

**NORFOLK COUNTY COUNCIL**

**Town and Country Planning Act, 1990**

**Town and Country Planning (Development Management Procedure) Order 2015**

To: Mick George Ltd  
Mick George Ltd  
6 Lancaster Way  
Ermine Business Park  
Huntingdon  
PE27 6XU

Particulars of Proposed Development

Location: Mayton Wood Quarry, Little Hautbois, Coltishall, NR12 7JX

Applicant: Frimstone

Agent: Mick George Ltd

Proposal: Extension of existing quarry to extract 1.45 million tonnes of sand and gravel and the importation of inert materials for restoration and recycling.

The Norfolk County Council hereby gives notice of its decision to GRANT PLANNING PERMISSION for the development specified in the application received as valid on 2 January 2020, subject to compliance with the conditions set out on the attached sheet.

The reasons for the grant of permission and for the conditions are also set out on the attached sheets.

*N Johnson*

Signed: \_\_\_\_\_ Date: 25 June 2021

For EXECUTIVE DIRECTOR OF COMMUNITY AND ENVIRONMENTAL SERVICES

Norfolk County Council  
County Hall  
Martineau Lane  
Norwich  
NR1 2SG

**SEE NOTES**

## NOTES

### Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs)
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under the development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

### Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the District or Borough Council in whose area the land is situated. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.

### Byelaws

- Any planning permission is subject to compliance with the byelaws (Local Acts, Orders Regulations) and any general statutory provisions in force.

Location: Mayton Wood Quarry, Little Hautbois, Coltishall, NR12 7JX

---

Conditions and Reasons for Conditions:

1. The development hereby permitted shall commence not later than three years from the date of this permission. Within seven days of the commencement of operations, the operator shall notify the County Planning Authority in writing of the exact starting date.

Reason:

Imposed in accordance with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development must be carried out in strict accordance with the application form and the following plans and documents:
  - Drawing No. M35/F/19/01 Mayton Wood Extension, Location Plan, 23rd September 2019;
  - Drawing No. M35/F/19/02 Mayton Wood Extension, Existing Features, 23rd September 2019;
  - Drawing No. M35/F/19/03 Rev D Mayton Wood Extension, Working Scheme, 9th June 2021;
  - Drawing No. M35/F/19/04 Rev B Mayton Wood Extension, Restoration Scheme, 20th May 2020;
  - Drawing No. M35/F/19/05 Rev A Mayton Wood Extension, Cross Sections, 9th June 2021;
  - Drawing No. M35/F/19/06 Mayton Wood Extension, Mineral Processing Plant, 15th October 2019;
  - Drawing No. M35/F/19/07 Mayton Wood Extension, Existing Public Footpath Diversion - Working Phase, 24th February 2020;
  - Drawing No. M35/F/19/08 Mayton Wood Extension, Existing Public Footpath Diversion - Restoration Phase, 24th February 2020;
  - Drawing No. 03/00, Mayton Wood Quarry, off Coltishall/Buxton Road, Proposed Access, Create Consulting Engineers Ltd, 22nd May 2019;
  - Drawing No. 003, Mayton Wood Extension, Bat Potential Trees, E3P, 22nd January 2020;
  - Mayton Wood Quarry Extension. Near Frettenham and Buxton with Lammas, Norwich - Extraction of Sand and Gravel and Importation of Inert Material to Achieve a Beneficial Restoration of the Site, Planning Statement, Frimstone, September 2019;
  - Mayton Wood Quarry Extension. Near Frettenham and Buxton with Lammas, Norwich - Extraction of Sand and Gravel and Importation of Inert Material to Achieve a Beneficial Restoration of the Site, Volume 1 Environmental Statement, Frimstone, September 2019;

Location: Mayton Wood Quarry, Little Hautbois, Coltishall, NR12 7JX

---

- Mayton Wood Quarry Extension. Near Frettenham and Buxton with Lammas, Norwich - Extraction of Sand and Gravel and Importation of Inert Material to Achieve a Beneficial Restoration of the Site, Non-Technical Summary, Frimstone, September 2019;
- Mayton Wood Extension, Buxton with Lammas, Norfolk, Landscape & Visual Impact Assessment, Collington Winter Chartered Landscape Architects, Revision I, 24th May 2019;
- Agricultural Land Classification Report on Land at Mayton Wood, Buxton, Norfolk, Richard Stock Soils and Agriculture, April 2019;
- Noise Assessment, Proposed Extension to Mayton Wood Quarry, LF Acoustics Consulting Engineers, 13th February 2020;
- Mayton Wood Norfolk, Transport Statement, Create Consulting Engineers Ltd, May 2019;
- Preliminary Ecological Appraisal Report, Mayton Wood Quarry Extension, E3P, July 2019;
- Mayton Wood Quarry Extension, Groundwater Protection and Hydrogeological Impacts, Terraconsult, 28th June 2019;
- Land at Mayton Wood, Buxton with Lammas, Flood Risk Assessment and Conceptual Surface Water Management Plan, Ecus prepared for TerraConsult Ltd, 7th June 2019;
- Mayton Wood Quarry, Buxton and Lammas, Norfolk, Desk Based Assessment, Cambridge Archaeological Unit, 2019;
- Mayton Wood Quarry Extension, Buxton and Lammas, Norfolk, An Archaeological Evaluation, Cambridge Archaeological Unit, July 2019;
- Mayton Wood Quarry Extension, Buxton with Lammas, Norfolk, Report on Archaeological Geophysical Survey, Bartlett-Clark Consultancy, 21st July 2019;
- Terex Aggwash 60-1/60-2 Washing Systems Technical Specification, July 2012;
- Mayton Wood Quarry Extension. Near Frettenham and Buxton with Lammas, Norwich - Extraction of Sand and Gravel and Importation of Inert Material to Achieve a Beneficial Restoration of the Site, Supplementary Statement Regulation 25 Further Information, March 2020;
- Arboricultural Impact Assessment, Land Adjacent Mayton Wood, Old Cromer Rd, Little Hautbois, Buxton, Norwich, NR12 7JX, E3P, 2nd March 2020;
- Letter from TerraConsult headed "Mineral Application FUL/2019/0043 Mayton Wood Quarry Extension - EHO Comments on Groundwater Protection Report", 11th December 2019;
- Mayton Wood Quarry Extension, Geotechnical Design Report, Terraconsult, 29th January 2020;
- Mayton Wood Quarry Extension, Dust Assessment and Management Plan, Frimstone, March 2020;

Location: Mayton Wood Quarry, Little Hautbois, Coltishall, NR12 7JX

---

- Letter from Mick George headed "Proposed Extension to Mayton Wood Quarry, Consultee Comments and Third-Party Representations for Planning Application FUL/2019/0043 - Application Summary, Consultation Responses to Reg 25 Submission 14/05/2020", 28th May 2020;
- Letter (headed Highways Issues and Archaeological Written Scheme of Investigation) from Mick George Ltd dated 6th January 2021; and
- Specification for Archaeological Works, Mayton Wood Quarry, Norfolk (Ref. PC519a) Version 3, Phoenix Consulting Archaeology Limited, dated 12th February 2021;

The later version of any Plan will be taken as the approved working version.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The extraction operations hereby permitted shall cease by 31 December 2035 with all buildings, plant, machinery, stockpiles, haul roads and bunds removed, haul routes de-compacted and the site restored in accordance with the approved restoration plans and details listed in Condition No.2.

Reason: To protect the amenities of the surrounding area in accordance with Policies CS14 and DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

4. Prior to the construction of the new access, details of the new vehicular access (the new access), on to the Coltishall to Buxton Road, for the first 20 metres into site, consisting of a minimum width of 7.3 metres and provided with kerb radii of 15 metres, with an arrangement to ensure that surface water is intercepted and disposed of separately so that it does not discharge from or onto the highway, shall be submitted to and approved in writing by the County Planning Authority. The access shall thereafter be constructed in accordance with the approved details and brought into use not later than 15 months from the start date notified to the County Planning Authority in accordance with Condition No. 1.

Reason: To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety in accordance with Policies CS15 and DM10 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

5. Any access gates/bollard/chain/other means of obstruction (at the new access point) shall be hung to open inwards, set back, and thereafter retained a

Location: Mayton Wood Quarry, Little Hautbois, Coltishall, NR12 7JX

---

minimum distance of 20 metres from the near channel edge of the adjacent carriageway.

Reason: In the interests of highway safety enabling vehicles to safely draw off the highway before the gates/obstruction is opened, in accordance with Policies CS15 and DM10 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

6. The gradient of the new access shall not exceed 1:12 for the first 20 metres into the site as measured from the near channel edge of the adjacent carriageway.

Reason: In the interests of the safety of persons using the access and users of the highway in accordance with Policies CS15 and DM10 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

7. Prior to the first use of the new access visibility splays measuring 215 metres x 2.4 metres shall be provided to each side of the access where it meets the highway. The splay(s) shall thereafter be maintained at all times free from any obstruction exceeding 0.6 metres above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety in accordance with the principles of the NPPF and Policies CS15 and DM10 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

8. Within seven days of completion and coming into operation of the new access in accordance with Condition No. 4, the existing access on to the C532 shall ceased to be used and closed up and shall thereafter remain closed and not be used to access the site.

Reason: In the interests of highway safety, in accordance with Policies CS15 and DM10 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

9. For the lifetime of the permission, the development shall not operate except in accordance with the Routing Strategy set out in the letter (headed Highways Issues and Archaeological Written Scheme of Investigation) from Mick George dated 6th January 2021.

Reason: In the interests of highway safety, in accordance with Policies DM10 and CS15 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

Location: Mayton Wood Quarry, Little Hautbois, Coltishall, NR12 7JX

---

10. Prior to the commencement of development an Arboricultural Method Statement and Tree Protection Plan which sets out details of the provision for temporary tree protection fencing, in accordance with BS5837, shall be submitted to and approved in writing by the County Planning Authority.

Reason: To ensure protection of the trees on the site and to comply with Policies CS14 and DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

11. No operation authorised or required under this permission or under The Town and Country Planning (General Permitted Development) (England) Order 2015 shall take place on Sundays or Bank/Public holidays, or other than during the following periods:

07:00 -18:00 hours Monday to Friday  
08:00 -13:00 hours Saturdays

Reason: To protect the amenities of the surrounding area in accordance with Policies CS14 and DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

12. The handling, movement and re-spreading of topsoil and subsoil shall not take place except when the soils are in a dry and friable condition and in such a way and with such equipment as to ensure minimum compaction. No handling of soil shall take place except between 1st April and 31st October.

Reason: To protect the amenities of the surrounding area in accordance with Policies CS14 and DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

13. No plant or machinery shall be used on the site unless it is maintained in a condition whereby it is efficiently silenced in accordance with the manufacturer's specification.

Reason: To protect the amenities of the surrounding area in accordance with Policies CS14 and DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

14. No external lighting shall be installed on the site unless it is retained such that it will not cause glare beyond the site boundaries.

Location: Mayton Wood Quarry, Little Hautbois, Coltishall, NR12 7JX

---

Reason: To protect the amenities of the surrounding area in accordance with Policies CS14 and DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order), no buildings, plant or machinery, nor structures of the nature of plant or machinery other than that permitted under this planning permission shall be erected on the site, except with permission granted on an application under Part III of the Town and Country Planning Act 1990, as amended.

Reason: To protect the amenities of the surrounding area in accordance with Policies CS14 and DM12 of the Norfolk Minerals and Waste Core Strategy DPD 20.10-2026.

16. With the exception of noise emitted from the site from temporary soil stripping operations, landscape operations and bund construction and removal operations, the noise emitted from the extraction site or the plant site shall not exceed the levels stated below at a distance of 3.5 metres from the facade of the following properties:

Heath Farm - 51 dB LAeq, 1 hour;  
The Heath - 50 dB LAeq, 1 hour;  
Ruby Cottage - 46 dB LAeq, 1 hour;  
Pinewood - 48 dB LAeq, 1 hour;  
Mayton Hall - 46 dB LAeq, 1 hour.

Noise for temporary operations from temporary soil stripping operations, landscape operations and bund construction and removal operations, at each of the properties listed above shall not exceed 70 dB LAeq (1 hour) free field. Temporary operations shall not exceed a total of 8 weeks in any calendar year.

Reason: To protect the amenities of the surrounding area in accordance with Policies CS14 and DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

17. Prior to the commencement of any temporary operations on site, as referred to in Condition No. 16 above, a scheme of works to include contact details, the precise nature of works to be undertaken and equipment to be used, timescale, including date of commencement and completion, and the exact location of the works shall be submitted to, and approved in writing by, the County Planning Authority. The development shall be undertaken only in accordance with the approved scheme.



Location: Mayton Wood Quarry, Little Hautbois, Coltishall, NR12 7JX

---

Reason: To protect the amenities of the surrounding area in accordance with Policies CS14 and DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

18. No reversing beepers or other means of audible warning of reversing vehicles shall be fixed to, or used on, any site vehicles, other than those which use white noise, or other warning measures, the use of which shall first be approved in writing to County Planning Authority.

Reason: To protect the amenities of the surrounding area in accordance with Policies CS14 and DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

19. From the date of this permission the operator/s shall maintain records of any noise complaints/concerns notified to them regarding activities undertaken as part of the development and a record of all vehicles entering and leaving the site and shall make them available to the County Planning Authority at any time upon request. All records shall be kept and made available for inspection for the duration of the extractions works.

Reason: To protect the amenities of the surrounding area in accordance with Policies CS14 and DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

20. Soil bunds which are in situ for one or more growing seasons shall be seeded with grass and retained in accordance with the submitted and hereby approved details.

Reason: To protect the amenities of the surrounding area in accordance with Policies CS14 and DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

21. Within 6 months of the date of this permission, an aftercare scheme specifying such steps as may be necessary to bring the land to the required standard for use for agriculture/grassland/woodland shall be submitted to, and approved in writing by, the County Planning Authority. The approved aftercare scheme shall be implemented over a period of five years following the completion of restoration or in the case of phased restoration in stages each of five years duration dating from each completed restoration phase.

Location: Mayton Wood Quarry, Little Hautbois, Coltishall, NR12 7JX

---

Reason: in the interests of the appearance of the development and surrounding area in accordance with Policy DM14 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

22. Not less than 12 months prior to the removal of the Oak tree, Tree T4, as identified in Preliminary Ecological Appraisal Report, Mayton Woods Quarry Extension, E3P, July 2019; a bat survey of the site shall be undertaken and the report of the survey submitted to and approved in writing by the County Planning Authority. The tree shall not be felled until the submitted report has been approved.

Reason: To ensure the protection of bats in accordance with Policies CS14 and DM1 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

23. Within two years of the start dated notified the County Planning Authority in accordance with Condition No.1, two Kent bat boxes shall be installed on the site in accordance with the details set out in the Letter from Mick George headed "Proposed Extension to Mayton Wood Quarry, Consultee Comments and Third-Party Representations for Planning Application FUL/2019/0043 - Application Summary, Consultation Responses to Reg 25 Submission 14/05/2020", 28th May 2020. Details of the location and position of the bat boxes shall be submitted to and approved in writing by the County Planning Authority prior to their installation.

Reason: To ensure the protection of bats in accordance with Policies CS14 and DM1 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

24. No development shall take place other than in accordance with the Specification for Archaeological Works, Mayton Wood Quarry, Norfolk (Ref. PC519a) Version 3, Phoenix Consulting Archaeology Limited, dated 12th February 2021, approved under Condition No 2.

Reason: To safeguard archaeological interests in accordance with Policies CS14 and DM9 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026

25. The development shall not be put into operation until the site investigation and post investigation assessment has been completed in accordance with the Specification for Archaeological Works, Mayton Wood Quarry, Norfolk (Ref. PC519a) Version 3, Phoenix Consulting Archaeology Limited, dated 12th February 2021, approved under Condition No. 2 and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

Location: Mayton Wood Quarry, Little Hautbois, Coltishall, NR12 7JX

---

Reason: To safeguard archaeological interests in accordance with Policies CS14 and DM9 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

26. The development shall be carried out and constructed in accordance with the approved Land at Mayton Wood, Buxton with Lammas, Flood Risk Assessment and Conceptual Surface Water Management Plan, TerraConsult Ltd, 7th June 2019.

Reason: In the interests of protecting the water environment and flood prevention in accordance with Policy DM4 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

27. Measures shall be taken to prevent dust nuisance and sand blow caused by the operations, including spraying of road surfaces, plant area and stockpiles and otherwise in accordance with approved Mayton Wood Quarry Extension, Dust Assessment and Management Plan, Frimstone, March 2020.

Reason: To protect the amenities of residential properties and the surrounding area, in accordance with Policy DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

### **Positive and Proactive Statement**

In accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015:

The local planning authority has entered into discussions with the applicant during the application processing period to ensure that sufficient information has been submitted to demonstrate that the proposal is acceptable.

### **Reason for pre-commencement conditions**

Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 requires planning authorities to provide written reasons for imposing planning conditions that require particular matters to be approved before development can start. In this instance Condition No. 10. This information is being requested by condition to ensure the application is determined within its statutory period and without delay.

Location: Mayton Wood Quarry, Little Hautbois, Coltishall, NR12 7JX

---

## **Informatives**

### Consent for work on Ordinary Watercourses

If there are any works proposed as part of this permission that are likely to affect flows in an ordinary watercourse, then you are likely to need the approval of the County Council. In line with good practice, the Council seeks to avoid culverting, and its consent for such works will not normally be granted except as a means of access. It should be noted that this approval is separate from planning.

Further guidance for developers can be found on our website at:

<https://www.norfolk.gov.uk/rubbish-recycling-and-planning/flood-and-water-management/information-for-developers>

As the site is also near to the Internal Drainage District (IDD) of the Norfolk Rivers Internal Drainage Board (IDB) and the Board's Byelaws apply. A copy of the Board's Byelaws can be accessed on our website:

[https://www.wlma.org.uk/uploads/NRIDB\\_Byelaws.pdf](https://www.wlma.org.uk/uploads/NRIDB_Byelaws.pdf)

along with maps of the IDD:

[https://www.wlma.org.uk/uploads/179-NRIDB\\_Index.pdf](https://www.wlma.org.uk/uploads/179-NRIDB_Index.pdf)

These maps also show which watercourses have been designated as 'Adopted Watercourses' by the Board.

The adoption of a watercourse is an acknowledgement by the Board that the watercourse is of arterial importance to the IDD and as such will normally receive maintenance from the IDB.

In order to avoid conflict between the planning process and the Board's regulatory regime and consenting process please be aware that as the development will result in water being introduced to the Board's Internal Drainage District, the proposed development will require land drainage consent in line with the Board's byelaws (specifically byelaw 3). Any consent granted to discharge from an impermeable area will likely be conditional, pending the payment of a Surface Water Development Contribution fee, calculated in line with the Board's charging policy

[https://www.wlma.org.uk/uploads/WMA\\_Table\\_of\\_Charges\\_and\\_Fees.pdf](https://www.wlma.org.uk/uploads/WMA_Table_of_Charges_and_Fees.pdf)

Whilst the consenting process as set out under the Land Drainage Act 1991 and the aforementioned Byelaws are separate from planning, the ability to implement a planning permission may be dependent on the granting of these consents. As such I strongly recommend that the required consent is sought prior to determination of the planning application.

Location: Mayton Wood Quarry, Little Hautbois, Coltishall, NR12 7JX

---

### Environmental Permitting

Mobile plant for the treatment of waste will require a Mobile Plant Permit issued by the Environment Agency. If the plant is to be permanent/fixed rather than mobile a Site Environmental Permit will be required instead. See the web address below for further guidance:

<https://www.gov.uk/topic/environmental-management/environmental-permits>

The importation of soil will also require an Environmental Permit. This could be either a waste recovery permit to permanently deposit waste on land or a landfill permit if you cannot show that your proposed operation is waste recovery. Guidance on this can be found on the following web address –

<https://www.gov.uk/guidance/waste-recovery-plans-and-permits>

If you require additional advice about your application to the Environment Agency, it provides a pre application service. You can request basic (free) or enhanced (chargeable) pre application advice using the following web address –

<https://www.gov.uk/government/publications/environmental-permit-pre-application-advice-form>

Mining waste – The Environment Agency advises that you to consider whether there intends to be any operation that could be covered by the Mining Waste Directive. Guidance on this can be found on the following web address-

<https://www.gov.uk/government/publications/environmental-permitting-guidance-the-mining-waste-directive>