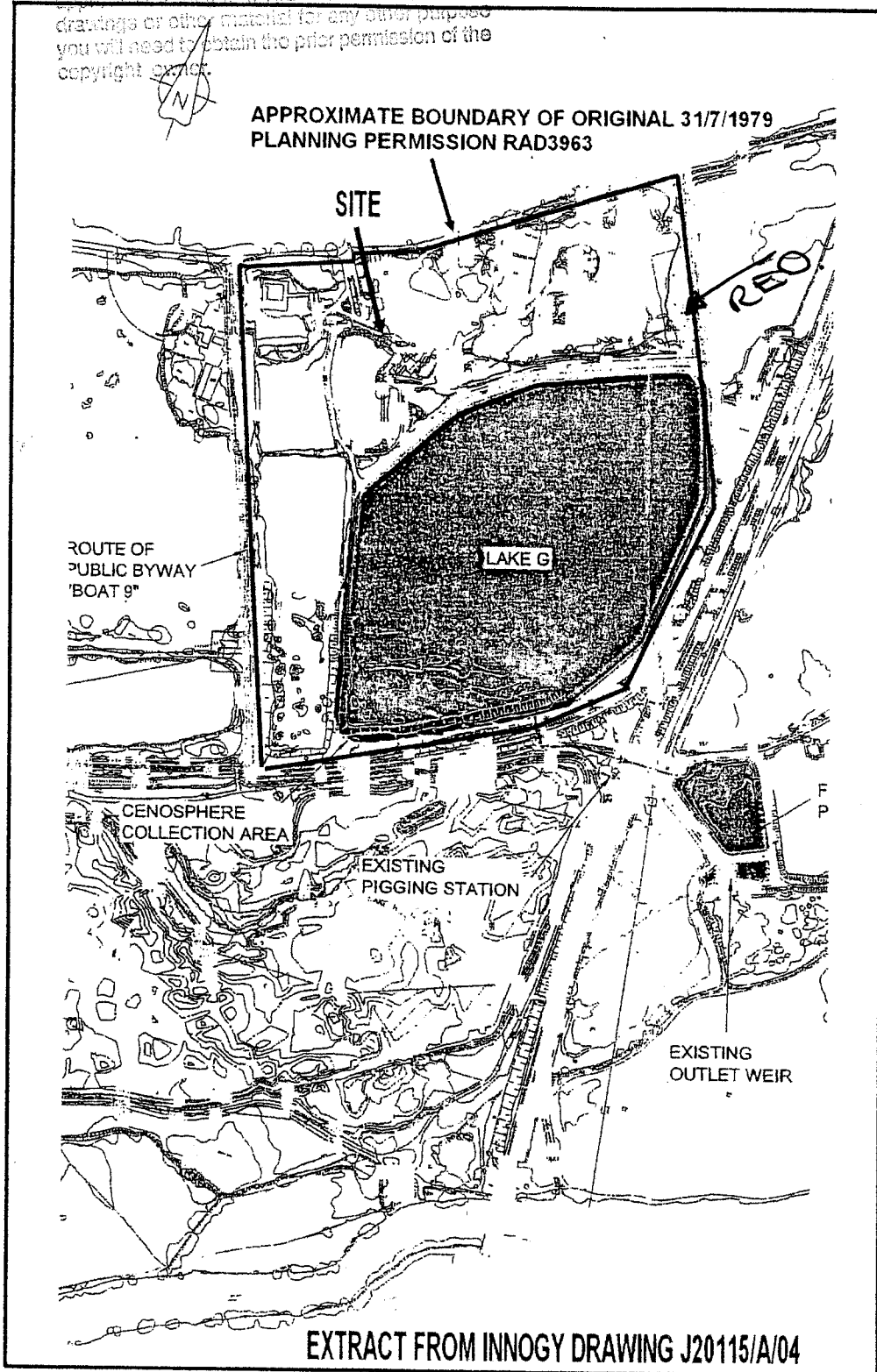


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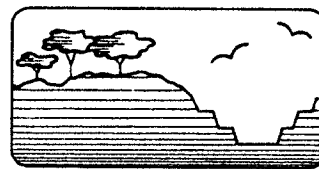


RAD/3963/4-cm.
07/01/20/cm.

LAND & MINERAL MANAGEMENT LTD

CHARTERED SURVEYORS— CHARTERED PLANNERS

Roundhouse Cottages Bridge Street Frome Somerset BA11 1BE



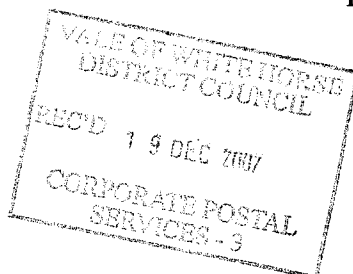
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To - The Director of Environmental Services
Oxfordshire County Council
Speedwell House
Speedwell Street
Oxford OX1 1NE



4th December 2007

APPENDIX 1

TOWN & COUNTRY PLANNING ACT 1990 SECTION 73 PLANNING APPLICATION

Planning Permission Reference: RAD/ 3963 dated 31st July 1979
Revised Permissions RAD/3963/3-CM dated 24th January 2003
Site: Thrupp Lane, Radley, Abingdon
Applicant: H Tuckwell & Sons Ltd
Application: The development of land without complying with condition 25 of the planning permission and the variation of that condition to extend the development for five years.

Introduction

- 1 Thrupp Lane Quarry has provided indigenous and imported sands and gravels, concrete and other building materials for over 50 years to the Abingdon and east Oxford areas. Five years ago an extension of time was granted to enable the sand and gravel remaining in Thrupp Lane Quarry and its adjacent quarry in Barton Lane to be worked out. Sand and gravel still remains within the Thrupp Lane site to be removed. During the last five years the sand and gravel from Barton Lane was removed and that site was restored to a lake with grass and woodland margins.

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07/01/2008
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- 2 This planning application proposes a further extension of time of the planning permission for Thrupp Lane Quarry for three reasons:
- (i) to enable the remaining sand and gravel to be removed;
 - (ii) to retain the sand and gravel processing plant at Thrupp Lane during the preparation of the Minerals Development Framework (“MDF”) for Oxfordshire which will eventually direct where the mineral industry should be located. Tuckwells will be making representations in the MDF process to retain the plant at Thrupp Lane in the long term. Any decision to remove the plant at this stage would be premature to the determination of the MDF;
 - (iii) to allow further time for negotiations with an adjoining owner of planned sand and gravel reserves to come to fruition enabling those minerals to be processed through an existing washing plant.
- 3 The reason to retain a processing plant at Thrupp lane in the long term is considered important for the provision of materials for concrete production and for strategic operational reasons described in the Discussion below. The extension can be achieved by varying a condition of the current planning permission.

The Condition Proposed to be Varied

- 4 Planning Condition 25 of RAD 3963/3-CM states:
- “25 *Except with the express written consent of the Mineral Planning Authority:*
- (i) *no excavations shall be undertaken or continued after 31st December 2007 or such earlier date that the Mineral Planning Authority has determined that working has been completed;*
 - (ii) *all restoration shall be carried out and completed not later than 31 December 2008 or within one year of the completion of mineral extraction whichever is the earlier”.*

The reason is given: “*To comply with the Council’s minerals policy which seeks to prevent reserves with planning permission remaining in perpetuity and to ensure satisfactory and timely restoration”.*

APPENDIX 1

Lane plant. The existence of an operational processing plant at Thrupp Lane could overcome the need to provide a new quarry and new processing facilities in the Radley area. The retention of the processing plant at Thrupp Lane until such time as the Mineral Development Framework has been resolved would be prudent.

The Proposal

26 It is proposed that Condition 25 is varied to say:

“25 Except with the express written consent of the Mineral Planning Authority:

- (i) no excavations shall be undertaken or continued after 31st December 2012 or such earlier date that the Mineral Planning Authority has determined that the processing plant is no longer required;*
- (ii) all restoration shall be carried out and completed not later than 31 December 2013 or within one year of the completion of mineral extraction whichever is the earlier”.*

27 The reason for granting planning permission would be to maintain production of sand and gravel to provide materials for concrete manufacture and local building work in Abingdon and east Oxfordshire area and to continue to assess the need for the retention of processing facilities in this area following the introduction and operation of the Minerals Development Framework.

General

28 This planning application is made under Section 73 of the Town and Country Planning Act 1990. Applications made under this section do not require application forms or plans provided that they identify adequately the planning permission which is to be varied. Certificate A and the Agricultural Holdings Certificate are attached as is the planning application fee of £135.


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Conclusions

- 29 An extension of time to retain Thrupp Lane processing plant is proposed:
- (i) to enable sand and gravel to be removed from the site; (7)
 - (ii) to enable sand and gravel to be removed from RWE's adjoining land; (8)
 - (iii) to allow time to consider the retention of the plant through the MDF; (2 ii)
 - (iv) to supply materials for the concrete plant (9)
 - (v) because closure would not reduce the need to bring materials to site; (11)
 - (vi) the plant serves a need in the locality; (12)
 - (vii) the plant supplies RWE's needs in their adjacent activities; (16)
 - (viii) 34 people are employed at the site and job security is important; (17)
 - (ix) Traffic movements would not be reduced by the plant's closure; (19)
 - (x) The plant and operations are reasonably screened from public view; (21)
 - (xi) Noise and dust is not known to cause nuisance; (22 & 23)
 - (xi) To allow time to complete negotiations with an adjoining owner for the long term processing of that owner's sand and gravel. (25)

Appended

- 1 Plan showing approximate boundary of 31/7/1979 Planning Permission.
- 2 Aerial Photograph
- 3 Photographs of the Site from Thrupp Lane
- 4 Traffic Survey
- 5 Letter from J Curtis & Sons Limited dated 24th October 2007
- 6 Letter of Support
- 7 Planning Permission RAD/3963/3-CM dated 24th January 2003



Signed: J E Salmon
Agent for H Tuckwell & Sons Ltd