full time positions to be created.
 - The use of land for stockpiling of soils and stone are temporary requirements due to the lack of operating space during the early stages of the quarry's development. Operations within the quarry itself will be safer in the short term as the available space is needed for core quarrying activities such as extraction, cutting and dressing.
 - The presence of the saw sheds, parking, stockpiling and storage areas should not result in additional adverse impacts on the surrounding area in terms of pollution of air, land or controlled waters, impact upon natural habitats or nuisance in terms of odour, dust, vibration, light pollution or additional noise, provided the operations are sensitively and appropriately managed. Although effects on landscape character and visual amenity are variable depending upon the location, the affects will be temporary in nature.

Authored by:

**P Scutt MEng DipNDEA BSc
Environmental Surveyor**

Authored and QA Checked by:

**A Chitoriski BEng (Hons) CEnv MCIWM
Director / Minerals, Waste and Contaminated Land Surveyor**

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