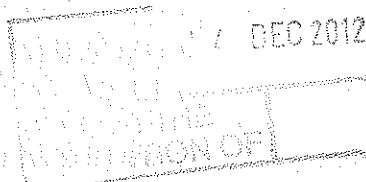


Mr Graeme Thorpe
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

Phone: (01772) 530696
Fax:
Email: marcus.hudson@lancashire.gov.uk
Your ref:
Our ref: SP1/3 MHS/NH
Date: 14 December 2012



Dear Mr Thorpe

PLANNING APPLICATION NO: 3/2012/1044

PROPOSAL: PROPOSED CONSTRUCTION OF A NEW TWO-STOREY OFFICE DEVELOPMENT ON REDUNDANT LAND ADJACENT TO THE SPINNEY, CAR PARK WITH HARD AND SOFT LANDSCAPING AREAS AND SERVICE INSTALLATIONS TO SUIT

LOCATION: LAND ADJACENT TO THE SPINNEY, GRINDLETON, LANCASHIRE, BB7 4QE

This planning application has been brought to the County Council's attention as minerals planning authority for the area. I refer you to the development plan for the area, specifically the *Lancashire Minerals and Waste Development Framework Core Strategy* and emerging *Site Allocation and Development Management Policies*, and the *National Planning Policy Framework*.

The application is in a Mineral Safeguarding Area as defined by emerging Policy M2 of the *Joint Lancashire Minerals and Waste Local Development Framework Site Allocation and Development Management Policies Local Plan* and the *Policies Map*.

The National Planning Policy Framework, paragraph 144, states:

"Local planning authorities should not normally permit other development proposals in mineral safeguarding areas where they might constrain potential future use for those purposes."

The adopted Lancashire Minerals and Waste Core Strategy Policy CS1 states:

"Mineral resources with the potential for extraction now or in the future will be... protected from permanent sterilisation by other development.... Extraction of mineral resources prior to other forms of development will be encouraged."

The emerging Policy M2 from the Lancashire Minerals and Waste Site Allocation and Development Management Policies document states:

Within these mineral safeguarding areas identified planning permission will not be supported for any form of development that is incompatible by reason of scale, proximity and permanence with working the minerals, unless the applicant can demonstrate to the satisfaction of the minerals planning authority that:

- *The mineral concerned is no longer of any value or has been fully extracted.*
- *The full extent of the mineral can be extracted satisfactorily prior to the incompatible development taking place.*
- *The incompatible development is of a temporary nature and can be completed and the site returned to its original condition prior to the minerals being worked.*
- *There is an overarching need for the incompatible development that outweighs the need to avoid sterilisation of the mineral resource.*
- *That prior extraction of minerals is not feasible due to the depth of the deposit.*
- *Extraction would lead to land stability problems.*
- *In the case of peat deposits, that it no longer serves as a carbon sink.*

The mineral safeguarding area indicates that sand and gravel may be present.

To accord with national policy, the Core Strategy and the emerging Policy M2 of the Site Allocation and Development Management Policies document the applicant must be able to demonstrate that the development meets the criteria above. Given the nature of this development, and its potential to permanently sterilise resources in its vicinity, I would encourage you to request from the applicant a site survey that is carried out by a competent geological consultant.

This site survey should form the basis for a technical assessment by the applicant as to the size and nature of any workable mineral deposits (sand and gravel), including whether the mineral is of value, and whether they could be extracted prior to the development taking place.

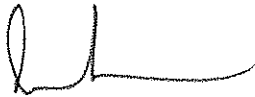
If the mineral resource could not be extracted prior to development taking place, for example, because of subsequent flooding or land stability issues that would preclude the proposed development taking place; then a judgement would have to be made as to whether the importance given to the development by your local planning authority outweighs the need to avoid the sterilisation of the mineral resource.

Further to this, I note that the proposed development is within 500m of Lanehead quarry and consideration will need to be given to the potential impacts of the development on the working of the quarry (including any potential future workings), and any potential impacts of the quarry workings on the proposed development. The Council will need to

satisfy itself that the proposed development would not be subject to any major issues of noise, dust or blasting vibration associated with the current or potential future working of the quarry. I would recommend the applicant also be requested to provide evidence of the likely environmental impacts from present or future quarry operations on future occupiers of the proposed development.

Whilst the quarry operates under a comprehensive set of planning conditions covering matters such as noise and dust, these conditions were established to mitigate the impacts on the existing properties around the site. Developments that encroach closer to the quarry may not benefit from the mitigation afforded by these conditions, as their circumstances will differ given their closer proximity. Care needs to be taken that development is not allowed to encroach so close to the quarry that it becomes impossible for the quarry operator to comply with set or recognised limitations on noise, dust and vibration levels in relation to mineral workings, thereby constraining the ability to work minerals from this quarry in the future.

Yours sincerely

A handwritten signature in black ink, appearing to read 'MH' or similar, with a long horizontal stroke extending to the right.

Marcus Hudson
Head of Planning