
From: [REDACTED]@cumbria.gov.uk>
Sent: 21 August 2017 17:26
To: [REDACTED]@stephenson-halliday.com>
Cc: [REDACTED]@cumbria.gov.uk>; [REDACTED]@thomasarmstrong.co.uk;
[REDACTED]@thomasarmstrong.co.uk; [REDACTED]@stephenson-halliday.com>; [REDACTED]@stephenson-halliday.com>
Subject: RE: High Close

Hello [REDACTED]

Thanks for the email plus attachments.

Based on the evidence provided I have no doubt that the advice that you received from [REDACTED] in August 2001 is still correct.

As a result we would welcome a new submission for conditions and restoration of the site edged blue.

I am afraid that I am a loss why [REDACTED] was querying the extent of the permission.

If you or clients were still concerned about the status of the site then applying for a Certificate of Proposed Use would put the matter to bed. But I really can't see why that would be necessary.

I hope this helps.

Kind Regards,

[REDACTED]

Manager Development Control and Countryside Management

Environment and Regulatory Services | Cumbria County Council
County Offices | Busher Walk | Kendal | LA9 4RQ

[REDACTED]

Dept. E-mail: developmentcontrol@cumbria.gov.uk

Cumbria.gov.uk/planning-environment/DC/dc.asp

From: [REDACTED]@stephenson-halliday.com]
Sent: 09 August 2017 18:32
To: [REDACTED]
Cc: [REDACTED]@thomasarmstrong.co.uk;
[REDACTED]@thomasarmstrong.co.uk; [REDACTED]
Subject: High Close

Dear [REDACTED]

[REDACTED]

I refer to our conversation earlier today regarding the dormant planning permission at High Close, it was agreed I would write to you and attach any relevant documents regarding the dormant planning status.

By way of background, I have been working for Thomas Armstrong Ltd. In respect of the High Close site since 2001 when Thomas Armstrong considered the possibility of reopening the quarry and I looked at the geological potential, mineral ownership, planning status etc. It should be noted that they had considered re-opening the quarry in 1996 when [REDACTED] [REDACTED] was in communication with [REDACTED] (see attached note from [REDACTED] 23 January 1996)

There is a large area with planning permission, granted by the former Cumberland County Council under reference CA49 on 8 December 1954. On the approved plan there is an area edged green which included the existing quarry within a larger area edged blue. By condition 2 the area edged blue was granted planning permission in principle but not to commence quarrying until full details had been submitted and approved by the LPA. I attach scanned copies of the original planning permission drawing, signed by the Clerk to Cumberland County council and the Decision Notice reference CA49 both dated 8th December 1954.

There is a memorandum from the County Solicitor to the County Planning Officer dated 26 January 1987 confirming that the large area edged blue on the plan still has a valid planning permission; and the County Solicitor also confirmed in this memo that the question of abandonment did not apply. (Scanned copy attached).

The area was declared a dormant site by Cumbria County Council in their Review of Mineral Sites in 1996, with an expiry date of 22/02/2042. Following a query from [REDACTED] (A director with Thomas Armstrong at the time) [REDACTED] replied by letter dated 23 January 1996, (Scanned copy attached) that he noted the intention to reopen High Close and he confirmed that the effect of the minerals review legislation, was that prior to reopening the site, a new scheme of conditions would have to be submitted.

In June 2001, I discussed the planning position with [REDACTED] and followed it up with a letter dated 26th June 2001 explaining my interpretation of the planning permission and asking for confirmation of the planning status. [REDACTED] replied by letter dated 28 August 2001 (Scanned copy attached) which confirmed there is a valid planning permission and adding that the area edged blue was included by the County Council as a dormant quarry in the first list of sites prepared under the Environment Act 1995 Minerals Review process with an expiry date of February 2042. I also attach the Initial Review notification plus the plan.

At no time since my involvement in the site since 2001 has the planning status been questioned by the Mineral Planning Authority and over time there have been discussions between Thomas Armstrong directors and myself with various planners. The last meeting was with [REDACTED] on the 11th November 2015, with [REDACTED] (Directors with Thomas Armstrong Ltd) to discuss the proposed application for new conditions together with an outline of the scheme and the geological investigations which took place in 2011. It was agreed at that meeting that the application would be EIA development and we could go down the pre-app route; but subsequently I agreed with [REDACTED] it would be better to go down the Scoping Opinion route and I submitted our Scoping Request Report on the 6th April 2017.

On the basis of the confirmed dormant planning status, since 2001 Thomas Armstrong Ltd have purchased the mineral rights to the site, followed by the purchase of High Close farm to ensure full control over the site and minerals. In 2011 and in 2016 a significant amount of geological investigation by drilling took place on the site to appraise the site geology and identify the best area to quarry. In addition detailed hydrogeological information was obtained during the investigation and seven groundwater monitoring boreholes were constructed.

In April 2017 I submitted a detailed Scoping Request Report to Cumbria County Council and throughout 2017 we have been carrying out various assessments for the EIA, which have included blasting, noise, air quality, ecology, archaeology, hydrogeology etc. We anticipate all the various assessments will be completed in the next two months and we will be in a position to submit the application for new planning conditions which will include a comprehensive quarry development scheme and restoration scheme to our usual professional standards.

If you have any questions please do not hesitate to contact me. For your information my mobile is [REDACTED] thanks for your help'

Regards

[REDACTED]

[REDACTED]
Director

[REDACTED]

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