Clerk - Desford Parish Council

From: "Robert Morgan" <Rob.Morgan@hinckley-bosworth.gov.uk>
Date: 14 August 2012 16:00
To: "Clerk - Desford Parish Council" <clerk@desfordparishcouncil.co.uk>
Cc: "Simon Smith" <Simon.Smith@hinckley-bosworth.gov.uk>
Subject: RE: Desford Cemetery 10 00900 COU

Dear Elaine

Following a discussion with Simon it has been agreed that the information submitted at this stage would be acceptable to discharge Conditions 7 and 9 of planning permission 10/00900/COU because Condition 8 of the permission would remain in place which requires further information to be submitted should contamination be found at a later date.

In order to discharge the conditions we still require a formal discharge of conditions application to be submitted along with the relevant fee of £85.00. Each application commands a fee and so it is recommended you make one application and include all relevant pre-commencement conditions within the one application. For your information I have listed the pre-commencement conditions below;

3. The development hereby approved shall not commence until details of a surfaced car park to accommodate 5 vehicles have been submitted to and approved in writing by the Local Planning Authority. The car park so approved shall then be provided, surfaced and marked out before the development is brought into use and shall thereafter be retained for this purpose for visitors to the development.

6. No development shall commence until a scheme of non-illuminated signage identifying the cemetery and to be displayed at the western access has been submitted to and agreed in writing by the Local Planning Authority. The approved signage shall then be displayed before the first use of the development hereby permitted and shall remain displayed thereafter.

7. No development approved by this permission shall be commenced until a scheme for the investigation of any potential land contamination on the site has been submitted to and agreed in writing by the Local Planning Authority which shall include details of how any contamination shall be dealt with. The approved scheme shall be implemented in accordance with the agreed details and any remediation works so approved shall be carried out prior to the site first being occupied.

9. No development approved by this permission shall be commenced until such time as a scheme for the monitoring of landfill gas has been submitted to and agreed in writing with the Local Planning Authority. The development and monitoring of landfill gas shall be carried out in accordance with the agreed details.

Should you have any further queries please do not hesitate to contact me again.

Kind Regards

Rob Morgan BSc(Hons) MASP

Compliance and Monitoring Planning Officer
Development Services
Hinckley & Bosworth Borough Council
Council Offices, Argents Mead
Hinckley, Leicestershire LE10 1BZ

Tel: 01455 255775

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From: Clerk - Desford Parish Council [mailto:clerk@desfordparishcouncil.co.uk]

Sent: 13 August 2012 11:19
To: Simon Smith
Cc: Mike Fryer; Chris Pratt; Pat Sims; Diane Gudger; Robert Morgan
Subject: Re: Desford Cemetery 10 00900 COU
Importance: High

Dear Simon

Many thanks for your reply.

You state in your first first paragraph below that the 'site owner, C Smallwood' was not aware of any landfill on the site as per research undertaken in 2007. Please find attached a copy of our audit report for 2007-2008 which clearly shows that the site was only ever rented to Mrs Smallwood and that Mrs Smallwood did not own the site at this time and as previously stated it is and has been owned by the Parish Council.

The rental agreement ceased financial year ending 2007-2008 due to the necessary extension to the existing cemetery facility.

You asked in the next paragraph our origin of information in relation to the use only being for cattle grazing'. Our records only show this as 'grass area' and I trust our advices as owners of the area, are further enforced by Mrs Smallwood advising it has been a permanent grass field since 1935.

I write therefore to advise you that as per our advices received and our records, the site has not been used for landfill and our preferred option to progress with the 'signing off' of the 'Conditions' and completion of this project is Option 2.

I await your further advices.

Kind regards
Elaine
Clerk to Desford Parish Council

T: 07849 756616 Tues, Weds, Thurs 9.30am - 2.30pm (answerphone out of hours)
E: clerk@desfordparishcouncil.co.uk
A: Desford Parish Council Offices c/o Desford library, Main St, Desford, Leics. LE9 9JP

From: Simon Smith
Sent: Friday, August 03, 2012 10:43 AM
To: Clerk - Desford Parish Council
Cc: Robert Morgan
Subject: RE: Desford Cemetery 10 00900 COU

Elaine,

As stated in my comments through the planning application consultation process, our records show (which are based in part on records held by the Environment Agency) that the site previously was used for landfill activities. However, no additional information is known to confirm this and so the record may relate to landfill operations that never occurred. Research undertaken by this Service in 2007 included discussion with the site owner, C Smallwood, who advised that they were not aware of a landfill on the site as it has been a permanent grass field since 1935.

Can you please confirm the origin of your information regarding use as cattle grazing.

Considering the way forward, I believe there are 2 options;

Option 1

-

A land contamination consultant could be used to survey the site to ascertain if there is any evidence of landfill/land contamination. If such is detected they will advise on suitable remediation required. This will ensure that any land contamination present does not present a risk to the end user of the site, primarily those working on site and disturbing the ground.

Option 2

As little evidence backs up the record that landfill operations actually occurred on site, then at this stage no landfill/land contamination investigation is undertaken. However, throughout the operation of the site, should evidence of landfill be identified e.g. on excavation of the site landfill materials are identified, then further investigation would be required. This may obviously impact upon the smooth running of the cemetery and so you may therefore chose to run with option 1 to avoid potential issues in the future.

Once the best option has been decided please advise, I will need to discuss this further with the planning department to consider how to deal with outstanding conditions.

Regards

Simon Smith

From: Clerk - Desford Parish Council [mailto:clerk@desfordparishcouncil.co.uk]
Sent: 31 July 2012 10:46
To: Simon Smith
Cc: Mike Fryer
Subject: Fw: Desford Cemetery 10 00900 COU
Importance: High

Dear Simon

Please find below previous email correspondence in relation to the above planning application.

I would appreciate your advices on the information/conditions placed on the original application as Rob Morgan states below the original conditions were placed by yourself.

I await your advices.

Kind regards

Elaine Foxon

Clerk to Desford Parish Council

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E: clerk@desfordparishcouncil.co.uk
A: Desford Parish Council Offices c/o Desford library, Main St, Desford, Leics. LE9 9JP

From: Robert Morgan
Sent: Thursday, March 15, 2012 12:07 PM
To: Clerk - Desford Parish Council
Subject: RE: Desford Cemetery 10 00900 COU

Dear Elaine

Louise Forman left the Authority in summer of last year and this is why your original email would have bounced back.

Both Conditions 7 and 9 were attached to the permission following recommendations made by our Environmental Health Officer. As experts in the field I would suggest contacting Environmental Health directly for advice on the requirements to satisfy the condition.

Simon Smith requested the condition and he can be contacted via email at simon.smith@hinckley-bosworth.gov.uk.

I hope this information is useful to you.

Kind Regards

Rob Morgan BSc(Hons) MASP

Administration & Technical Assistant
Development Services
Hinckley & Bosworth Borough Council
Council Offices, Argents Mead
Hinckley, Leicestershire LE10 1BZ

Tel: 01455 255775

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From: Clerk - Desford Parish Council [mailto:clerk@desfordparishcouncil.co.uk]
Posted At: 28 February 2012 14:26
Posted To: 2012
Conversation: Desford Cemetery 10 00900 COU
Subject: Desford Cemetery 10 00900 COU
Importance: High

The email below was addressed to Louise Forman as Louise has previously assisted with the original planning application and answered subsequent questions raised following the approval.

Unfortunately it has 'bounced back' and I am unsure as to why, hence the email to the generic 'planning' email address.

I await your advices.

Kind regards
Elaine

Clerk to Desford Parish Council

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E: clerk@desfordparishcouncil.co.uk
A: Desford Parish Council Offices, c/o Desford Library, Main Street, Desford, Leicestershire. LE9 9JP

----- Original Message -----
From: Clerk - Desford Parish Council
To: Louise Forman
Sent: Tuesday, February 28, 2012 1:57 PM
Subject: Desford Cemetery 10 00900 COU

Hi Louise

I hope you are well and as usual I require your assistance please.

As we are nearing the submission of the necessary detail relating to the above planning approval and the conditions contained within, I have been asked for further clarity on two of the 'conditions' stipulated, which are as follows:

Condition 7 and 9

Both of these conditions relate to potential land contamination and landfill gas.

The area has only ever been for agricultural use (grazing cattle) prior to ourselves submitting the change of use and never for any landfill purpose or other potential forms of land contamination.

Is this enough information or if further and more in-depth reports/advices are required could you recommend a company that could assist with undertaking the necessary tests and written documentation that is acceptable.

I await your advices and my thanks as always for your continued support and assistance.

Kind regards
Elaine

Clerk to Desford Parish Council

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A: Desford Parish Council Offices, c/o Desford Library, Main Street, Desford, Leicestershire. LE9 9JP

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