



Regulation Committee

16 March 2023

Item 5 – SCC/4002/2022 Torr Works Quarry, East Cranmore, Shepton Mallet BA4 4RA. Demolition of Torr Blockworks and lateral extension of quarry on land at Torr Works

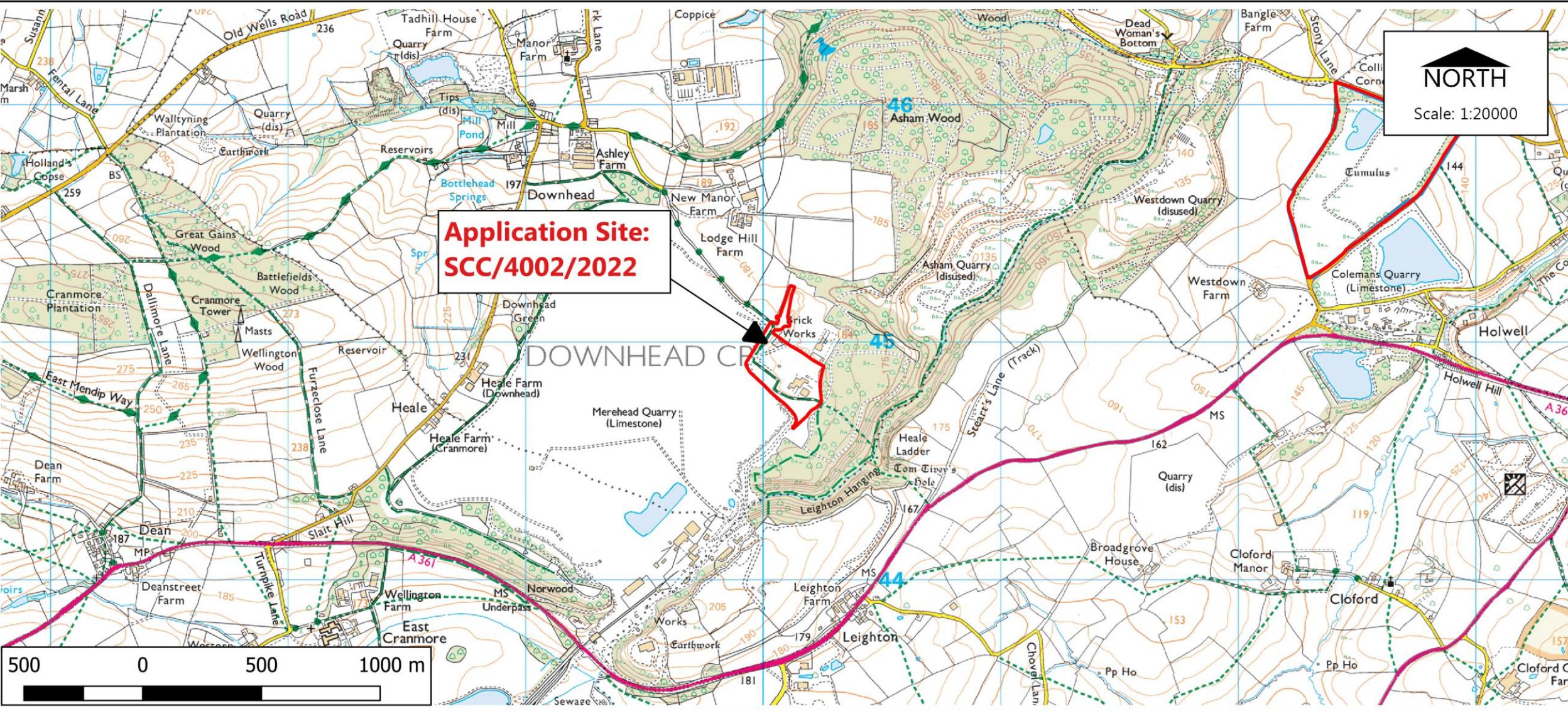
Item 5: Torr Works Quarry, East Cranmore, Shepton Mallet BA4 4RA

Application number: SCC/4002/2022

Application Proposal:

Demolition of Torr Blockworks and lateral extension of quarry on land at Torr Works.





Paul Hickson,
Strategic Commissioning Manager
Community & Environmental Services
Somerset County Council
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Planning Control
 Drawn by: K Squire

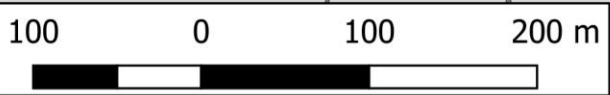
Location Plan

Dated: 22/02/2023



**Application Site:
SCC/4002/2022**

NORTH
Scale: 1:4500



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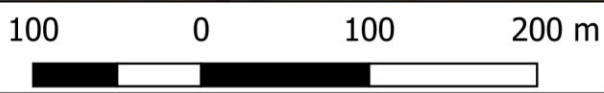
Planning Control
Drawn by: K Squire

Site Plan

Dated: 22/02/2023



**Application Site:
SCC/4002/2022**



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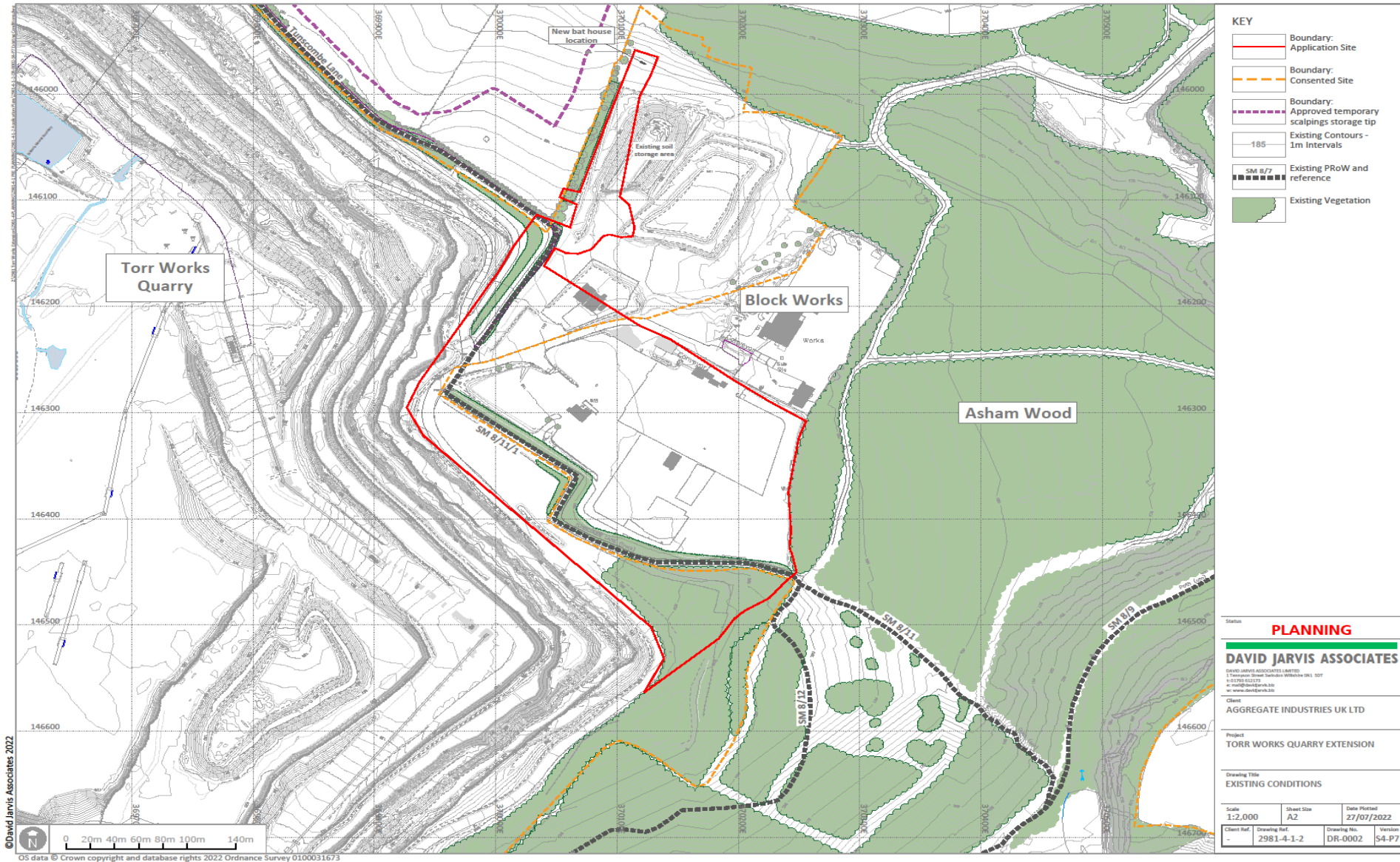
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Aerial Plan

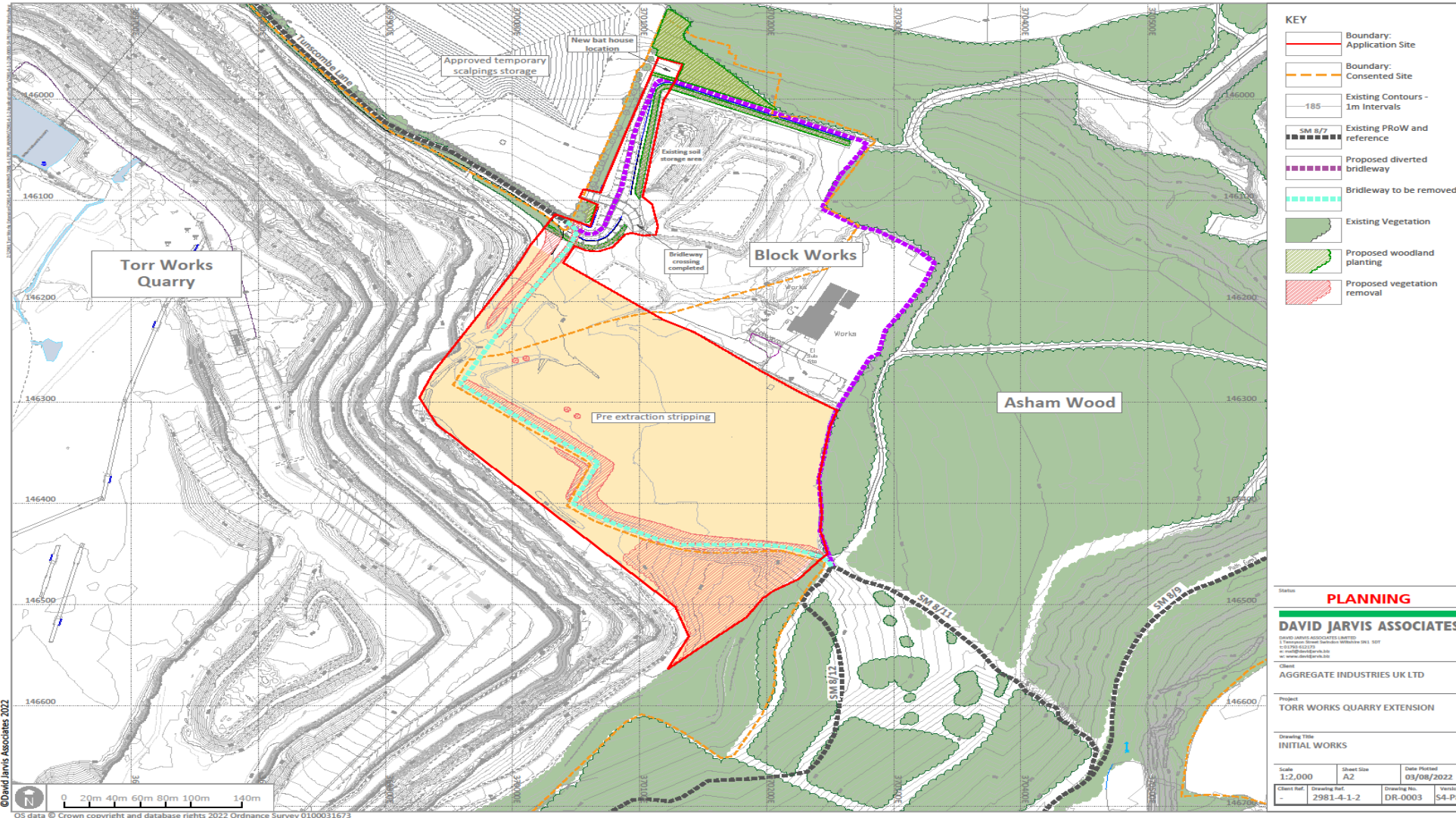
Dated: 22/02/2023

As Existing

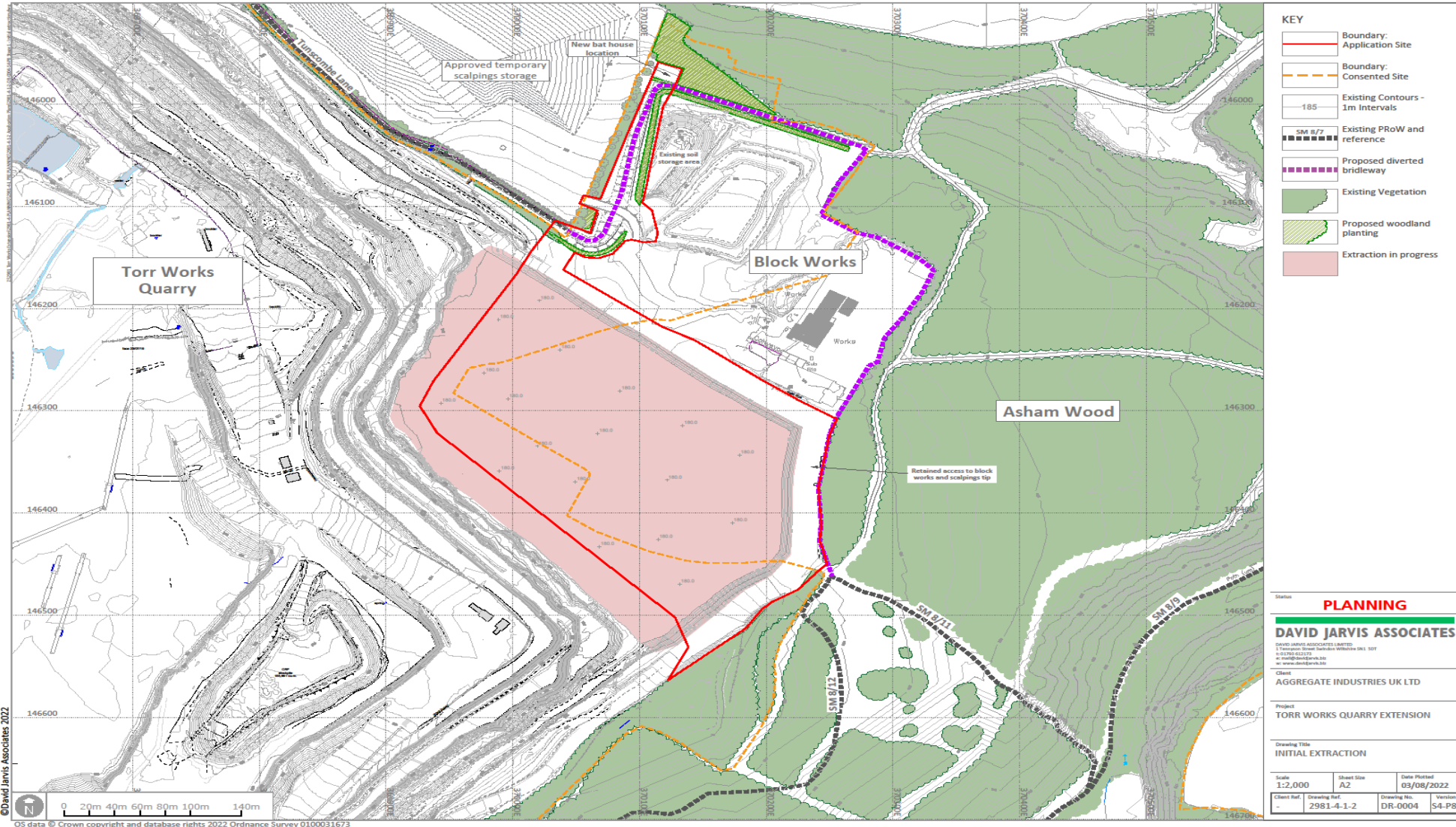


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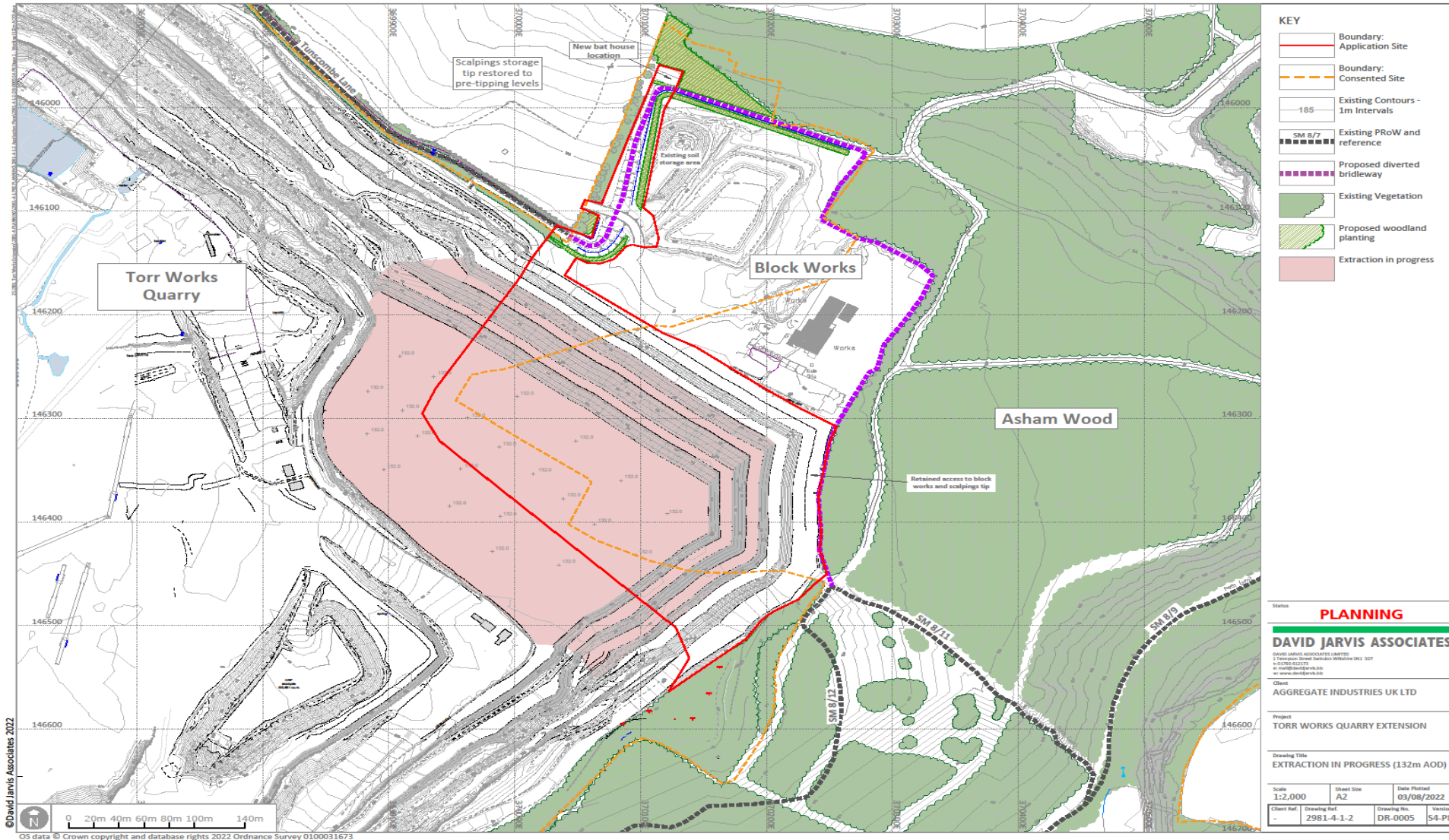
Initial Works



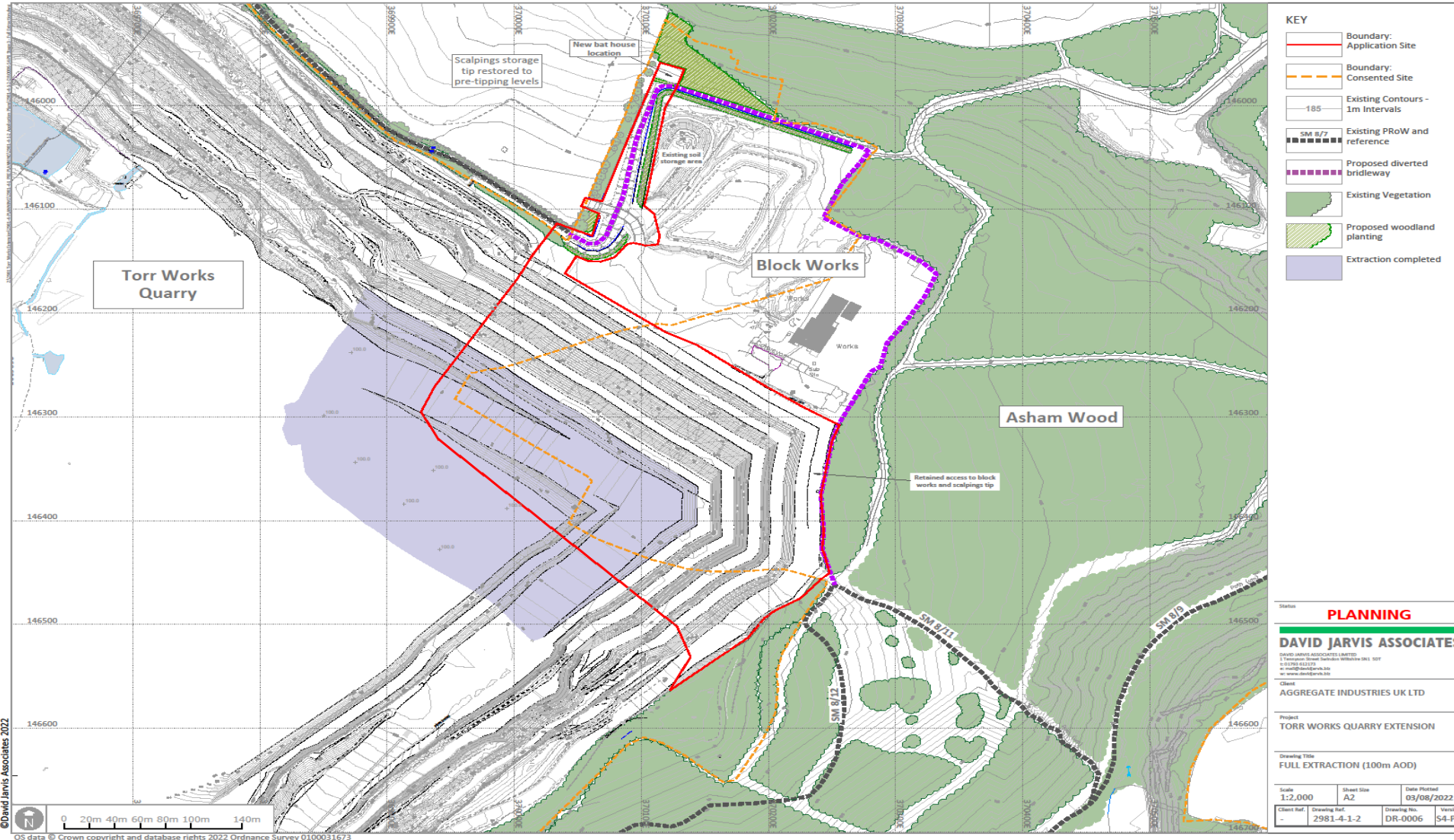
Initial Extraction



Extraction In Progress



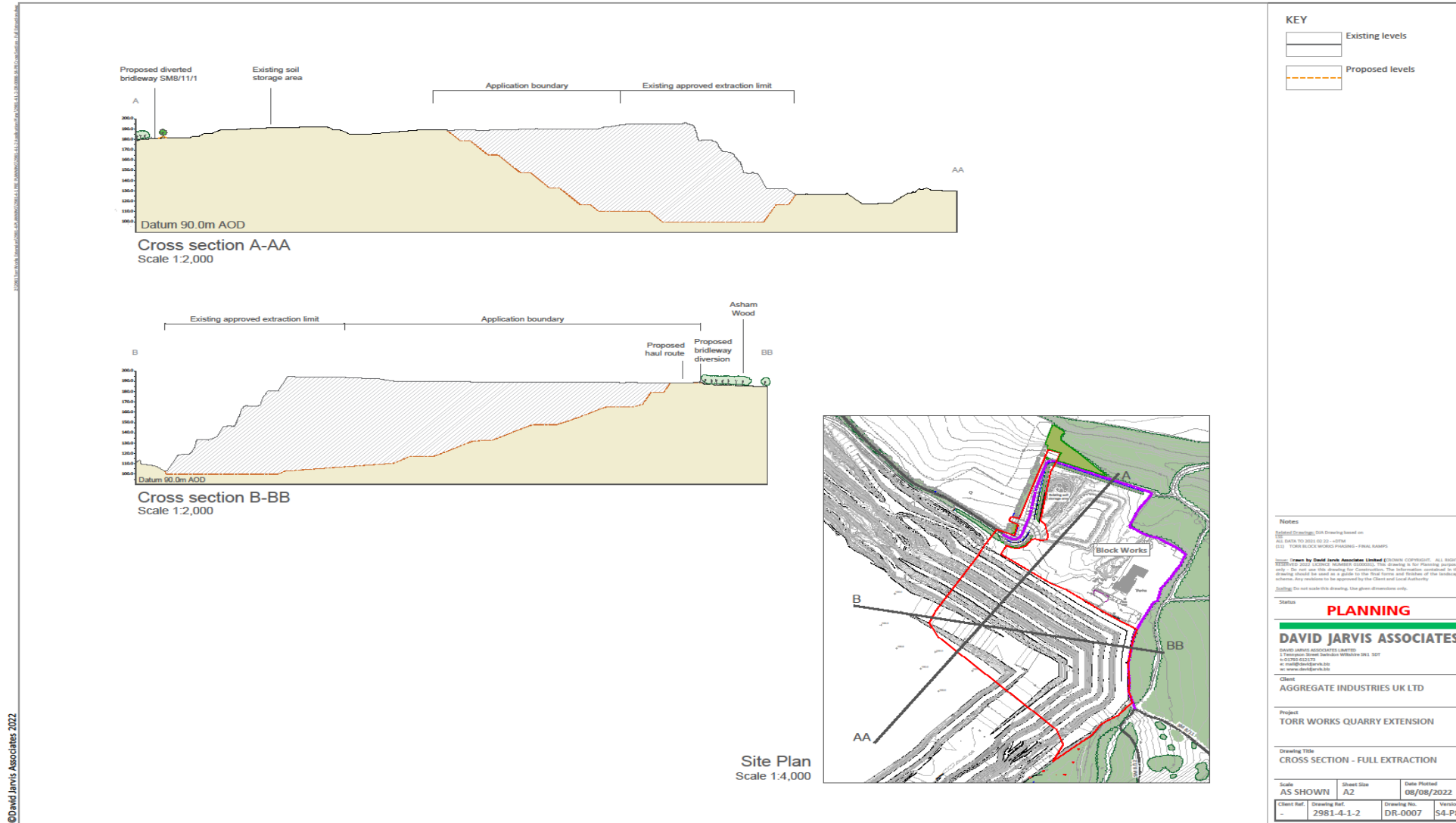
Full Extraction



Proposed Restoration



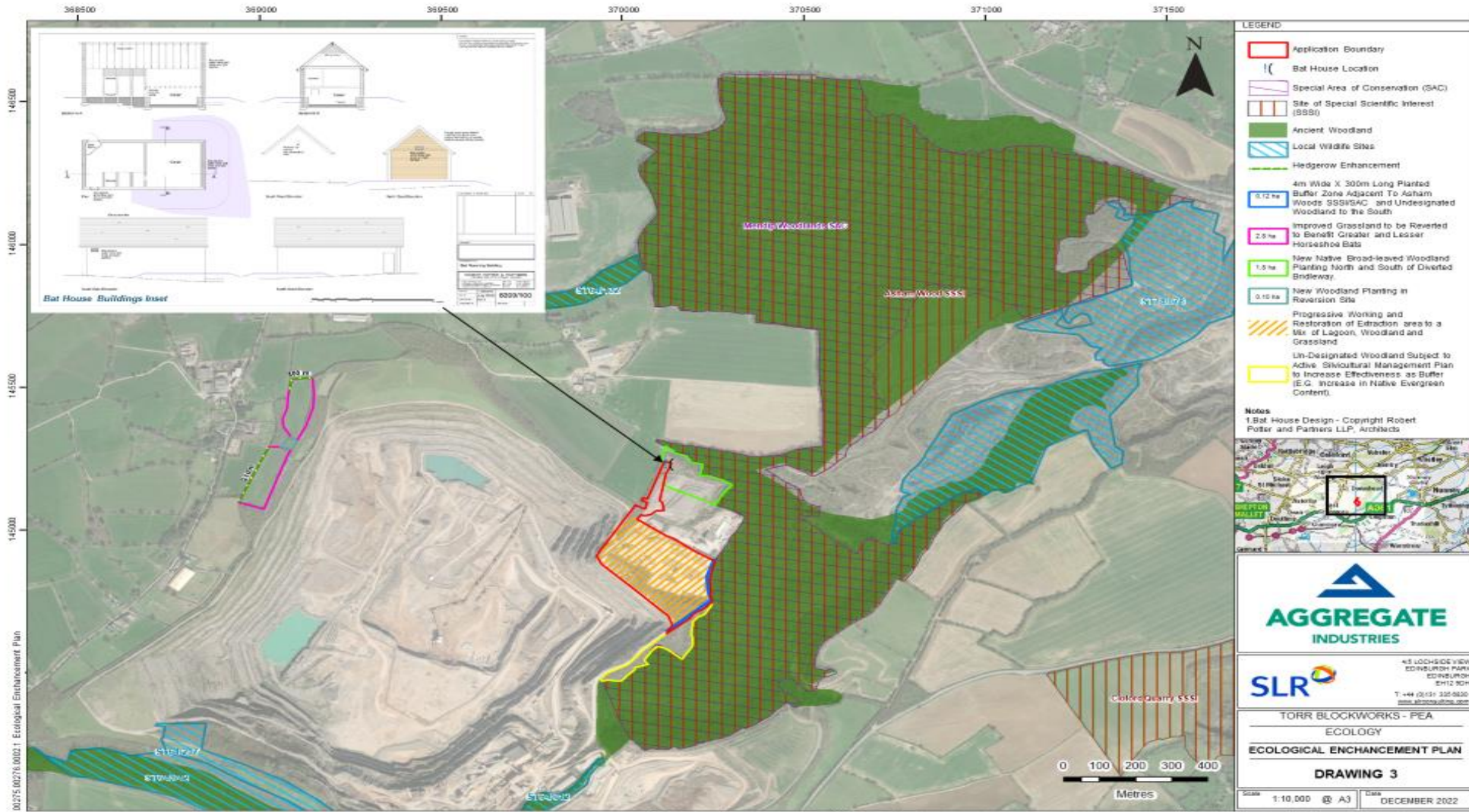
Cross Section at Full Extraction



Quarry Restoration Visualisation



Ecological Enhancement Plan





Item 5: Key Issues

- Policy context and the principle of the development
- Impact on the living conditions of local residents – noise, dust, vibration
- Impact on the amenity of the local area – landscape and visual impact, footpaths
- Impact on the environment- groundwater and flood risk, ecology and habitats, climate change
- Traffic and highways matters



Item 5: Officers Recommendation

- It is recommended that planning permission be granted subject to the conditions set out in section 10 of this report
- The prior completion by the applicant and all other parties as necessary of a Section 106 Agreement to secure ecological mitigation including - provision of a minimum of 2.05 hectares of woodland planting and 2.8ha of grassland reversion accessible to greater horseshoe bats to comprise: 2.05ha native woodland / woodland buffer planting; 0.10ha native woodland planting in the grassland reversion site; 0.12ha of buffer planting alongside the undesignated woodland to the south of Asham Woods; 2.8ha of grassland reversion; and 310m of hedgerow enhancement. The habitat should be broadly consistent with the Ecological Enhancement Plan as contained within the shadow HRA (SLR, 2023).
- Landscape and Ecological Management Plan (LEMP).
- Programme of implementation.
- Long-term maintenance and management scheme for the woodland planting and grassland reversion, to include legal and financial mechanisms.
- Water monitoring and other measures in line with those agreed for the main site (application reference 2010/0984) contained in the section 106 agreement dated 7th August 2012
- Provision for future maintenance of the bridleway diversion
- The works associated with the diversion of the bridleway SM8/11/1 iii authority to undertake any minor non-material editing which may be necessary to the wording of those conditions being delegated to the Service Director.