

Salford Priors Parish Council

Minutes of an Extraordinary Meeting of the Parish Council held in The Memorial Hall Salford Priors, on Wednesday 4th November 2015.

Present: Councillors: K Littleford (Chairman), K A James, D Penn, T Littleford, A Green, L Wright, P Dare.

Also in attendance: District Councillor M Cargill and one hundred and seven members of the public were present.

161. Apologies for absence:

County Councillor M Brain - Family Bereavement

Councillor L Maude – Attending training programme in Cambridge

Councillor J Stedman – recovering from hospital procedure

162. Disclosure of Interests: Members were asked to disclose any disclosable pecuniary interests in items on the Agenda and their nature. Councillors with a disclosable pecuniary interest are required to leave the room for the relevant agenda item.

a. **Pecuniary Interests** –None

Members were asked to declare any other disclosable interests in items on the Agenda and their nature.

b. **Other Interests**- None

163. Presentation to the Council. The Chairman moved that the meeting be adjourned to invite a representative from the Warwickshire County Council Principal Planning Officer's Department, Planning & Development (Economic Growth Communities) to address the Parish Council with regard to the Warwickshire Minerals Plan Consultation (2017-2032), the consultation period for which would end at 5.00pm on Friday 4th December 2015.

a. **Introduction.** The Chairman introduced Warwickshire County Council (WCC) Planning Officers Mr Tony Lyons and Mr Matthew Williams and explained the purpose of the Extraordinary Meeting was to provide opportunity for debate and for Councillors to commence determination the Parish Council's response to the Warwickshire Minerals Plan Consultation. Following on from the presentation, firstly Parish Councillors and then members of the public would have opportunity to comment and ask questions about the Warwickshire Minerals Plan.

b. **Presentation.** Mr Tony Lyons gave a power-point presentation explaining its purpose was to provide a background description to the Warwickshire Minerals Plan, to highlight its key elements and to outline means of access to respond to the consultation process.

c. **Parish Councillors – Questions and Answers.**

A summary (not verbatim) of questions and answers is shown in Annex A.

d. **Members of the Public – Questions and Answers.**

A summary (not verbatim) of questions and answers is shown in Annex B

The Chairman closed the adjournment at 21.05hrs.

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164. Parish Council Formal Response. The Parish Council would discuss its formal response to the Warwickshire Minerals Plan, specifically in regard to its impact on Salford Priors Parish, at its Ordinary Meeting on Wednesday 18th November 2015.

165. Date of Next Meeting:

- a. The date of the next Ordinary Meeting of the Parish Council will be on Wednesday 18th November 2015 at 7.00pm in the Memorial Hall, Salford Priors.

166. Closure of Meeting:

The Chairman closed the meeting at 21.10 hrs.

Chairman: _____ Date: _____

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167. Annex A

Parish Councillors – Questions and Answers

TL: Mr Tony Lyons MW: Mr Matthew Williams

(Q) **Cllr K James.** There are 9 proposed sand and gravel site locations. Two of these, Ryton and Salford Priors show considerably lower anticipated yields of tonnage for extraction; 0.4 and 0.8 respectively. Are these acceptable economically viable sites? Do you see Site 7 (Salford Priors) as an extension to Marsh Farm Quarry?

(A) TL. Site 7 is not seen as an extension to Marsh Farm Quarry. Variable reasons for its selection. Most high yield/quality material sites elsewhere have been worked. Site 7 (Salford Priors) is deliverable and of high quality. WCC would use other larger yielding sites if available.

(Q) **District Cllr M Cargill.** Presentation stated WCC is obliged to produce a Minerals Plan. What are the reasons?

(A) TL. Statutory duty to produce a Minerals Plan ensuring provision of sand and gravel to the construction industry. Minerals Plan assessed every 10 years. Tonnage of 0.7 identified as requirement per annum. Apportionment previously supplied across West Midlands. WCC now instructed to respond to different apportionment. Estimated shortfall 0.2 million tons between total needed and identified supply.

(Q) **Cllr L Wright.** Referred to Alcot Park, a significant area with greater potential yield compared to Site 7 (Salford Priors). Why not identified/included on list of proposed site?

(A) MW. Alcot Park has not been promoted by the landowner. Only able to consider sites presented. Therefore, no development plan/not deliverable.

(Q) **Cllr L Wright.** If mineral extraction went ahead at Site 7 (Salford Priors) is it proposed that sand and gravel would be processed at Marsh Farm or on Site 7?

(A) TL. No proposal to do anything at Marsh Farm Quarry; but consider using access to Site 7 using existing haulage road

(Q) **Cllr L Wright.** Commented on small amount of aggregate at Site 7. Again question viability?

(A) MW. Targeting 0.8 not unusual. Current Rugby site is 0.9.

(Q) **Cllr P Dare.** Was it considered normal to carry out mineral extraction operations in such close proximity to housing? How would adverse aspects of for example dust, noise and traffic be managed?

(A) TL. There would be a buffer zone of 100 metres between buildings and extraction area. This would have the potential of reducing the impact of operational activities.

(Q) **Cllr P Dare.** Stated the contingency described was not acceptable/unlikely to be sufficiently effective

(Q) **Cllr K Littleford.** How many of the proposed sites were owned by WCC? What happened when sand/gravel identified is not up to standard?

(A) TL. Four sites. Assessment was not determined by ownership. Features taken into account included geology, access etc. Other WCC sites had been excluded. Surveys are undertaken to meet the Government's requirement to produce a Minerals Plan to cover 15 years ahead.

(Q) **Cllr K Littleford.** Why is there proposal regarding reduced level of infill?

(A) Proposal is influenced by the availability of suitable/matched infill to enable return to agricultural use.

(Q) **Cllr L Wright.** If mineral extraction proposals went ahead at Site 7 (Salford Priors), what would be the anticipated timescale of quarrying operations start to finish?

(A) TL. Too early to say how long. Small to medium site would be in the region of 3 to 4 years. Time indication would form part of a Planning Application when the applicant would put forward proposals. Marsh Farm restoration was reliant on economy/availability of infill. Difficult to predict.

(Q) **Cllr L Wright.** Commented on Marsh Farm Quarry 40 year life with no inspection constraints.

(A) MW. Comment. Area North of Broom Lane was subject to tighter controls.

(Q) **Cllr P Dare.** How long would Site 7 be operational before restoration is complete?

(A) TL. Planning Statement would indicate the anticipated timescale. Influenced by extraction rate. Probably less than 8 years.

(Q) **Cllr K James.** Would formal Planning Application be post adoption of the Minerals Plan?

(A) MW. Planning Application can go ahead at any time.

(Q) **Cllr K James.** Given WCC ownership of Site 7, did this not represent a conflict of interest in which case should WCC inclusions in the Mineral Plan be independently scrutinised?

See (A). MW* below.

Salford Priors Parish Council**Annex A Continued**

(Q). **Cllr K James**. Comment. In an email to Salford Priors Parish Council from WCC Estates Department there was encouragement of support for early application of planning and indication of resulting financial benefits for WCC. This appears to be a pre-judgement of the Minerals Plan Consultation process and perhaps a conflict of interest with focus on income generation.

(A). TL. Comment; not fully aware of the WCC Estates Department element described. Minerals Plan is drawn up to show the potential of mineral extraction. Not a comment on motives. Other aspects judged separately. (Request for Clerk to forward copy of WCC Estates Department email to TL/MW).

(A). MW*. Commented that in the event of a formal Planning Application, the process would be subject to a series of checks and balances including public scrutiny, scrutiny by the Planning Committee and ultimately by the Secretary of State.

(Q). **District Cllr M Cargill**. On the table of 9 proposed sites, 11.6 million tons is tabled. Does this mean that all of those sites are to be exhausted if there is a shortfall of target?

(A). TL. Potentially. Other sites may come forward over a 15 year phase period. Historically, over a 10 year period there has always been a shortfall in apportionment.

(Q). **Cllr L Wright**. Of the 9 proposed sites, Sites 2, 4, 6 and site 7 belong to WCC. Do you have agreement from the remaining 5 sites?

(A). TL. Contact with landowners continues to be undertaken.

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168. Annex B

Members of the Public – Questions and Answers

(Q). **Professor C Roberts**. Gave explanation of role as Technical Advisor and environmental issues encountered during earlier planning application procedures associated with Marsh Farm Quarry. Commented on overriding aspects of adverse impact on ecology and the environment rather than issues of land ownership and income generation. Environmental matters merited priority consideration. Unease expressed about restoration process and enhancing the areas subsequent to extraction. The example of Marsh Farm Quarry had not served to enhance the area. Outlook regarding Site 7 proposals was therefore not optimistic.

(A). TL. Land ownership had no relevance to the Planning Dep't (Policy) Team. Does not affect the site assessment process. Re' subsequent enhancement, WCC had provided information about on-site resources and arrangements to meet environmental needs/amenity planting etc.

(Q). **Mr Richard Beach**. Resident Salford Farm House situated in centre of proposed area. Comment. Main concerns were associated with noise and dust becoming serious problems. Restoration process north side of Broom Lane demonstrated a good outcome. In contrast, restoration in the old Marsh Farm site with reduced refilling was unfavourable. Preference for Site 7 extraction not to proceed but felt this a likely event. Use of existing Marsh Farm haulage road would be practicable.

(Q). **Mr J Barlow**. Explained background as Highways Engineer. Reference to Site 7 Diagrams 1 and 2 provided by WCC Estates. Comment. Access north of Ivy Cottage/undesirable access from B4088. Better access achieved by using existing haulage road. Comment. Adverse impact of 2 crossing points on School Road progressing from Phase 1(north) to Phase 2 (south). Crossing traffic would cause much disruption and impacts on business/commercial interests and community issues such as bus routes and timetables.

(A). TL. A planning application would need to address such matters. Submission of consultation statement/comment direct from Mr J Barlow was invited.

(Q). **Mr S Walker**. Resident Old Police House Iron Cross. Comment. Proposed development is being driven from an income generation perspective. Negative impacts include: visual imposition of bunds, drainage issues into Ban Brook with associated biodiversity problems resulting from flooding and reduced property values. Vital to be clear about the negative impact of proposals.

(A). TL. Financial aspects referred to would have to be answered by WCC Property Services Dep't. Impact upon difficulties associated with environmental issues would need to be addressed at planning application stage.

(Q). **Mrs M Muldowney**. Commented on economic viability of mineral extraction at Site 7 Salford Priors following reduction of extraction areas resulting from the stated 100 metre zone from affected properties in the area. Was the 100 metre zone measured from the centre of a property or from its outer boundary? Diagrams 1 and 2 do not show this detail for Park Hall.

(A). TL. The 100 metre zone was based on previous minerals plan, a measure established over time and was produced by the Property Estates Dep't.

Chairman. Cllr K Littleford, explained that Diagrams 1 and 2 were received previously from WCC Property Estates Dep't. Meeting debate this evening was focused on the Draft Warwickshire Minerals Plan.

(Q). Comment. **Mrs M Muldowney** indicated her intention under The Freedom of Information act to request details of communications between WCC Property Estates and Planning Departments regarding Site 7 Salford Priors. Comment. Disinclination on various grounds regarding the mineral extraction proposals for Site 7, including disquiet about continuation of mineral extraction on sites towards neighbouring Harvington.

(Q). **Mrs H Nicholls**. Comment. Not confident with the answers being put forward. This area has been much targeted for mineral extraction with dust contamination being an important issue. Other areas more economically viable.

(A). TL. Site 7 Salford Priors has always been available but has not previously been put forward.

(Q). **Mr S Harrison**. How many other proposed site are in the middle of residential areas?

(A). TL. Housing is near most selected site.

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Annex B continued

(Q). **Mrs C Orchard.** Comment. A recent Neighbourhood Development Plan proposal intends to promote community based arrangements. The nearby mineral extraction proposals are entirely inconsistent with this theme of enhanced village amenities.

(A). MW. The points made could be submitted as part of the consultation process. Any planning application would need to show in detail proposals to deal with, for example, traffic arrangements and an Environmental Impact Assessment to address issues of dust, noise etc.

(Q). **Mr J Gascoigne.** Comment regarding long term restoration issues/time to maturity. 100 metre zone gives very limited property protection. What arrangements would be established regarding use of lighting and operating hours?

(A). MW. Operation Management Plans would be specified in any planning application. Hours of operation vary usually between 7.00am to 6.00pm but this was not relevant to all site. Lighting is located around processing areas but not at extraction points.

(Q). **Mr M Simons.** How will decision to proceed with proposals be taken? WCC is the landowner and a combination of WCC Planning and Property Estates Departments raises the question of conflict of interest between ownership and recommendations regarding proposals.

(A). TL. These points are taken on board. All arrangements will be made transparent.

(Q). **Mr J Bradfield.** Regarding the WCC Property Estates Diagrams 1 and 2, are similar details drawn up for the other listed sites.

(A). TL. No.

(Q). **Mrs K Bluck.** Comment. In the event of a planning application being submitted, a representative from WCC Property Estates Department should attend consultation debate.

(A). TL. WCC Property Estates Department representative can be invited to provide information about a planning application for Site 7 Salford Priors.

(Q). **Mr P Ralph.** Asked of TL; did you write the planning document? Re' the minimum 100 buffer zone from properties, what was your understanding of where the distance would be measured from? When land is returned to a reduced level, what will that level be?

(A). TL. I wrote the planning document. My understanding of buffer zone measurement is from the building, not the edge of the boundary. Regarding infill to reduced level, there are no specific plans for this currently.

(A). MW. Infill plans will vary from site to site. Plans would take into account the existing landscape to avoid incongruity. Infill availability will impact on restoration to former level.

(Q). **Mr J Bradfield.** Regarding response to the Minerals Plan Consultation, were the Parish Council going to consider forming a Working Group in concert with parishioners.

(A). **Chairman.** The Parish Council would take into account the many comments and opinions expressed and would certainly share its response with parishioners. See Minute 164 above.

Additional Comments from the public included:

Speakers were not in possession of facts sufficient to give full answers to questions posed

Recalling a Marsh Farm Quarry planning meeting in Warwick in 1989 concerning did not instil confidence for forthcoming consideration of mineral proposals for Site 7 Salford Priors.

Chairman. The Chairman thanked Mr Tony Lyons and Mr Matthew Williams for attending and presenting this evening.