

WELLESBOURNE & WALTON PARISH COUNCIL

Minutes for an Extra Ordinary meeting of the Council taking place on Tuesday 24th January 2023 at 7.00pm at the Methodist Hall, Bridge Street, Wellesbourne

Present: Chairman: Cllr Mrs Prior

Councillors: Barton, Mrs Bolton, Howes, Shepherd

Clerk: Mrs Scriven

Responsible Finance Officer: Mr Thomas

Members of public: 1

1. Welcome and announcements

2. Apologies received – Cllrs Cannon, Kendall

3. Declarations of Interest - none

4. Confirmation of the order of the agenda - agreed

5. Identification of any items that might be resolved for confidential session - none

6. Open session for members of the public to raise any matters of relevance to the Parish

Mr Gargan, Lysander Close, raised concerns about severe damage to health caused by silica particulates carried on the wind from the quarry and the disruption caused by the high number of gravel laden lorries travelling slowly on the A429 with the dangers to traffic from gravel debris falling from the lorries. He said in the USA quarrying gravel was not permitted within 10 miles radius of a residential area.

7. Urgent Planning

7.1 Applications

1.

WDC/22CM008	Proposed sand and gravel quarry, ancillary offices, building, processing plant, and new access road, with restoration using imported inert materials to recreate agricultural land and biodiversity enhancement works.		
At	Land south of Wasperton Farm, Wellesbourne Road, Wasperton	For	Smiths Concrete Limited
Planning Officer	Sally Panayi	Date	3 rd February 2023

The Council objected to this application for many reasons - see *appendix 1 attached

2.

23/00060/FUL	Single storey side extension to provide utility room, bathroom and en-suite. Addition of porch and front gable to be rendered.		
At	4 Linden Avenue, Wellesbourne	For	Mrs Barbara Summerfield
Planning Officer	Sarah Leach	Date	3 rd February 2023

No objection

8. Room use

8.1 consideration of room use for 2023 (1yr) – Chedham’s Yard/Citizens Advice Bureau. Cllrs agreed to the room use subject to the Council remaining in the building (noting the date for the lease end) (2023)

Action: Write to Chedham’s Yard and CAB notifying the permissions and conditions for ongoing room use (2023)	By: Office
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9. Cllrs & Clerk exchange of information

Cllr Howes – the number of HGVs travelling Bridge Street was rising and it was questioned if a weight limit existed or could be placed

Action: Find out what the parameters are for placing a weight limit on a road	By: Office
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10. Date of next meeting 7th February

There being no further business to discuss, the meeting closed at 7.34pm

Chairman: Cllr Mrs Prior.....

Signed.....

Date.....2023

(completed 25th January 2023)

*Appendix 1

Planning application at Wasperton Farm – WWPC grounds for objection:

Wellesbourne and Walton Parish Council as a neighbouring parish to the development object to this planning application on a number of grounds.

- The National Planning Policy Framework cites that no development should have a detrimental effect on roadways. In the initial stages of consultation, the Parish Council was assured by Warwick County Council that all traffic would be directed to turn right from the site onto the A429 heading toward the M40 should the quarry go ahead. The submitted traffic plans in this application do not detail that there would be no left turn from the site, in fact showing a 60/40 split between the two directions. The traffic plan lacks proper detail and lacks accuracy in its details of journeys along the A429, which is essential to the correct traffic management from the quarry. Slow-moving lorries turning out of the site, up to 200 a day, would cause major delays on this main route through to the M40, especially on Saturdays when the route is already backed up by market traffic. Whilst it is clear that over 200 slow moving lorries a day loaded with gravel and sand will impact the A429, it does not reflect the impact of local traffic to diverting onto B roads in order to avoid the slow lorries and traffic lights along with not so local traffic using the A429 as a cut through to the Cotswolds' and the South West and in the other direction, the Midlands.
- There is no comment on the unacceptable loss of Grade 4 prime agricultural land to the quarry which upon completion, would be filled with "innate" materials of an undisclosed nature. This would render the site unusable for good quality food production and only fit for grazing pasture as occurred with the previous quarry on the opposite side of the A429. St John's College Oxford, who own the site, stated that the site would be used for high quality food production, a need that is increasingly apparent in this country with rising food costs.
- There is a lack of information on suitable landscaping on the site. The destruction of the local wildlife corridors and avian feeding grounds would have a detrimental effect on the flora and fauna in this area with the consequent reduction in wild bird numbers due to the destruction of their feeding grounds is of great concern to the RSPB, who have long worked with the farming industry to encourage farmers to plant wild margins along their fields for the birds and insects to feed on. The vague comments on planting in the application make no mention of the scope, nature or age of the planting that will occur.
- Exacerbating the effect on nature is the question of light pollution and dark skies. No lighting plan has been given therefore an informed decision on the likelihood of light pollution from the site cannot be made.
- The danger of Silicosis from gravel and sand excavation is recognised by the NHS and HSE with employees having to wear protective PPE. The proposed quarry is close to residential properties and a school. It is not possible to prevent airborne particles and deadly airborne pollutants, namely silica, known to be more dangerous to children and the elderly. These particulates are especially fine and invisible to the naked eye and therefore have the capability of travelling on the wind for many miles. Silica particles under magnification are like miniscule shards of glass, dispersal of these particulates over the growing fields owned by Warwick University could have a detrimental effect on their agricultural experiments giving possible false results and rendering the vegetation inedible. We would like to see detailed information on these dangers before any planning permission were to be given.
- In addition to airborne pollution, there will be unavoidable pollution of the water table and the river and with it the aquatic plants and animals caused by runoff/pumped water within the quarry, due to a gravel washing station and lorries being hand washed with hoses before leaving the site.

In conclusion we would raise the out-of-date requirements for sand and gravel.

The amount of gravel and sand required from WCC's Core Mineral Plan was agreed some 5 years ago at 6.5 million tons over the next 15 years. The Barford site is one of six sites within the plan meeting 7.5 million tons. Dunton quarry in North Warwickshire has since reopened and is predicted to supply between 2 and 4 million tons of recycled aggregate over the next ten years. This application was only granted after the WCC's Core Mineral Plan was approved by the Government Minerals Inspector meaning the total has moved to 9.5 – 11.5 million tons capacity. Warwickshire has at its disposal 7.7 – 9.7 million tons, well in excess of the required 6.5 million tons. It appears that the need to quarry in Barford is questionable, especially as there is evidence that the housing need has been overestimated by approximately 25%.

WCC do not require this quarry to meet its target of 6.5 million tons and therefore cannot justify the loss of prime agricultural growing land, the dangers to health and wellbeing of residents due to the proximity of the proposed quarry to residential property and schools, the disruption of traffic on the A429 which is a very busy and dangerous route through Warwickshire to the Cotswolds and the catastrophic impact on the flora and fauna of the location whilst measurably raising the carbon footprint of the area.