

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(North)
Parish: Sneaton

Application No. NYM/2017/0615/FL

Proposal: variation of condition 1 of planning approval NYM/2016/0518/FL to allow an extended temporary timeframe (SM14 drill rig)

Location: Woodsmith Mine (Formerly Dove's Nest Farm & Haxby Plantation), Sneatonthorpe

Decision Date: 24 November 2017

Consultations

Scarborough Borough Council – No objections raised on environmental health grounds.

Sneaton Parish – Were consulted on 5 September 2017. No response has been received.

Highways - No objection.

NATS safeguarding - No objection.

Environmental Health Officer – No objection.

Environment Agency - No objection.

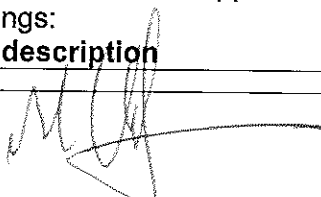
Site Notice/Advertisement Expiry Date – 13 October 2017. No representations have been received.

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	TIME00	The permission hereby granted is valid only until 28 September 2018 and the development shall be removed from the site and the site restored by that date.
2.	MISC00	The site shall be restored in accordance with details to be submitted to the Mineral Planning Authority for written approval and such details shall be submitted to the Mineral Planning Authority by 31 July 2018, or within 1 month of the cessation of use of the development authorised by this permission, whichever is the sooner. Thereafter, restoration of the site shall take place in accordance with the approved details, which shall include a timetable for the completion of reinstatement.
3.	PLAN00	The development hereby permitted shall not be carried out other than in accordance with the application details as set out in the following reports and drawings: Plan description Date received

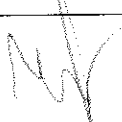
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		Exploratory Borehole Site Boundary Planning Support Statement Ecological Survey and Assessment Flood Risk Assessment Noise and Vibration Management Plan Landscape and Visual Impact Assessment Report Hydrological Risk Assessment Heritage Based Assessment Archaeological watching brief	10 July 2014 04 December 2013 04 December 2013 04 December 2013 25 May 2017 17 August 2017 04 December 2013 17 December 2013 17 December 2013
4.	MISC00	Any facilities for the storage of oils, fuels or chemicals shall be sited on an impervious base and surrounded by impervious walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge into the bund.	
5.	MISC00	Precautions shall be taken to prevent the deposit of mud, grit and dirt on the public highway by vehicles travelling from the site. These facilities shall include, where necessary, the provision of wheel washing facilities and such facilities shall be kept available and in full working order and used until such time as the Mineral Planning Authority agree to their withdrawal.	
6.	MISC00	Heavy vehicular traffic associated with the development shall only use the agreed construction traffic routes authorised by the Construction Traffic Management Plan approved under the terms of planning permission NYM/2014/0676/MEIA, applying to related activities at the Woodsmith Mine site, or such updated Construction Management Plan as may subsequently be approved during the life of the development hereby permitted.	

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Reason for Condition(s)

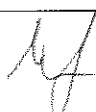

1.	TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	PLAN00	To ensure that the development complies with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the National Park.
3.	PLAN01	For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the National Park.
4.	DRG00	To avoid pollution of watercourses and to comply with the provisions of NYM Development Policy 1, which seeks to ensure that new development includes satisfactory provision for the disposal of foul and surface water.
5.	HWAY18A	In accordance with NYM Development Policy 23 and to ensure that no mud or other debris is deposited in the carriageway in the interests of highway safety.
6.	HWAY21	In accordance with NYM Development Policy 23 and in the interests of highway safety and the general amenity of the area.

Background

Planning permission for drilling of an exploratory borehole on the current SM14 drill rig site was first granted in 2014, for a temporary period of 12 months. The main purpose of the borehole is to obtain more detailed information on deep geological conditions at the proposed minerals production shaft location within the Woodsmith mine head site. Whilst progress with the drilling has been made, the developer has sought, and been granted, two subsequent permissions for an extension of time to complete the borehole, most recently in 2016 (Ref NYM/2016/0518/FL). This latter permission expired on 28 September 2017. The applicant is now seeking a further 12 month period in which to complete the development, which the applicant considers is necessary in order to facilitate construction of the adjacent Woodsmith Mine, permission for which has already been granted by the National Park Authority.

Main Issues

Since the grant of permission in 2016 the context to the borehole site has changed materially in that development activity under permission nym/2014/0676/meia, relating to the development of a mine head on land surrounding the SM14 drill rig, has now commenced. To reflect these changed circumstances, the applicant has submitted an updated noise and vibration report assessing the cumulative impact of simultaneous drilling activity alongside other permitted activities within the wider mine head area. This assessment indicates that, cumulatively, noise and vibration

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from both drill rig and wider site operations would remain within limits approved for the overall mine head development. It is noted that the Environmental Health Officer has no objection to retention of the drill rig for a further 12 month period. The applicant has further confirmed that daily traffic movements associated with the operation and subsequent removal of the drill rig, in combination with other daily traffic associated with adjacent the mine head site, will remain within overall limits for traffic movements for the mine head, agreed via the Construction Traffic Management Plan approved under the terms of planning permission NYM/2014/0676/MEIA.

Retention of the drill rig, which is 26.8m above adjacent ground level at its highest point, would continue to give rise to a degree of landscape and visual impact from locations outside the site, including from locations accessible to the public and used for recreation and amenity purposes. To this extent, and in the context of the requirements of Core Policy A of the Core Strategy and Development Policies, retention of the drill rig would lead to a continued degree of harm. As wider development activity within the Woodsmith Mine site takes place, other structures will become visible alongside the drill rig and therefore the drill rig would also contribute to a degree of additional cumulative landscape and visual impact above that already permitted. However, the drill rig itself is a relatively slender structure, with a partially open latticework frame and it is considered that the additional harm caused by its retention would be relatively limited in the context of the wider development of the mine head site. It is further noted that drilling is scheduled to cease within the next few months to enable access to the shaft platform area for shaft digging purposes under the terms of the main mine head permission. The duration of any additional impact associated with the further retention of the drill rig is therefore expected to be relatively short.

The applicant considers that completion of the borehole is essential in order to obtain adequate information to support development of the mine permitted by the Authority in 2015.

On balance, it is considered that retention of the drill rig for a maximum further period of 12 months would not give rise to unacceptable impacts, subject to conditions to ensure that the development is carried out in accordance with submitted details; that appropriate measures are implemented to maintain protection of ground and surface waters; that traffic associated with the development utilises routes agreed for the wider mine head development; and that the development is removed and the site reinstated in accordance with agreed details.

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Explanation of how the Authority has Worked Positively with the Applicant/Agent

Pre-application discussion with the applicant took place on 15 August 2017 with regard to the information required in support of the application.

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