



The Town and Country Planning Act 1990
Approval of Minerals & Waste Application with Conditions
Application Reference Number: PL/2025/03084
Decision Date: 18 August 2026

Applicant:	M C Cullimore (Gravels) Ltd Netherhills, Fromebridge Lane, Whitminster, Gloucester, Gloucestershire, GL2 7PD
Particulars of Development:	Variation of Conditions 2 and 6 of Planning Permission 18/06840/WCM (for Southern extension of sand and gravel extraction with restoration using site derived and imported inert material) to extend the duration for completing site restoration to 31 December 2029 and to update the description of inert material to align with that in the Environmental Permit.
At:	Whetstone Quarry, Down Ampney, Wiltshire, SN6 6LH

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 38 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

- 1 The development hereby permitted shall cease extraction and be fully restored in accordance with the approved restoration scheme by 31 December 2029.

REASON: To accord with the terms of the planning application and in order to ensure the timely completion of the mineral extraction and site restoration in the interests of amenity.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans (insofar as they relate to the red-edged application site, and so land within the county of Wiltshire):

- 1787-4-4-2-DR0003 P2 (Phase 3 Extraction) dated Aug 2019

- 1787-4-4-2-DR0004 P2 (Phase 8 Extraction) dated Aug 2019
- 1787-4-4-2-DR0005 P2 (Phase 7 Extraction) dated Aug 2019
- 1787-4-4-2-DR0006 P2 (Phase 7 and 8 Restoration) dated Jun 2019
- 1787-4-4-2-DR-0009 P2 (Revised Restoration - increased inerts) dated Jun 2019
- Surface Water Drainage Strategy and related drawing no. WHETGW1906-1B by GWP dated 10 Jun 2019

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

- 3 No external lighting shall be installed until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Professionals in their publication "Guidance Notes for the Reduction of Obtrusive Light GN01:2011", have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

- 4 The development hereby permitted is subject to an annual production limit of not more than 125,000 tonnes of sand and gravel over a 3 year period and not exceeding a total extraction of 300,000 tonnes of sand and gravel.

REASON: To accord with the terms of the planning application and in the interests of amenity.

- 5 The total quantity of inert material imported into the site for the restoration of the site shall not exceed 137,000 cu m, comprising uncontaminated construction and demolition wastes to include concrete, bricks, tiles, ceramics, soils and stones (excluding topsoil and peat). The inert material shall be treated to a standard such that they are fit for purpose and cause no pollution to controlled waters (groundwater).

REASON: To comply with the terms of the planning application and to ensure imported inert material is fit for purpose and causes no pollution to controlled waters (groundwater).

- 6** From the date of this permission a written record shall be kept by the operator, showing the annual amount of sand and gravel extracted, and that record shall be made available to the Mineral and Waste Planning Authority at all reasonable times.

REASON: In the interests of amenity and to ensure the limits on extraction set out in this planning permission are not exceeded.

- 7** Operations authorised by this permission shall only be carried out on site between the following hours:

07:00 to 18:00 Mondays to Fridays

07:30 to 13:00 Saturday

There shall be no working on Sundays or Bank or National Holidays.

REASON: To safeguard the amenities of the area.

- 8** No maintenance of plant and machinery shall be carried out except between the hours of 07:00 to 18:00 Monday to Friday (inclusive) and the hours of 07:00 to 13:00 on Saturdays and no such working shall take place on Sundays, Public or Bank Holidays.

REASON: To safeguard amenity.

- 9** No loaded lorries shall enter or leave the site un-sheeted except those only carrying materials in excess of 500mm in any dimension.

REASON: In the interests of highway safety.

- 10** Wheel cleaning of all goods vehicles and machinery leaving the site shall be carried out for the duration of all operations at the site using the 'Moby Dick Conline KIT Flex 400MB' equipment proposed as part of the development.

REASON: To ensure that mud and earth deposits are not brought onto the public highway in the interests of highway safety.

- 11** No mud, debris or materials shall be deposited on the highway from commercial vehicles entering or leaving the site.

REASON: In the interests of highway safety and to prevent mud, debris and materials getting on the highway.

- 12** All operations at the site shall be carried out strictly in accordance with the 'Mitigation Measures' set out in the Noise Monitoring and Management Plan by Vibrock, dated 25 February 2016.

REASON: To protect the amenities of residents and the local environment.

- 13** Measures to manage dust arising from the development shall be implemented for the duration of the development fully in accordance with the Dust Management Plan by DustscanAQ dated January 2020.

REASON: To protect the amenity of the local environment.

- 14** The approved weighbridge shown in Details of Plant and Building plan, drawing ref: 1787/PS/2, dated April 2012 shall be used and maintained thereafter in accordance with the approved details for the duration of the operations at the site.

REASON: In order that the Mineral and Waste Planning Authority can monitor the site in the interests of the amenities of the area.

- 15** All plant, machinery and structures shall be removed from the site either within 3 months of the final completion of the site's restoration or within 2 years of cessation of minerals extraction, whichever is the sooner.

REASON: To ensure the removal of plant, machinery and structures in the interests of the amenities of the area.

- 16** Archaeological investigation shall be carried out in accordance with the 'Project specification for an archaeological recording action Wiltshire extraction area' report by Thames Valley Archaeological Services, dated 10/12/19. This will include the 'Post fieldwork assessment', 'Post-excavation analysis and archive preparation' and 'Publication and dissemination' stages, as referred to in the report.

REASON: In order that the development is undertaken in an acceptable manner, to enable the recording of any matters of archaeological interest.

- 17** There shall be no stock-piling of any materials (including extracted materials or fill material) on the application site.

REASON: The application site lies within a flood plain. The function of the flood plain to store water must not be inhibited or restricted as a consequence of stock-piling, and to so prevent flooding in the wider area.

- 18** A cut off barrier shall be installed and maintained for the life of the quarry in accordance with the 'Construction details for the proposed cut-off barrier' by GWP (Report no. 191214) dated 16/12/19, and drawing nos. WHETGW1912-1-A and -2-A dated 16/12/19. At the end of the quarry's life the cut-off barrier shall be removed as part of the site's restoration.

REASON: To prevent the effects of dewatering from extending beyond the site boundary in the interests of the wider environment.

- 19** Prior to the restoration/top-soiling of each phase of the site, an updated run-off assessment shall be completed taking into account the materials actually deposited in that phase and the permeability thereof. If necessary, a Runoff Management Plan shall be developed to account for any changes in the expected runoff and interflow relative to that specified in the original Surface Water Drainage Plan. The

assessment shall be submitted to the Mineral Planning Authority for written approval and the approved scheme implemented in full.

REASON: To prevent increases in flood risk.

- 20** On completion of the monitoring programme a final report demonstrating that any unacceptable impacts to the aquifer have been mitigated for and documenting the decision to cease monitoring shall be submitted to and approved in writing by the local planning authority.

REASON: To ensure that appropriate mitigation has been completed to protect groundwater.

- 21** Within 1 month of completion of the final restoration phase, a topographical survey of the site shall be submitted to the Mineral Planning Authority, along with cross sectional drawings where necessary, to demonstrate that there is no net rise of ground levels as a result of the mineral extraction and restoration. In the event that a net rise in ground levels has occurred, the applicant shall within 3 months of this submit a scheme showing additional groundworks to be undertaken to rectify the net rise in ground levels along with a timescale for completion. Upon approval by the Mineral Planning Authority the scheme shall thereafter be implemented.

REASON: To ensure flood risk is not increased as a result of the mineral extraction, and that restoration is in accordance with the approved scheme.

- 22** Prior to commencement of the first restoration phase of the development hereby approved, an Ecological Mitigation and Enhancement Plan shall be submitted to, and approved in writing by, the Local Planning Authority. This can be based on the elements shown in the current final restoration plan but must also include –

- Mitigation where required for all habitats and species within or adjacent to the site, that will be affected by the proposed works, (this should be based on updated ecological survey of the site where necessary to inform the situation at the time);
- measurable enhancements for biodiversity in the form of habitat restoration and creation, over and above the original baseline conditions within the site.
- retention and augmentation of habitat connectivity within the site and to ecological networks in the wider landscape area.

The Plan shall be implemented as approved.

REASON: To achieve bio-diversity enhancement in accordance with the National Planning Policy Framework.

- 23** Prior to commencement of the first restoration phase of the development hereby approved, a Landscape and Ecological Management Plan shall be submitted to, and approved in writing by, the Local Planning Authority. This must demonstrate how management prescriptions will conserve and enhance the site for biodiversity. It will include a monitoring element and a mechanism for updating the management prescriptions based on the monitoring results, together with stated responsibilities

for carrying out management and monitoring. The Plan shall be implemented as approved.

REASON: To achieve bio-diversity enhancement in accordance with the National Planning Policy Framework.

- 24** The Ecological Construction Method Statement by Malford Environmental Consulting Ltd received 10th June 2021 and approved by application PL/2021/05991, shall be implemented throughout the life of the development.

REASON: To achieve bio-diversity enhancement in accordance with the National Planning Policy Framework.

- 25** No hedgerow, tree or shrub removal or soil stripping works shall take place between 1st March and 31st August inclusive unless a survey to assess the nesting bird activity on the site during this period has been undertaken and a method of working to protect any nesting bird interest found is established and then implemented.

REASON: To ensure that wild birds building or using their nests are protected.

- 26** If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted and obtained written approval from the Mineral and Waste Planning Authority for, a mitigation and remediation strategy detailing how this unsuspected contamination shall be dealt with and thereafter the scheme shall be implemented as approved.

REASON: To protect controlled waters.

Informative

27 **INFORMATIVE TO APPLICANT:**

This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act 1990 dated 11 August 2026.

Informative

28 **Advice to applicant- Environmental permit**

This development will require an Environmental permit under the Environmental Permitting (England and Wales) Regulations 2016 from the Environment Agency. We recommend that the applicant contacts the Environment Agency to discuss the issues likely to be raised.

The applicant is advised to find out more information about the permit application process online and to send a pre-application enquiry form via the gov.uk website: <https://www.gov.uk/government/publications/environmental-permit-pre-applicationadvice-form>

Nic Thomas - Director of Planning, Economy and Climate

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk