

## CHILTON PARISH COUNCIL

**Minutes of an Extraordinary Meeting of Chilton Parish Council held at The Christopher Centre, Sudbury on Tuesday 22nd September, 2009 starting at 7.30 PM.**

### MINUTES

The full meeting of the Parish Council was preceded by a public meeting for members of the Parish to receive information on the Prolog Planning Application, to ask questions and to make comment.

**Present:** Peter Clifford (Chairman), Frank Cornish, Richard Edgeley, Steve Graham, Veryan Herbert, Bob Manning, Keith Shapley.

20 Members of the public. District and County Councillor: Colin Spence.

1. The Chairman welcomed those present and gave a projected presentation of the details of the Prolog/Highbridge Properties PLC Planning Application.
2. **Public Consultation and Discussion on the above:** A number of members of the public put forward their views on the proposals and suggestions included that the application include baffle fencing along the site perimeter, that working hours were controlled especially at night, that phased construction be disallowed and that traffic be directed away from Waldingfield Road.

#### Chilton Parish Council Meeting:

3. **Apologies for Absence:** The Clerk, Mrs. G. M. Applegate
4. **Declarations of Interest:** Councillors Peter Clifford, Steve Graham and Veryan Herbert declared a prejudicial interest in the matter under discussion and after making their views known they left the meeting room altogether and took no further part in the discussion, vote or proceedings. Councillor Keith Shapley took over as Chairman.
5. **Development:**
  - a) Prolog Planning Application **B/09/00932/FUL**. The Parish Council recommended **APPROVAL** of the application subject to the following conditions, comments and suggestions:

CONDITIONS:

1. That the height of the two proposed buildings should be lowered so that the ridge height of either is not greater than the ridge height of the AFB building opposite the applicant site. Highbridge have stated that AFB (at 13 metres) is the “current standard” for warehouse buildings of this type. Therefore the Parish Council feel that the height of the two proposed buildings above sea level should be no greater than that of AFB. To achieve this the ground level of the proposed buildings should be lowered further and the excess soil used to increase the bund size on the site margins (see 2 below).
2. That the boundary bunds should be raised in height and planted with trees, including evergreens, to mask the buildings as much as possible. That the boundary on the western side in particular should be raised to 2.5 metres and planted with trees in order to protect noise, light and visual impact on the proposed health facility site and nearby housing.
3. That a proper lighting plan should be implemented to reduce lighting impact on the surrounding area and its effects on wildlife.
4. That a proper green travel plan should be introduced to take advantage of the opportunities that already exist to walk and cycle to work using the designated cycle track in the structural tree belt.
5. That extra planting should take place, particularly of evergreen species, to reduce visual, light and noise impact on Chilton Hall, Chilton Hall gardens and St. Mary’s Church. Every effort should be made to protect the settings of these important listed buildings.
6. That as compensation for the impact of this development the community should be gifted the whole of the structural tree belt currently owned by Prolog (or perhaps, correctly, by Caverswall Holdings on their behalf) together with a sum to be agreed both to manage the tree belt and to reinstate and improve the existing cycle track and walkway so that it can be open to public use. Agreement made under the terms of S106.
7. That before any work commences on site a permanent protective fence should be erected between the building site and the structural tree belt to prevent damage to the existing TPO trees.
8. That before work commences on raising the **structural** buildings the bunds and their planting should be put in place.
9. That consideration should be given to reducing 24/7 working where possible and in any case HGV movements should be restricted at night between 11.00pm and 7.00am to minimise night time activity and in consideration of local residents and a potential health site nearby.
10. That compensation be given under S106 to the Trustees of St. Mary’s Church (a registered charity) to support, repair and improve St. Mary’s Church.
11. That given the extensive roof space on these buildings solar panels should be deployed to provide energy for solar heating and to further reduce the carbon footprint of the buildings and the company’s reliance on non – alternative energy sources.

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At the Chilton public meeting a number of the members of the public made strong representations, comments and suggestions and we would ask Babergh District Council to take these into account in their deliberations. These included:

- a) The development will have a major impact on Chilton Hall, Grade 2\* listed and Chilton Hall gardens, also listed, and St. Mary's Church, Grade 1 listed. Full consideration must be given to current legislation on historic buildings, in particular to the impact of development on these buildings and especially their settings. In winter deciduous trees will not effectively shield the proposed new buildings from the Hall or Church.
  - b) Major concerns were expressed about the height of these buildings especially given the slope of the site and the actual heights of the proposed buildings above sea level.
  - c) The proposals to mitigate against noise and light pollution are incomplete and it was suggested that some of the noise receptors used to prepare data were in the wrong place.
  - d) It was suggested that light pollution will have a major impact on bats, seven species of which have been identified as using the site.
  - e) Given that the two buildings have been designed with separate enclosed marshalling yards it was suggested that that it remains unclear that Prolog will actually occupy both buildings and that other unauthorised use, outside the terms of any planning permission, of the second building could take place.
  - f) Despite Prolog's agents identifying that there "could be" in excess of 500 FTE jobs created by this development, there is no guarantee, especially given current economic conditions, that this would ever take place.
  - g) It was suggested that in addition to the proposed bunds, baffle fencing should be installed along the western side of the site on the factory side of the bunds, to prevent noise pollution affecting housing at Hilltop and along Waldingfield Road.
  - h) The visual impact of these very large buildings will be considerable and not just "whips" should be deployed along the bunds but large trees at ground level to reduce impact from the beginning and without having to wait ten or fifteen years.
  - i) Potential noise pollution should be reduced at night by controlling working hours and vehicle movement.
  - j) Phased construction of the two buildings is not welcome. The whole site should be completed during the same construction period and not over a number of years to avoid prolonged noise impact on the area.
- 5.b) Any New Planning Applications: None.
6. Questions: There were no further questions.

Signed

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P. Clifford – Chairman

The meeting closed at 9.45pm

