

CHILTON PARISH COUNCIL

Minutes of meeting held on Tuesday 16th November 2010 in The Christopher Centre at 7pm

Present: Councillors Peter Clifford (Chairman), Richard Edgeley, Steve Graham, Veryan Herbert, Bob Manning and Keith Shapley.

Attending: Jenny Antill (Babergh District Councillor) and D Crimmin (Clerk) and 11 residents.

10/109 Apologies for Absence

Apologies received from Cllr Cornish and Colin Spence (Suffolk County Councillor).

10/110 Declaration of Interests

Cllrs Clifford, Graham and Herbert declared personal and prejudicial interests in item 10/113 and left the meeting while this item was discussed

10/111 Minutes of Meeting held on 2nd November 2010

The minutes of the meeting were approved and signed by the Chairman as a correct record.

10/112 Overview of the Planning Application

Cllr Clifford gave an overview of the planning application and the changes made by the applicant since the last application. Appendix A gives a summary of the points raised.

The meeting adjourned for the public forum (Appendix B) at 7.50pm and resumed at 8.30pm.

10/113 Planning

- a. The councillors resolved that with the extra information in relation to Babergh's Local Plan Policies being raised at the meeting that no decision could be made on Planning **Application B/09/00932 Land East of County Farm fronting, Church Field Road, Waldingfield Road, Chilton** - Erection of 2 no. detached industrial buildings (Use Class B1, B2 & B8), centrally located service yard area, surface car parking, landscaping and associated works. The councillors requested that the Clerk ask BDC for a further extension until mid January 2011 in order to consider a response and ask for clarification from BDC on their Local Plan Policies with regard to:
 - i. The maximum height allowed for buildings on this site
 - ii. The number of lorry movements allowed from the site
 - iii. 24 x 7 working on the site
 - iv. Who would create a Section 106 agreement with BDC for the application, the owner of the land or the applicant?
- b. No planning applications had been received since the agenda was posted

10/114 Questions to the Chair

There were no questions raised.

10/115 Dates of next meeting

The date of the next scheduled meeting will be 4th January 2011 starting at 7pm.

The meeting closed at 9.01pm.

Appendix A Proposed changes for Application No. B/09/00932/FUL **Summary of Changes**

1. BDC Landscape Officer says there will be no significant impact on the wider landscape. However, Highbridge, if permission is granted, will implement tree protection measures to protect the existing trees during building works.
2. Square metre building footprint has been reduced from the original 23,450 to 20,054 in the current plan, a reduction of 14.5%.

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3. As outlined earlier there will now be a single service yard screened by 2 buildings and bunds. The marshalling yard is set at a slightly lower level between the two buildings.
4. Original excavation of 1.4 metres on Building A now 2.55 metres and Building B originally 1.7 now 2.7 metres into the ground at the higher ends. Above ground level at the lower ends to give a level flooring throughout.
5. Original ridge heights of 15m and 13 metres now 12.8 and 11.6 metres to ridge.
6. Originally nearest building to St. Mary's was 170 metres away, now 220 metres.
7. Visible building height from Waldingfield Road originally 13.6 metres, now 10 metres and 9.4 metres.
8. Nearest building to CFR set back 40 metres originally, now 32 metres and it now maintains the long view of St. Mary's from Waldingfield Road, previously obscured.
9. Under current regulations they do not think they have to contribute to improvements to Northern Road, provide a second smaller pond, or cycle track provision, believing that existing provision for the latter is more than adequate.
10. Re. Skylarks – 11 farmers were approached locally and most indicated that they were happy to provide wild bird mixed seeding but that provision of Skylark plots was not practicable.
11. They therefore approached the RSPB who looked at a wider area. If it is acceptable to Babergh, Mr. Hawkins who farms at Mildenhall Farm, Mildenhall, will provide 1 hectare of wild bird mixed seeding and a minimum of 30 Skylark plots in return for £1,400 a year for ten years.
12. They do not believe the proposed lighting plan will have any adverse impact on bats in the area or Great Crested Newts in Chilton Hall grounds.
13. SCC is now happy for an archaeological assessment to take place prior to development rather than prior to planning agreement.
14. They believe that all planning policies relevant to built heritage have been "fully addressed". There is a new planning agreement in place from March 2010, operational from the end of November 2010, PPS5.
15. Around 500 new full time equivalent jobs will be provided, 555 maximum.
16. Under the terms of 106 agreements they do not believe it is appropriate to contribute financially to St. Mary's being used as a community facility.
17. They have accepted that Skylark mitigation and pond management should be part of a planning agreement and not covered by 106.
18. Landscaped bunds will be constructed as soon as work commences and will be fully formed before any building construction begins.
19. The bunds cannot be raised any higher as 30 degree angle would mean that increased height would create a wider base footprint and this would impinge on the roadway and buildings.
20. 106 Agreement: Responding to CPC's suggestion that the tree belt should be gifted, they are awaiting estimates of maintenance (from whom?) before making a decision.
21. 24/7 working is required but it will be significantly reduced over weekends and during unsociable hours.
22. Still intending to produce 10% of their energy requirements from renewable sources and to meet the "very good" Breem standard. PV panels seen as too costly.
23. Noise and Light Pollution: No further monitoring required.
24. Less than 10% of woodland belt will be affected by the light increase, therefore no serious impact, they say.
25. They state clearly that the intention of Prolog is to occupy both buildings and usage will be controlled by planning permission and planning conditions.
26. 500 to 555 new jobs created. Unemployment in Babergh June 2009 4.8% against national figure of 6.9%. This is the highest for Babergh since 1997 – equivalent to 2,200 people.
27. Additionally, 2,208 houses net have been built in Babergh since 2001/2 and Babergh's population has increased by 3,500 between 2001 and 2008.

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28. In answer to St. Mary's Trustees the revised heights will make buildings A and B 2.525 metres lower than St. Mary's Church tower.
29. In answer to Suffolk Garden Trust they believe the impact on the local highway network will be "insignificant".
30. They believe there will be no adverse impact on bats and newts in Chilton Hall grounds.
31. Building B will be 70 metres from Chilton Hall gardens and 150 metres from St. Mary's, though this conflict with the earlier statement found elsewhere.
32. Claim that their other warehouses, e.g. in Nottingham, are up to 15 metres in height to the ridge (though this is not relevant as Chilton is a different setting and location).
33. Noise Pollution: Warehouse doors will remain shut unless unloading or loading. They will not be opened for ventilation.
34. Responses to Lord and Lady Hart: If the construction is phased, then Building B would be built first.
35. They have indicated that they want to expand in Sudbury because of its nearness to Felixstowe container port and the anticipated expansion there.
36. Building A will be 2.55 metres lower at the higher ground end and will be 1.15 metres above ground at the lower end in order to get a level floor. They claim that 12.5 metres will be the "perceived height" of the ridge from the grounds of St. Mary's.
37. Building B will be excavated 2.7 metres into the ground at the higher ground level and will be 1 metre above ground level at the lower end to get a level floor. Building B's perceived height will be 7 metres above the trees at the lower end of the site, as seen from St. Mary's Churchyard.
38. They claim that Building B will "increase" the tranquillity of Chilton Hall gardens by blocking noise from Waldingfield Road and CFR.
39. Operations Manager will ensure that all their own vehicles operating on site will be fitted with Broadband Reversing Alarms and visiting vehicles will be requested to turn their reversing alarms off (if Broadband not fitted) subject to Health and Safety regulations, though Councillor Graham has pointed out that they cannot be turned off.
40. Reptile fence to be fitted to prevent access to roads and hard surfaces by reptiles and amphibians.

Appendix B Public Forum

Summary of the issues raised by residents at the public forum were as follows:

V Hart raised the following points in relation to the application:

- PPS5 obligation for councils to preserve heritage buildings
- Section 106 commitment will be agreed by landowner or applicant - Prolog are not owners of land
- The noise assessment in the application being averaged
- Height and mass of building not conforming to BDC Local Plan Policies
- LP33 designates site with a maximum height of 9 metres and as Employment use BI Office Use not Industrial use
- PPS5 visual harm is caused to Hall and Church by proposal
- The following BDC Local Policies not being adhered to CN01 - scale; CN06 - setting of listed building; CN14 development adjacent to ancient parks.

D Wood raised the issue of drainage water from site.

D Hammond raised issue that BDC's Policy is to have a wildlife area on development sites.

A Wood asked where the proposed health centre would be location in relation to the proposed site.

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I Felstead raised issue of lorry movements' impact on surrounding area and whether restrictions could be placed on applicant re night time working.

The relocation of skylarks was raised by a number of residents.

Jenny Antill said that she would raise the issues with Nick Ward, Head of Planning at BDC, in order to get feedback for any subsequent meeting to discuss application.

End of Appendices

Signed _____ Date _____