

Matt Jedruch
Hinckley and Bosworth Borough Council

Date: 28 April 2025
My Ref: 2025/0306/04
Contact: Harry Thornley
Phone:
Email: planningcontrol@leics.gov.uk

APPLICATION DETAILS:

Planning Application Number: 25/00306/FUL

LCC Reference Number: 2025/0306/04

Applicant:

Description of Application:

Erection of a pipe manufacturing facility with associated storage.

Location of Application:

FP McCann Brascote Lane Cadeby Nuneaton Leicestershire.

Thank you for your consultation in respect of the above planning application. The County Council has considered the application, having regard to the Development Plan, National Planning Policy Guidance and other relevant material considerations. In this particular instance, the County Council, as Minerals and Waste Planning Authority, comments as follows;

The application site is located entirely within a Mineral Safeguarding Area for sand and gravel as identified in the Leicestershire Minerals and Waste Local Plan (2019-31) (MWLP). Policy M11 outlines that mineral, including sand and gravel, will be protected from permanent sterilisation by other development. Planning applications for non-mineral development within a Mineral Safeguarding Area should be accompanied by a Mineral Assessment of the effect of the proposed development on the mineral resource beneath or adjacent to it.

Whilst it is noted that the application is supported by a range of documentation, there appears to be no consideration to potential mineral sterilisation within such. Therefore, after carefully considering the matter, and given the historical working of areas of land within close proximity to the application site for mineral extraction, the Mineral Planning Authority requests further information in the form of a Minerals Assessment to understand the proposed development and its impacts upon the Mineral Safeguarding Area. In general, the following matters are recommended for inclusion in Mineral Assessments:

Chief Executives Department

Leicestershire County Council, County Hall, Glenfield, Leicestershire, LE3 8RA

John Sinnott, CBE, MA, Dipl. PA, Chief Executive
Zafar Saleem, LLB, LLM, Assistant Chief Executive
www.leicestershire.gov.uk

- An estimate of the quality and quantity of mineral reserve impacted by the proposed development (preferably verified by evidence from borehole investigations);
- Assessment of whether the proposal can be modified to avoid sterilisation;
- Assessment of the potential for the use of the mineral in the proposed development and whether it is feasible and viable to extract the mineral resources ahead of the development;
- Assessment of the commercial and practical considerations of prior extraction – such as environmental impacts, the location of processing facilities, method of transport and the interest from local mineral operators;
- Where prior working is proposed, an explanation of how this will be carried out as part of the overall development;
- The effect of prior extraction on the deliverability and/or viability of the proposed development.

The full text to Policy M11 can be found on Page 38 of the Leicestershire Minerals and Waste Local Plan (2019-31) on the following link:

<https://www.leicestershire.gov.uk/sites/default/files/field/pdf/2019/10/3/Leicestershire-Minerals-and-Waste-Local-Plan-Up-to-2031-Adopted-2019.pdf>

Furthermore, the proposed development is in proximity to existing permitted mineral operations and associated infrastructure at insert site/location here.

The future use of the mineral site and associated infrastructure could be constrained if sensitive developments such as this proposal are permitted nearby as it may prejudice the sites' ability to comply with its permitted planning controls, for example with set noise, dust, or blasting limits.

Having regard to the particular characteristics of the existing mineral operation the LPA should be satisfied that it can be demonstrated that there would be no impacts to the amenity of development in this location or that the proposed development would prejudice continued operations at the mineral/waste facility

Yours Sincerely,

Harry Thornley
Planning Officer