

**Minutes of Little Bealings Parish Council meeting held at Bealings Village Hall at 7.50pm
on Monday 16 December 2013**

Present: Mrs F Rogers (Chairman), Mrs T Cornish, Mr D Hunter, Dr C Rowe, and Mrs M Wilson

Also present: Mr T Fryatt (Suffolk Coastal District Councillor) and 15 residents
(for part of the meeting)

In attendance: Mrs C Ramsden, Clerk to the Council

During the period of public participation before the meeting the following matter was discussed:

DC/13/3408/FUL: Erection of new headquarters building for vehicle and plant hire operator, comprising workshop, offices, associated vehicle parking, drainage infrastructure and landscaping to allow for the hire, storage and sale of vehicle, plant and machinery at Sink Gravel Pit, Main Road, Kesgrave

Following an explanation of the application by Dr Rowe, including its amendment to include access to the site along the existing private road running from the A1214 in Kesgrave, the following points were made:

- There was insufficient information about the noise levels which could result from the activities, including the noise from reversing lorries and especially bearing in mind the proposed working hours of 5.30am – 7.30pm Mondays – Fridays and 6am - 1pm on Saturdays.
- Light pollution was of concern, with the presumption that there would be 24 hour security lighting; spillage was a risk. It was noted that Natural England had concerns about the impact of light pollution.
- The level of the water table and the risk of flooding was of concern, bearing in mind existing contamination of the land at the adjacent ex-landfill site. The proposed washing and cleaning of vehicles could exacerbate land pollution in the area.
- The application was benign if the right conditions were attached to the permission. These should relate to noise and lighting levels and working hours. The working hours permitted for the site when it was operated by Cemex should apply.
- The applicants should be required to provide satisfactory information to SCDC for the disposal of waste and be required to deal with the current pollution of the land.
- If this development did not proceed there was a risk of a 'worse' development at the site.
- The proposed building was not unattractive.
- The proposed development was intensive use of the site and would mean very large vehicles would use the A1214.
- Local Plan Policy AP15 (Designated Areas and Habitats) should apply. It was thought that this may not be a 'saved' policy.
- Relevant Policies were DM12 (Extension and Intensification of Employment Sites) and DM26 (Lighting)
- Natural England had a very important role to play and had advised SCDC that there

was insufficient information provided to enable it to comment on the impact of the development, and that permission should not be granted until such information was provided and considered.

- The views of the Environment Agency and Suffolk County Council (as highway authority) were also awaited.
- Mr Fryatt advised that a site visit by SCDC Councillors was likely before any decision was made, and the applicants could be invited to meet with the Parish Council.
- It was noted that Playford Parish Council had supported the application. The views of Kesgrave Town Council were not known. Dr Rowe had drawn the application to the attention of Milsoms Hotel.
- In summary, the issues which affected local residents were the levels of noise and light which would be permitted and whether activities would be monitored for compliance to these levels. The disposal of waste and any impact on the existing pollution of the land were matters which should also be controlled by conditions.

Councillor Actions

1 Apologies and Declarations of Interest

Apologies were received from Mr B Rufford and Mr D Wilson. Dr C Rowe and Mr D Hunter declared non-pecuniary interests in planning application DC/13/3408/FUL.

2 Planning

DC/13/3408/FUL: Erection of new headquarters building for vehicle and plant hire operator, comprising workshop, offices, associated vehicle parking, drainage infrastructure and landscaping to allow for the hire, storage and sale of vehicle, plant and machinery at Sink Gravel Pit, Main Road, Kesgrave

It was established that the site was within Little Bealings, although access was via a private road from the A1214 in Kesgrave.

It was noted that, while the design was not unattractive, the size, roller doors and location of the proposed building meant that there was potential for the building to generate a great deal of noise (including from ventilation ducts in the roof) and light. These impacts could be mitigated if the building was relocated to nearer the bund.

The number of people to be employed at the site (up to 130) would also add to noise and traffic.

The meeting was adjourned for 5 minutes at 8.10 to enable a resident to emphasise the potential impact of the proposed washing of vehicles and the need for drainage arrangements to be assessed by the Environment Agency and conditioned.

It was noted that detailed information about noise, light, environmental impact and drainage which may make the development acceptable was missing from the application. After discussion it was **RESOLVED**:

- to object to the proposed development on the grounds that, as submitted, it is incompatible with SCDC planning policies DM12 and 26, specifically that:
 - a) The size of the proposed operation is too large for the site and would generate unacceptable levels of noise and light pollution for nearby residents. The levels could be mitigated if the building is relocated to be closer to the bund and the parking areas redesigned.
 - b) There is insufficient information concerning the disposal of waste, drainage arrangements and the impact of the operations on existing land pollution. Any approval should require regular monitoring to be carried out.
 - c) Any approval should set limits for noise and light levels which should also be regularly monitored.
 - d) The impact of extra very large vehicles on the A1214 is unacceptable as it would result in more 'rat running' along Martlesham Road and Playford Road.

The meeting was adjourned for 1 minute at 8.30pm to enable a resident to comment that the land was designated for some industrial purpose and all of the problems mentioned could be overcome by conditions to the planning permission. It was noted that there was no known timescale for the construction works to take place.

3 Highways

Spreading of Sand

It was noted that Norman Finch had again agreed to spread sand near the level crossing as required.

Grit for Richards Drive

It was noted that Grove Farm Residents' Association had requested the Parish Council's assistance in asking SCC to supply grit for two bins in Richards Drive. This was a private road but there was a steep hill and bend which were difficult to negotiate in bad weather. It was not known whether SCC had done so in the past. It was **RESOLVED** that:

- The Council would pass the request to SCC but, in the event that SCC advised that it was unable to provide grit other than for the public highway, it would not be possible to pursue the matter any further.

Mud on Holly Lane

It was noted that there was a great deal of mud on Holly Lane as a result of harvesting potatoes in the adjacent field in very wet weather. This had already been reported to SCC, as had the non-reinstatement of the footpath across the field. It was thought that the harvesting may have created more entrances to the field, at points which had previously been vehicle passing places.

There being no further business to discuss the meeting closed at 8.40pm. The next meeting will be at 7.30pm on Monday 6 January 2014.