

Mineral Planning Principles  
and Overview of an  
Application

Presentation given by:

Tim Warne, Principal  
Development Officer

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# Minerals – a breed apart!

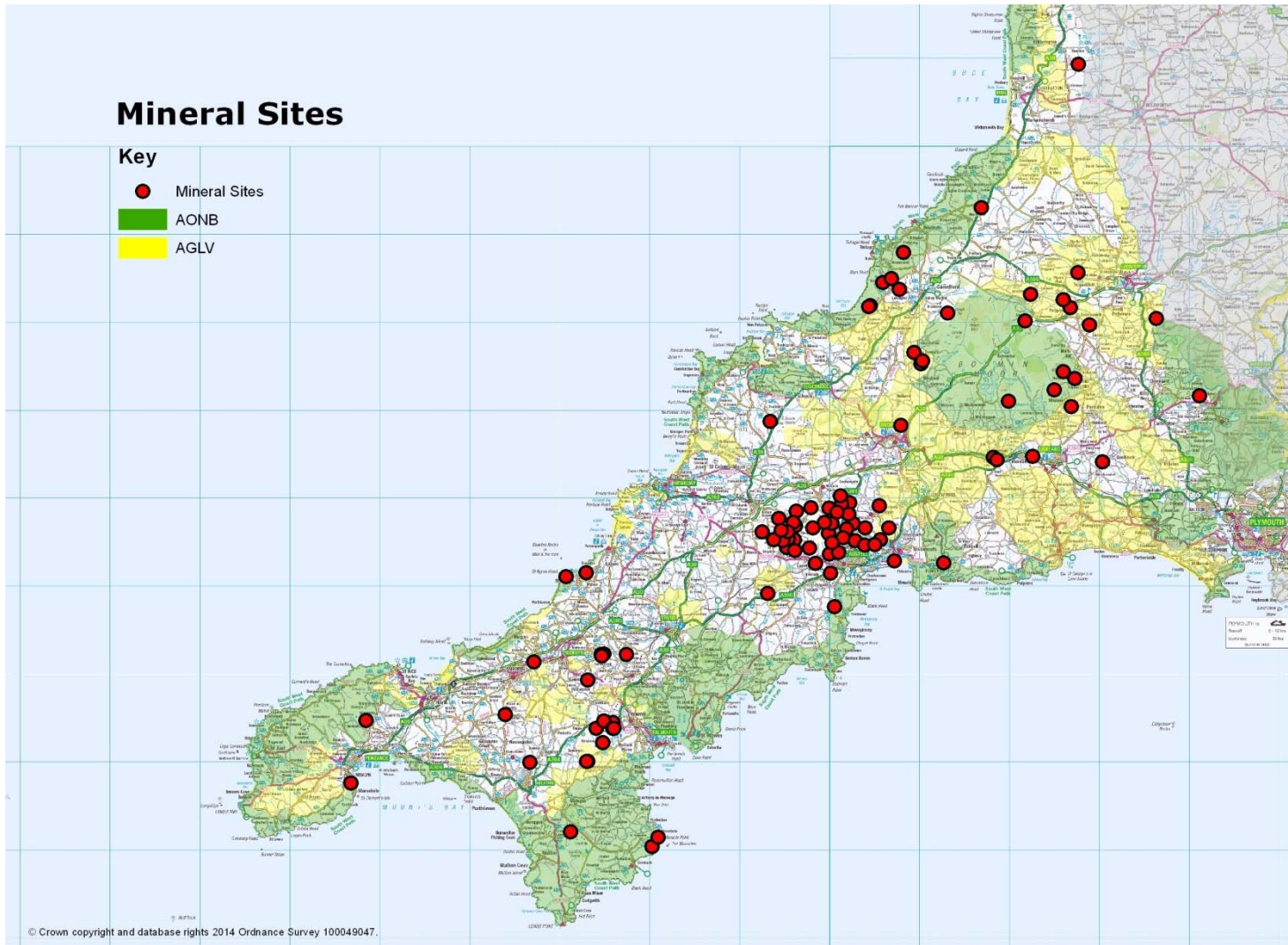
- Determined by geology
- Temporary use of land – long term
- Positive / adverse environmental effects
- Continuous –need for monitoring
- Restoration
- Need for safeguarding

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## Mineral Sites

### Key

- Mineral Sites
- AONB
- AGLV



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# Policy

Cornwall Local Plan Strategic Policies 2010-2030 (Adopted 22nd November 2016) – Policies 17 and 18

Planning Practice Guidance Minerals 2014

National Planning Policy Framework 2012

Minerals safeguarding DPD (future)

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# ROMPs (Review of Old Mineral Permissions)

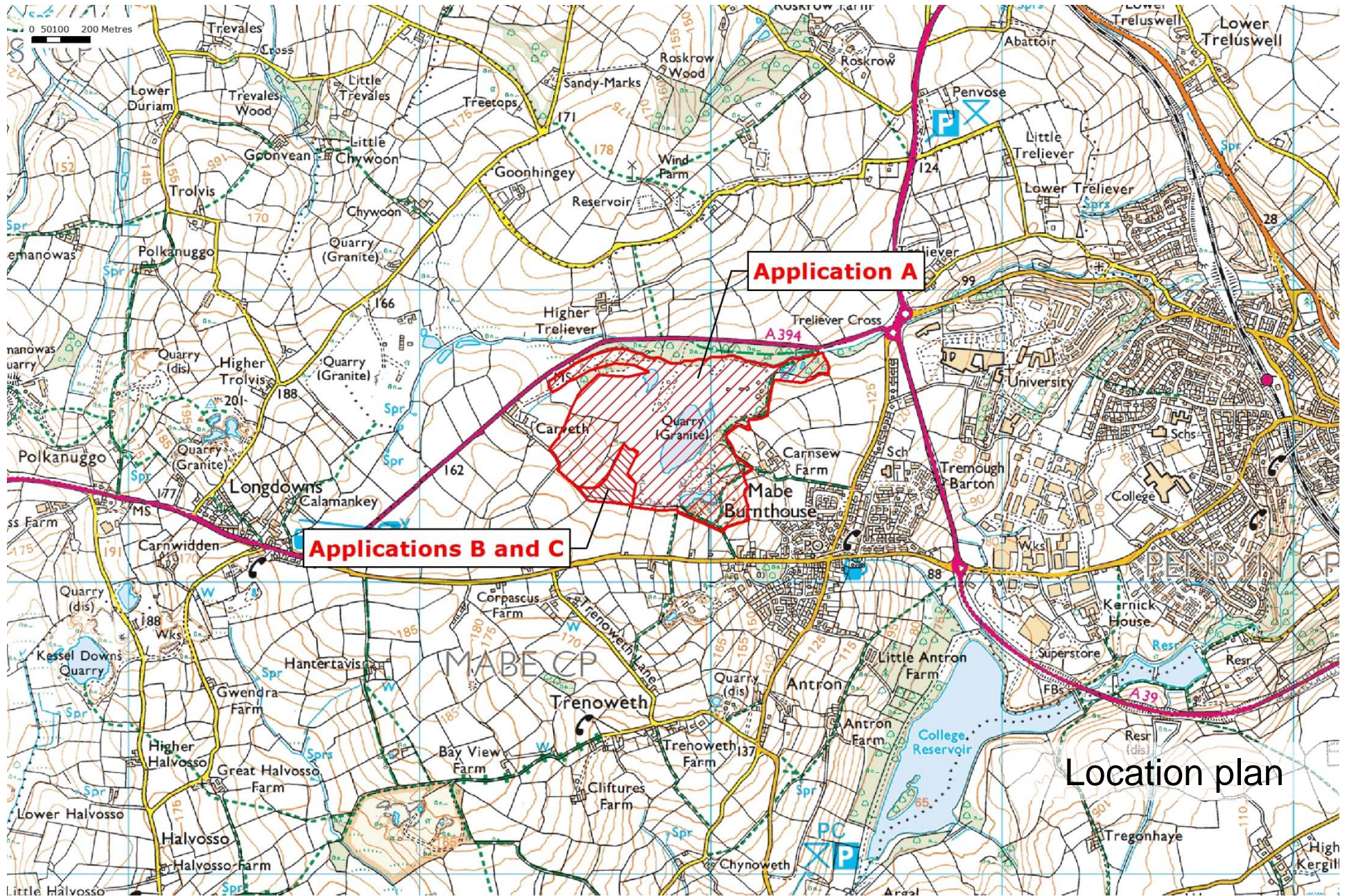
- Planning & Compulsory Purchase Act 1991 – (IDO)
- Environment Act 1995
  - Periodic Review (and postponements)
  - Old MPG 14

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## The Planning Process

- Pre-application Discussions
- Screening / Scoping
- Submission / Validation
- Consultations
- Local Publicity
- Collation of Responses
- Planning Assessment
- Decision (Committee or Delegated) - / Appeal Process
- Monitoring

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Location plan



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Grid reference **SW7534**

**APPLICATION A - PA15/11940 Variations of conditions (K59(17))**  
**APPLICATION B - PA15/11941 Deepening of 1.92 hectares of Carnsew Quarry**  
**APPLICATION C - PA15/11942 Variation of conditions (K59(16))**  
 Please see online for full application details.  
**CARNSEW QUARRY, Longdowns, Penryn.**

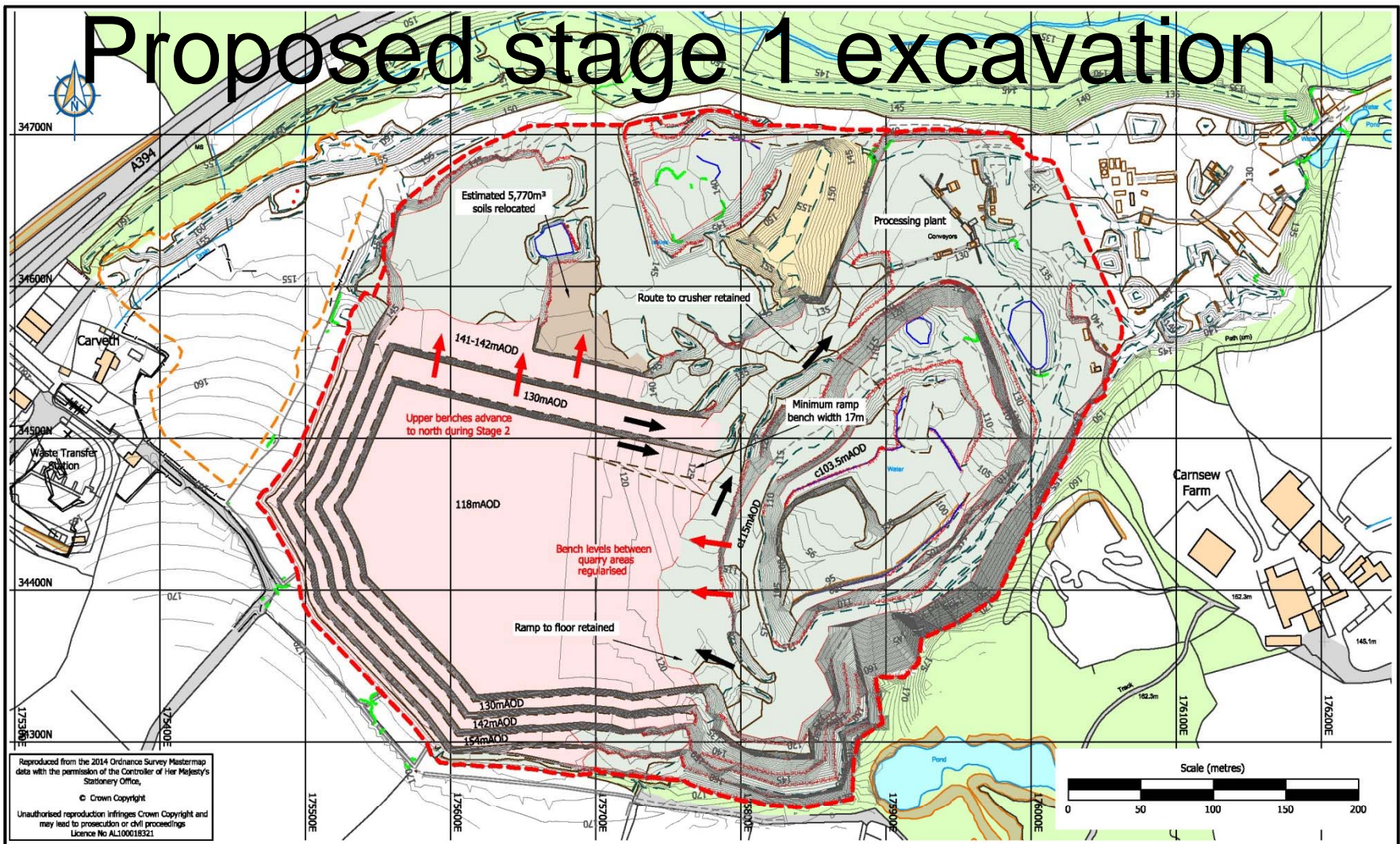








# Proposed stage 1 excavation



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LEGEND	
	Crest of quarry slope
	Toe of quarry slope
	Crest of slope
	Toe of slope
	165 Ground surface contour m AOD
	Proposed final excavation limit
	Areas of existing excavation unchanged
	Stage 1 excavation
	Area of soil mound to be relocated
	Existing in-pit fill (to be processed)

	Working direction
	Haul route to crusher
	Footprint of Overburden Tip
NOTES	
<ul style="list-style-type: none"> <li>Based on Quarry Survey August 2013 with additional detail in flooded floor from 2008 survey</li> <li>Tip surveyed April 2014. Partial tip construction not shown.</li> </ul>	

Version	Revision and compilation notes	Date
A	Issued	14.12.2015
B	Issued	04.10.2016

Client	Colas Ltd
Project	Carnsew Quarry Planning Application

**GWP consultants**

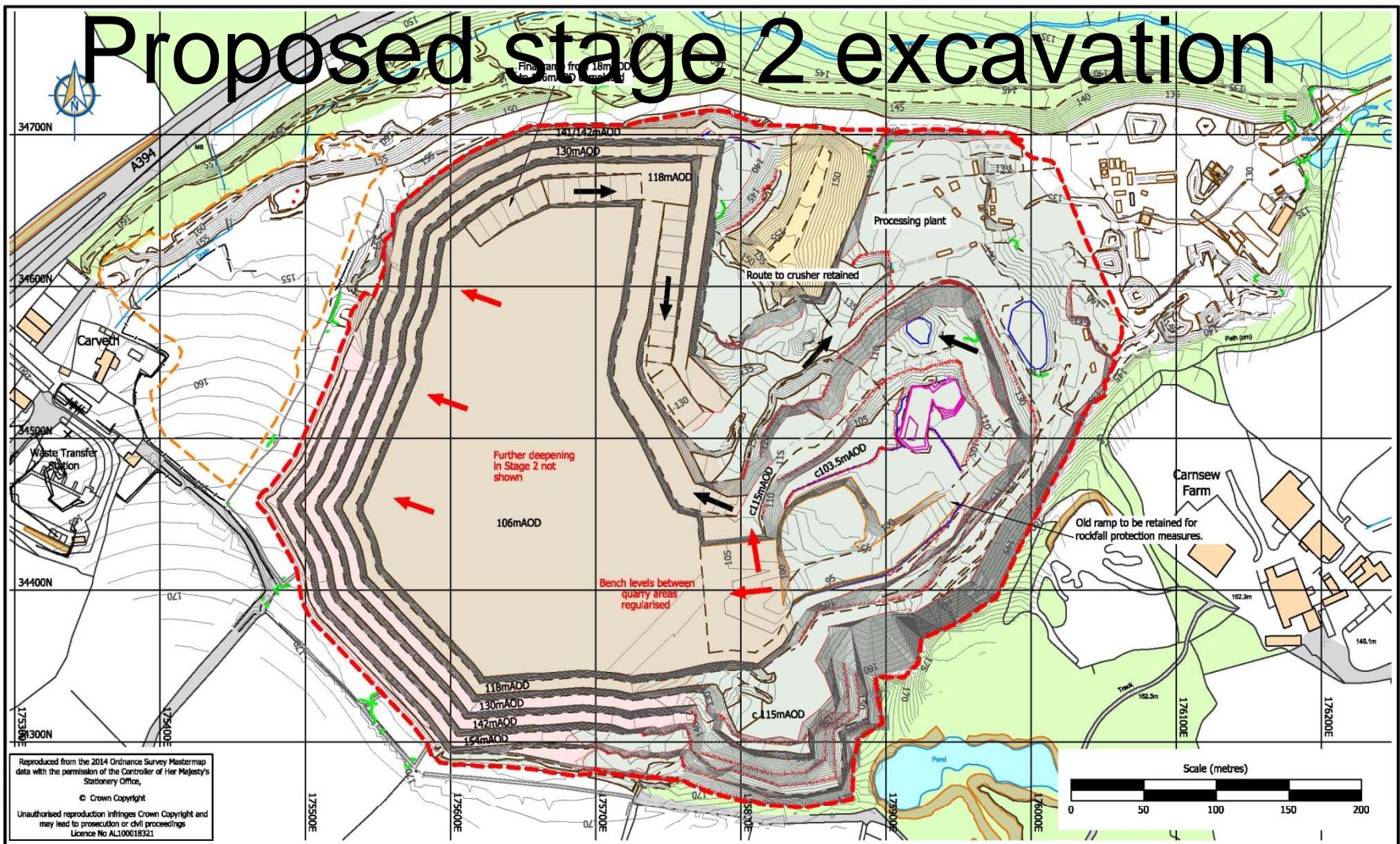
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Proposed Stage 1			
Date	Drawn	Checked	Scale
04.10.2016	IB/EMB	DJ	1:2500 at A3
Drawing Ref	Drawing No	Version	
CARNPLN1511	3	B	

# Proposed stage 2 excavation



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LEGEND	
	Crest of quarry slope
	Toe of quarry slope
	Crest of slope
	Toe of slope
	165 Ground surface contour mAOD
	Proposed final excavation limit
	Areas of existing excavation unchanged
	Stage 1 excavation
	Stage 2 excavation
	Existing in-pit fill (disused)

	Working direction
	Haul route to crusher
	Footprint of Overburden Tip

**NOTES**

- Based on Quarry Survey August 2013 with additional detail in flooded floor from 2008 survey
- Tip surveyed April 2014. Partial tip construction not shown.

Version	Revision and compilation notes	Date
A	Issued	14.12.2015
B	Issued	04.10.2016

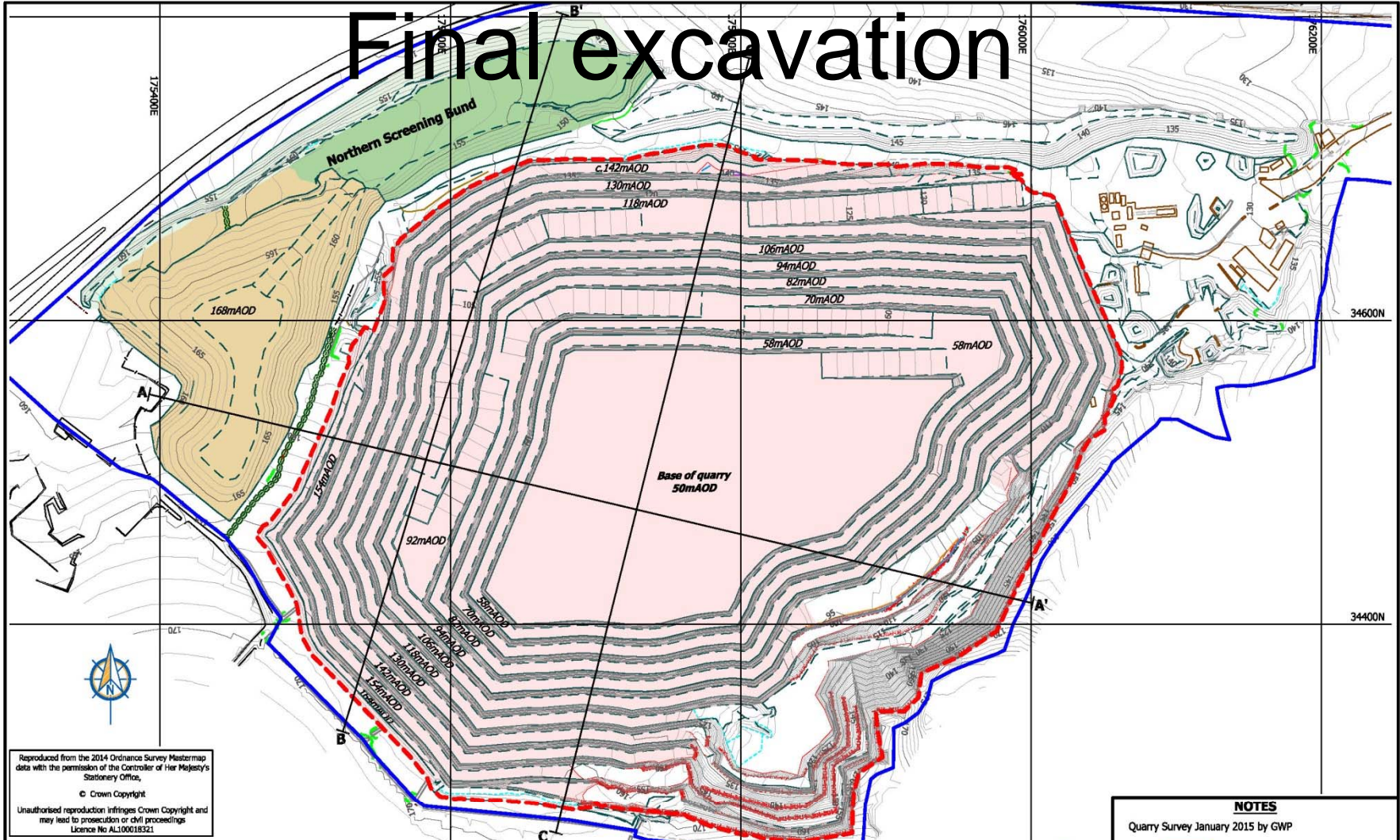
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earth & water resources

Client	Colas Ltd
Project	Carnsew Quarry Planning Application

Proposed Stage 2 Excavation			
Date	04.10.2016	Drawn	IB/EMB
Drawing Ref	CARNPLN1511	Checked	DJ
Scale	1:2500 at A3	Drawing No	4
Version	B		

# Final excavation



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**LEGEND**

	Land in the control of Colas Ltd.		Proposed final excavation limit
	Crest of quarry slope		Completed overburden tip
	Toe of quarry slope		Excavation in rock
	Crest of slope		Reprofiled Northern Screening Bund
	Toe of slope		
	Ground surface contour mAOD		

**NOTES**

- Based on survey August 2013 with additional detail in flooded floor from 2008 survey

**Line of cross section (see Drawing No. CARNPLN1511 - 6 for details)**

Version	Revision and compilation notes	Date
A	Issued	14.12.2015
B	Issued	04.10.2016

Client: Colas Ltd  
 Project: Carnsew Quarry Planning Application

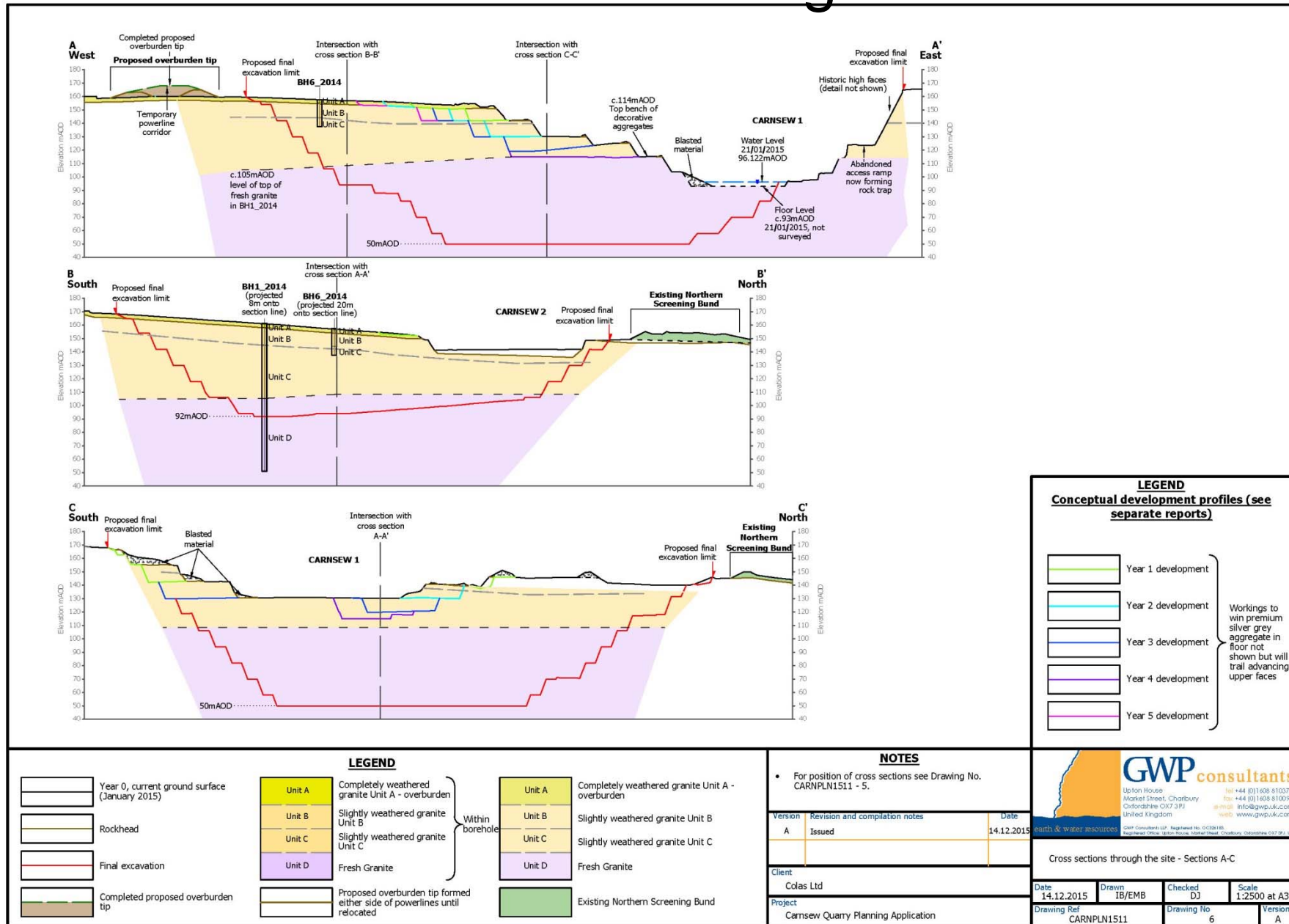
**NOTES**  
 Quarry Survey January 2015 by GWP

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Final excavation

Date	Drawn	Checked	Scale
04.10.2016	1B/EMB	DJ	1:2500 at A3
Drawing Ref	Drawing No	Version	
CARNPLN1511	5	B	

# Cross sections through site



**LEGEND**  
**Conceptual development profiles (see separate reports)**

	Year 1 development	} Workings to win premium silver grey aggregate in floor not shown but will trail advancing upper faces
	Year 2 development	
	Year 3 development	
	Year 4 development	
	Year 5 development	

**LEGEND**

	Year 0, current ground surface (January 2015)		Unit A Completely weathered granite Unit A - overburden		Unit A Completely weathered granite Unit A - overburden
	Rockhead		Unit B Slightly weathered granite Unit B		Unit B Slightly weathered granite Unit B
	Final excavation		Unit C Slightly weathered granite Unit C		Unit C Slightly weathered granite Unit C
	Completed proposed overburden tip		Unit D Fresh Granite		Unit D Fresh Granite
			Proposed overburden tip formed either side of powerlines until relocated		Existing Northern Screening Bund

*Within borehole*

**NOTES**

- For position of cross sections see Drawing No. CARNPLN1511 - 5.

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A	Issued	14.12.2015

Client: Colas Ltd  
 Project: Carnsew Quarry Planning Application

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South & water resources

Cross sections through the site - Sections A-C

Date: 14.12.2015	Drawn: JB/EMB	Checked: DJ	Scale: 1:2500 at A3
Drawing Ref: CARNPLN1511	Drawing No: 6	Version: A	













# Summary of the Three Applications

- Principle of Developments – stone reserve proven in Carnsew II between 120m and 50m AOD levels and extended end dates reflect increased overall reserve and average production;
- Supported by National and Local Plan policies
- Hydro/ hydrogeological studies demonstrate no detriment to water interests or flood risk – no objections from Environment Agency or Council’s Sustainable Drainage Lead Officer;
- Limited visual / landscape and amenity impacts – the latter controlled by planning conditions;
- Strategically well located quarry with good access arrangements;
- Three separate Recommendations – Conditional approvals for the three applications – Refs PA15/11940; PA15/11941 and PA15/11942 - as set out in the Report.

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# Conclusions

- Minerals development is essential to a Country's economy and quality of life
- With proper planning control (including safeguarding) and good site management mineral sites can and do happily co-exist with other developments including housing
- Perception of impacts are often worse than the reality
- The key is good communications from all interested parties and a transparent planning process

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