

Minutes

Subject: **Wolston Fields Quarry Liaison Committee**
 Date: **Thursday 16th December 2014**
 Location: **Doubleday Room, Ryton Gardens, Wolston Lane, CV8 3LG**

Present: Cllr Heather Timms (County Councillor – Earl Craven Division)
 Mr Matthew Williams (Senior Planner – Warwickshire CC)
 Mr Ted Beale (Sheldon Bosley – Agent for Landowner)
 Cllr Ian Spiers (Ryton on Dunsmore Parish Council)
 Cllr Tim Harvey Smith (Wolston Parish Council)
 Cllr Arthur Barker (Wolston Parish Council)
 Ms Carole Garner (Facilities Manager – Ryton Gardens)
 Ms Julie Courts (Finance Manager – Ryton Gardens)
 Mr Andy Duncan (Landscape Manager - Smiths Concrete)
 Mr Bob Woodbridge (Principal Geologist - Smiths Concrete)
 Mr John Green (Operations Manager - Smiths Concrete)
 Mr Mark Page (Land and Planning Manager - Smiths Concrete)

Apologies: Cllr Geoff Marsh (Ryton on Dunsmore Parish Council)
 Mr Andy Stubbs (General Manager – Smiths Concrete)

Distribution: All those above

Minutes taken by: Mark Page

No	Item	Action
1.	<p><u>MATTERS ARISING</u></p> <p>Cllr Timms was appointed as Chair to the Liaison Committee. Smiths Concrete appointed as Secretary to the Liaison Committee.</p> <p>Note – At this part in the meeting comments were raised by the committee members regarding traffic routing for HGVs. For ease of reference further detail is set out in Section 6 below.</p>	
2.	<p><u>OPERATORS UPDATE – (Mr Page & Mr Green)</u></p> <p>2.1 Planning permission for mineral extraction was granted on 6th February 2014. The planning permission contains 52 conditions controlling the development.</p>	

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	<p>2.2 The planning permission contains a number of pre-commencement schemes which need to be approved before work on site can start. Schemes cover various matters from noise and dust monitoring to ecological monitoring and archaeology. Smiths submitted the schemes in March 2014 with the majority of the schemes being approved in May 2014. The remaining schemes relating to ecology and archaeological monitoring were approved in September 2014.</p>	
	<p>2.3 The planning permission is accompanied by a Section 106 Legal Agreement between the county council and Smiths and covers three areas:-</p> <ul style="list-style-type: none"> (i) Establishment of a quarry liaison committee. (ii) Financial contribution towards the improvement of the footway on Wolston Lane between A45 roundabout to Ryton Gardens entrance, up to max £9K. (iii) HGV traffic routing (for sand and gravel). 	
	<p>2.4 Over the last few months the company has also completed a S.278 Highways Agreement with the county council setting out the detail for the new quarry site entrance on Wolston Lane.</p>	
	<p>2.5 Work started on site on 21st October 2014 commencing with soils stripping of the new site entrance, access road, site administration area, internal haul routes and part of the mineral extraction area. Soils have been placed in roadside storage bunds adjacent to Wolston Lane.</p>	
	<p>2.6 The site entrance is now largely constructed together with the establishment of a 27 m long access road comprising concrete hardstanding linking the site entrance from Wolston Lane to the site administration area. New fencing and gates are in the process of being installed.</p>	
	<p>2.7 Fencing and gates have been installed protecting users of the nearby bridleway (which runs on opposite side of the hedge to new access road). A layby area used by local fisherman for car parking has been improved i.e. potholes infilled.</p>	

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	<p>2.8 The internal haul routes linking the site administration area and mineral extraction phases have been stripped of soils and backfilled with road planings to form a suitable running surface.</p> <p>2.9 Works were suspended in November due to deteriorating weather conditions but it is hoped site preparatory works can resume early in the New Year, weather permitting.</p> <p>2.10 It is anticipated that mineral extraction will commence in Quarter 1 2015 with placement of imported inert waste materials (to restore land back to original level) following on in Summer/ Autumn 2015.</p>	
3.	<p><u>COUNTY COUNCIL'S UPDATE – (Mr Williams)</u></p> <p>3.1 The county council reiterated the earlier comments by Smiths regarding the approval of the planning permission and confirmed that all pre-commencement schemes were approved enabling the company to start work on site.</p> <p>3.2 A copy of the planning permission and S106 were distributed to members of the committee.</p> <p>3.3 In response to issues regarding traffic routing, Mr Williams made reference to the agreed HGV traffic arrangements set out in the S106. Further detail is set out in Section 6 below.</p>	
4.	<p><u>OBSERVATIONS/COMMENTS FROM THE COMMITTEE</u></p> <p>4.1 The company was asked about measures for HGV wheel cleaning. Mr Green tabled a photograph of the wheel cleaning equipment which will be used. Mr Williams confirmed that the type and location of the wheel cleaning facility has been previously approved under the planning permission.</p> <p>Cllr Spiers made reference to the recent poor condition of Leamington Road and did not want a repeat on Wolston Lane. It is recognised that Smiths will need to keep a close eye on this and manage this appropriately.</p> <p>4.2 Cllr Barker was concerned that the new site entrance does not have a right angled curb to deter HGVs from turning left towards Wolston village when exiting the site. Mr Page confirmed that the site entrance has been designed in accordance with the specification</p>	Mr Green

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	<p data-bbox="422 297 1310 360">agreed with County Highways and subsequently set out in the S278 Agreement.</p> <p data-bbox="316 432 1326 943">4.3 A question was asked as to how Smiths control the type of waste that will be brought into the site. Mr Woodbridge explained that the site is subject to a Waste Recovery Permit issued by the Environment Agency which sets out strict controls on acceptance and management of waste coming into the site. The site is only permitted to accept inert waste. It is in Smiths interest to ensure that waste coming into the site is inert and so the company has measures to check this. If there is any doubt about the nature of the material then it will not allow the material to be tipped. The Environment Agency is the regulatory body which checks compliance with the Waste Recovery Permit e.g. the EA will regularly visit the site to undertake waste acceptance audits to ensure compliance. It is suggested any issues/concern surrounding waste brought into the site should be raised with Smiths in the first instance or the Environment Agency.</p> <p data-bbox="316 1014 1310 1111">4.4 Cllr Spiers asked about the policy for sheeting of lorries. Smiths confirmed that all lorries must be sheeted. This is standard practice and is a requirement of the planning permission.</p> <p data-bbox="316 1182 1310 1384">4.5 Cllr Barker enquired about grant funding from landfill tax. Mr Woodbridge confirmed the site is exempt from landfill tax because the tax is not applied to inert waste where it is used in connection with the reinstatement of a quarry. Cllr Timms stated that Wolston and other local villages could nevertheless apply for WREN funding as there are other landfill operations in the locality.</p> <p data-bbox="316 1485 1310 1659">4.6 Mrs Garner expressed concern as to the state of Wolston Lane. There are large pieces of mud which require removing. Mr Williams confirmed that the planning permission is clear insofar as no mud and other deleterious material shall be on the public highway. This is an important issue which Smiths will need to manage.</p> <p data-bbox="316 1693 1326 1794">4.7 Cllr Timms suggested it would be helpful to have a key contacts list that the committee could have as a clear point of contact should they wish to raise any issues. Contact list is attached to these minutes.</p>	<p data-bbox="1353 1485 1481 1518">Mr Green</p>

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5.	<p data-bbox="316 329 647 362"><u>ANY OTHER BUSINESS</u></p> <p data-bbox="316 432 679 465"><u>Transport and Routing Plan</u></p> <p data-bbox="316 499 1302 566">5.1 Cllr Spiers requested prior to the meeting that this item be added to the agenda.</p> <p data-bbox="316 633 1324 835">5.2 Concerns were raised by both parish councils regarding the potential for HGVs to use the village roads for access. HGVs (not Smiths) are currently using access routes through the villages primarily to avoid the Toll Bar island works, and in connection with the new housing development in Wolston. Reference was made by Cllr Barker that the Brandon Bridge was showing signs of deterioration.</p> <p data-bbox="316 902 1324 1384">5.3 The S106 places an obligation on Smiths to ensure that all HGVs involved with the transportation of sand and gravel do not travel through Ryton or Wolston villages. Mr Green confirmed that the company intends to employ one haulage contractor, J Hughes. Smiths has instructed J Hughes to follow the approved lorry route and to not travel through the villages. Mr Page confirmed HGVs will on exiting the Wolston Fields site turn right onto Wolston Lane towards the A45, turn right onto the A45 towards Coventry taking the slip road by the former Peugeot works to gain access onto the A423 and thereafter turn right at the next roundabout onto the A445 towards Bubbenhall quarry. The return journey will see HGVs travelling back along the A445 onto the A423 before gaining access onto the A45 via Toll Bar Island. HGVs will then turn left at the A45 roundabout onto Wolston Lane to gain entry to Wolston Fields.</p> <p data-bbox="316 1451 1324 1731">5.4 The S106 routing does not extend to HGVs carrying inert waste to Wolston Fields as, unlike, J Hughes, these are not under direct control of Smiths. Mr Page explained that the company expects the majority of inert waste will come from the Coventry area (as it currently does with Bubbenhall quarry) accessing the Wolston Fields site via the A45. Inert waste derived from the Leamington is likely to be tipped at the company's Bubbenhall site which will run concurrently with tipping at Wolston Fields.</p> <p data-bbox="316 1798 1324 2033">5.5 Cllr Spiers believes that suitable signage is also required to deter HGVs travelling through the villages particularly:-</p> <ul data-bbox="475 1899 1318 2033" style="list-style-type: none"> • One sign by the Bridge on Fosse Way prior to coming into Wolston Village. • One sign at the entrance to Ryton (Sky Blues training ground end). 	

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	<ul style="list-style-type: none"> • Signs on A45 island. • A sign at the entrance of one way system into Brandon. <p>Mr Williams agreed to raise this matter with the County Council Highways Department</p> <p>5.6 HGV traffic and routing will need to be managed carefully and appropriately by Smiths.</p>	<p>Mr Williams</p> <p>Mr Green</p>
6.	<p><u>DATE OF NEXT MEETING</u></p> <p>6.1 3.00 pm – Thursday 21st April at Doubleday Meeting Room, Ryton Gardens.</p> <p>The Chair thanked Ryton Gardens for hosting the meeting. Meeting closed at 4.10 pm.</p>	

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