



Works Services and Planning Minutes (Planning only)

Minutes of the meeting held on Wednesday 19th July 2023 held at The Community Hall, Rydon Road, Kingsteignton at 7:00pm

Present:

Chair: Councillor R Peart

Vice Chair: Councillor D Ripping

Councillors: Cllrs M Field, A Tillson-Hawke, J Gregson

Ex Officio: Councillor B Thorne (Dep Mayor)

Assistant to the Clerk: Miss B Hooper

Communications Officer: Mrs S Simmons

WSP61/2023 Accept apologies received by the Clerk.

Resolved that: Apologies were received and accepted from Cllr Goodall.

WSP62/2023 Declarations of Interest.

There were no declarations of Interest.

WSP63/2023 To receive and approve the minutes of the meeting held on 21st June 2023.

Resolved that: Cllr Peart sign these minutes accordingly.

Proposed: Cllr Ripping

Seconded: Cllr Field

WSP64/2023 Planning Applications Received

Week ending 30th June 2023

No Applications received

Week ending 7th July 2023

No Applications received

WSP65/2023 Scoping Opinion Request Received

PARISH Kingsteignton
REF PRE/1663/2023

WARD West

LOCATION: Land at Zitherixon, Kingsteignton

PROPOSAL: To discuss and consider Town and Country Planning (Environmental Impact Assessment) Regulations 2017 Regulation 15 request for a formal Scoping Opinion for the following development: Request for a Scoping Opinion at Land at Zitherixon, Kingsteignton (SEE APPENDIX 1) Planning Reference PRE/1663/2023.

COMMENTS: The council discussed and **Resolved that:**

The following points be highlighted and either investigated further or have additional information being made available:

Section 1

B3193 – previous recent changes to this road were expected to facilitate greater extraction of clay from existing sites and no further sites were due for identification – why has this position changed and why were the Council not made aware of this potential future change in stance on this matter?

Historically led to believe any other developments would have been for residential housing or industrial unit purposes – why has this position changed to additional quarrying?

Section 2

There are not clear details on where works will actually be carried out within the identified 49.3 ha – further clarification of this is required.

Section 3

Concern regarding increased volume of heavy vehicular traffic on relevant roads between Sibelco sites resulted in the recommendation that speed limits are reconsidered and lowered to 30 miles per hour where applicable.

The consideration for haulage vehicles not operating 24 hours per day i.e. not overnight was also recommended to minimise human and wildlife disruption.

Environmental Health have already acknowledged the areas of Balls Bridge, Gestridge Road and Vicarage Hill are high pollution zones – what precautions are Sibelco planning to implement to ensure this reduces and does not increase? When was the last traffic count undertaken, particularly for the Gestridge Road and Balls Bridge area? If this is not recent this should be completed to determine current accurate traffic levels.

Could trees act as screening to provide a buffer zone between housing and quarry workings?

Section 4

Baseline data regarding both noise levels and pollution should be very recent and not decades old. A new study to be undertaken if this is not the case. Sibelco need to ensure



sufficient dust monitoring of PM10s takes place and is regularly monitored as well as ensuring nitrous oxide monitoring tubes are in place and results recorded and made available.

Regarding effects of dust on human health – have studies been undertaken to establish the current rates of respiratory diseases in the local population recently to understand their levels? If not, these should be carried out to accompany other baseline data and before any further permission is granted.

It would also be prudent for Sibelco to ensure any potential negative effects to people's mental health be considered and mitigated – are there plans in place to consider and manage this?

As stated in table 4.1 decibel limits are too high for a residential area, especially if working is to be 24 hours per day and taking on board that for up to 8 weeks at a time, for 'temporary operations' the noise limit could be 70DB – what can be done to reduce this?

It is unsatisfactory 'Climate Change' and 'Population and Health' should be scoped out – further consideration and action must be given to these areas.

Also in table 4.1, the estimated number of extra vehicular movements per day, 26, is incorrect as it does not take into consideration the extra movements for transporting the clay from Preston Manor Works onwards, either to Teignmouth Docks or further afield.

Section 5

Ecology elements need a greater depth of documentation; the existing references to wildlife are too narrow in their consideration. Additional species to be considered should include **but not be restricted to**: Kingfisher, Curlew, Snipe, Woodcock, Sand Martins, Butterflies, Reptiles, Invertebrates and Plants (especially any protected orchid species).

Bat and Bird corridors along the River Teign and any other associated tributaries need to extend between 15-25m from each river bank to ensure migrating birds and bats are not affected by any change of use on land.

The council would like to understand what Sibelco propose to undertake in terms of the mitigation they reference on pages 30-31 as this is currently vague.

Separately to comments to be returned to Devon County Council's Planning Team the council **Resolved that**:

Independent clarity would be advantageous on the current levels of Dust/Nitrous Oxide; Traffic and Noise – feasibility into the cost of this to be scoped.

Cllr Peart to attempt to gain a Sibelco representative to meet with the council in order that clarity on the concerns raised in the minutes above may be achieved as well as a visit to

the site to further understand the layout and potential implications of this potential quarrying.

Cllr Tillson-Hawke left the meeting at 8:28pm

WSP66/2023 Correspondence

There was no correspondence.

The meeting closed at 8:45pm.

Signed.....Dated.....