



## Sutton Courtenay Parish Council

### **Minutes for the extraordinary Parish Council meeting held on Wednesday 18<sup>th</sup> January 2023 at the Village Hall Sutton Courtenay, commencing at 7.15pm.**

Present: Councillors Rita Atkinson (chairman), Eileen Daw, Joanna O' Callaghan, Jason Warwick and Antony Willott

In attendance: 0 members of the public.

---

- 2023/015 Apologies for absence  
Apologies for absence were received from Cllrs Lyn Hodder, Father Morkos, Hugo Raworth and the Parish Clerk.
- 2023/016 Declarations of Interest  
No declarations of interest were received.
- 2023/017 Amendments for Planning Applications at Hanson Quarry Products Europe Limited, Bridge Farm Quarry, Sutton Courtenay
- MW.0048/19 To haul phase 5 and 6 mineral across B4016 and to import inert fill to effect approved restoration scheme in phase 5 at Bridge Farm Quarry.
- MW.0004/20 Section 73 application to continue the development permitted by planning permission no. P18/V2145/CM (MW.0093/18) for proposed new stockpile area to be used in conjunction with mineral extraction permitted by planning permission no. P16/V2694/CM (MW.0127/16) for the storage of approximately one month supply of mineral to enable continuous supply in case of flooding for a period of up to three years from date of commencement of extraction under planning permission no. P16/V2694/CM (MW.0127/16) to enable vehicles to transport remaining sand and gravel from the stockpile to the plant site at Bridge Farm Quarry.
- MW.0008/20 (previously MW.0094/18) Section 73 application to continue the development of the extraction of sand and gravel and restoration using in situ and imported clay materials to create a wet woodland habitat as permitted by MW.0094/18 (P18/V2171/CM) without complying with conditions 1 and 16, in order to remove the remaining stockpile of sand and gravel by road rather than conveyor at Bridge Farm Quarry.
- MW.0067/22 (previously MW.0049/19) Section 73A application to continue the development permitted by planning permission no. MW.0049/19 (P19/V1273/CM) (for small extension to Bridge Farm Quarry to extract sand and gravel and restoration to agriculture and lakes with reed fringes) without complying with conditions 2 and 42 to extend the date for final restoration at Land at Bridge Farm Quarry.

2023/017 Amendments for Planning Applications at Hanson Quarry Products Europe Limited, Bridge Farm Quarry, Sutton Courtenay continued  
**RESOLVED** that the following objections would be submitted for all 4 applications:

**OBJECTION TO PLANNING APPLICATIONS - MW.0048/19, MW.0004/20, MW.0008/20, MW.0067/22**

As there is considerable overlap between the above planning applications, for convenience, this letter covers them all.

The Parish Council remains very concerned at the continuing use of the Section 73 provisions across all four applications, claiming to make small extensions and changes to conditions that have considerable impacts, not least in increasing the longevity of the gravel extraction operations on this site and its belated restoration.

Sutton Courtenay Parish Council objects to these four applications on the same basis as it registered in its comments in July last year on planning applications MW.0048/19, MW.0080/20 and MW.0067/22, which are added to below.

In addition, the Parish Council fully supports the combined comments/objections raised by Appleford Parish Council in respect of these four application proposals.

**Background.** The Planning Committee should be aware that their predecessors initially considered the application for gravel extraction at Bridge Farm in 2003, but permission was not granted until August 2008. Operations commenced at the site in 2009, with the condition that all extraction should be complete by 4 August 2012, with an end date for restoration of 30 September 2012. Officers should note that the whole operation was not expected to last more than three years and that restoration should be completed by the month after extraction was to be completed.

Since then, over a myriad of Sect 73 applications, the end dates have been put back incrementally, until in these applications Hanson now seek an extension to 2026. That is 14 years beyond the original basis upon which the local community was required to accept the inconvenience of these workings.

**Objections/ Comments**

1. The Parish Council considers the above planning creep is unacceptable and reiterates and seeks to reinforce its comments in its 22 July 2021 objections, that work should cease by the end of 2023.
2. Hanson's is already in breach of the current planning MW 0049/19 Condition 42, with its deadline of 31 May 2021. No breach of conditions notice has been issued to enforce it and in this respect the Parish Council considers that the County Council has rendered itself vulnerable to a formal complaint of inadequate administration. The situation has been allowed to drift on, thus facilitating Hanson's seeking what in essence are retrospective applications. Hanson has a history of using retrospective applications in this manner and this should not be encouraged by the agreement of these applications.
3. Condition 42 is clear that if 'Phases 5 and 6 cannot be worked and restored as shown on the revised sequence of plans, any soils stripped from Phase 5 or 6 shall be replaced in those Phases to effect restoration back to original ground levels for agricultural use no later than 31 May 2021'. The Parish Council Objects to the extension for the final restoration by another five years and four months to 30 September 2026. This is well beyond the timeframe envisaged in the original planning application and large amounts of the available gravel have already been extracted.
4. The Parish Council also objects to any permission which removes this condition. However, given the current situation, the Parish Council is prepared to agree to Condition 42 being amended by replacing '31 May 2021' with '31 Dec 2023', which is 2 years and 6 months after the current deadline, on the understanding that no further extensions would then be permitted. Given the will, that should provide more than enough time extract the remaining gravel. The Parish Council, however, has no objection to the importation of clay materials to create the wetland habit, subject to a completion date of no later than end 2023.
5. The applications lay great stress on the ongoing HIF 1 development. However, the Parish Council contends that this is not a material consideration, and the application should be determined on it's own merits and not upon some (hypothetical) grounds that might or might not exist at some time in

the future. As it is, no application for the HIF scheme has been submitted and there is considerable doubt that it can be delivered within the budget and timeframe envisaged.

6. Regarding the foregoing, the Parish Council would remind the County Council of the provisions contained within Section 70(2) of the Town & Country Planning Act 1990 which requires LPAs to determine applications in accordance with, inter alia, an up-to-date Development Plan and material considerations. This is backed up and supported by the NPPF where, under the heading Determining Applications, Paragraph 47 states, inter alia, "Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise."
7. The Parish Council also takes issue with the applicant's contention that a HIF1 agreement would supersede the current agreements for this site and should not be permitted to use this argument to delay the complete restoration of the site by the end of 2023. Bearing in mind the two foregoing paragraphs, the Parish Council does not consider this to be in anyway material to the determination of this application or the early completion of the extraction and restoration of the Bridge Farm site.
8. Policy 10 OMWCS. In its letter of 21 December reference MW0048/19 and MW.0067/22 the applicant dismisses the officers' concern that these applications were contrary to the OMWCS Policy 10. As mentioned above, Hanson is already in breach of Condition 42 of the current planning permission with its deadline of 31 May 2021. The application is therefore contrary to Policy 10 as it has failed to meet the requirement that the site 'be restored in a timely and phased manner, which Condition 42 requires to have been done some 20 months ago. Once again this is a retrospective attempt not only to obscure the fact that the applicant is in breach of the current planning permission, but to extend the life of the site well beyond that necessary to extract the remaining gravel.
9. MW 0040/20 and MW 0080/20. These applications request an extension of the timeframe to allow the outcome of the HIF application to be clarified. As argued above, the HIF application is not a material consideration and should therefore be ignored. The Parish Council is, however, prepared to accept that the small stockpile is retained in its present position, but insists that it should be removed within the next 6 months. This would allow for the legal agreement for it to be transported across the B 4016 to be finalised, a way around that agreed with the Highways Authority or the conveyor belt reactivated. The Parish Council notes that the impasse over transporting the stockpile across the B4016 has been ongoing for over three years since the breakdown of the conveyor belt. This should have been finalised much earlier and the stockpile removed.
10. Sutton Courtenay Parish Council also strongly supports Appleford Parish Council's views on the control of traffic movements, namely:
  - a. No movements before 10:00 am or after 4:00 pm (to avoid morning & evening school runs and rush hour traffic).
  - b. No working Saturday after 2:00 pm or on Sundays.
  - c. All movements to be subject to traffic control.
  - d. Any debris or spillage should be cleaned and removed daily.
11. Should the Planning Committee be minded to agree to the further extraction of gravel beyond end 2023, The Parish Council recommends that:
  - a. A much tighter end date than the proposed 2026 is imposed, with a start date for gravel extraction of June of this year.
  - b. A condition is inserted that the conveyor belt is put back into service so that no road movement across the B4106 is necessary. This should also stipulate that no stockpiles are permitted on the site and all gravel is stockpiled in the Hanson's area south of the road.
  - c. That any activity post the current 31 May 2021 deadline, should trigger additional and up to date S106 charges.
  - d. The post-restoration management arrangements for the wetland site are agreed in full by end 2023.

On that issue the Parish Council is concerned at how difficult it is to check on such issues due to the layering of the Sect 73 applications. The latest SC Quarry Site Bio-diversity Plan that was found, was dated 2010 as amended in 2013. This Indicated that Hanson UK would be funding the long-term maintenance of the site. In MW.004919 there is an Outline Aftercare Scheme, but no reference to how the long-term management of the wetlands is to be managed and at whose expense.

**CALL-IN OF THE PLANNING APPLICATIONS**

If the Officers are minded to recommend approval of these applications, the Parish Council requests that the Planning Committee calls them in for formal consideration.

Councillors recorded a vote of thanks for the Planning Working Party, in particularly Robin Draper for drafting such a clear response.

**Close of meeting**

It was noted that the next meeting of the Council would be held at 7.15pm, on Tuesday 7<sup>th</sup> February 2023. There being no further business the Chairman declared the meeting closed at 7.25pm.

Signed.....

Dated.....