

## **GREAT BLAKENHAM PARISH COUNCIL**

### **MINUTES OF THE MEETING HELD IN THE PARISH ROOM, MILL LANE, GREAT BLAKENHAM ON TUESDAY 8<sup>TH</sup> FEBRUARY 2011**

**PRESENT:** R Edrupt, Mrs S Fairburn, Miss L Martin, P. McLauchlin, Mrs P Robinson, D. Webb, District Councillors J. Field and M. Blakenham

#### **2.1 QUESTIONS FROM THE PUBLIC**

Members of the public had been invited to attend the meeting to view and raise any issues regarding the planning application for the proposed Incinerator and the planning application for the approval of reserved matters regarding the 350 dwellings on the Former Cement Works.

Three representatives from Sita UK were present to answer questions.

The following issues were raised by residents in relation to the Incinerator application:-

The number of lorry movements along Bramford Road with regard to the traffic survey - when these were monitored and where along Bramford Road; the impact of the increased traffic movements in Great Blakenham; the increased traffic from other sites along Bramford Road and whether this had been taken into consideration when preparing the traffic survey; the provision of a waiting area for lorries arriving at the site; the hours of operation; pollution including light and noise especially at night; concern that the proposed chimney is not high enough; concern over the bottom ash facility on site and the associated hazards and the visual impact of the building.

The following issues were raised by residents in relation to the 350 dwellings on the Former Cement Works:-

The reduction in public transport and the impact this will have on this site; increased traffic to and from this site and the visual impact of the proposed Local Centre.

The Chairman thanked everyone for attending.

#### **2.2 REPORTS OF THE DISTRICT COUNCILLOR**

Councillor J Field's report is attached.

Councillor M Blakenham reported that the new Chief Executive for the merged Babergh and Mid Suffolk District Councils will be appointed in June. There will be no referendum on the merger but a poll is planned for later in the year.

#### **2.3 REPORT OF THE COMMUNITY POLICE OFFICER**

No PC or PCSO were in attendance. A report is attached.

**2.4 Apologies:** No apologies had been received.

**2.5 Declarations of interest appropriate to any item on the agenda** – None were received.

**2.6 MINUTES** of the meeting of 19<sup>th</sup> January 2011 were approved and signed.

## **2.7 WORKPLAN**

All Parish Councillors present received an update on the outstanding matters.

## **2.8 PLANNING**

- a. Demolition of all existing structures and construction of Energy from Waste Facility comprising EfW plant building, waste reception hall, turbine hall, air cooled condensers, bottom ash recovery facility, electricity substation, offices and visitors centre, plus weighbridge, parking and landscaping – Great Blakenham Energy from Waste Site, Lodge Lane

The Parish Council considered the application and the following comments were forwarded to Suffolk County Council:

The Parish Council is very concerned that the traffic survey undertaken in June last year is outdated. Since this survey was taken further industrial units along Bramford Road are now in operation including Nightfreight parcel delivery company with a large number of lorries coming in and exiting from Lodge Lane day and night. A new heavy vehicle test facility (VOSA) has been installed by Iveco also off Lodge Lane with increased lorry movements. On a number of occasions recently the Police have been called to this area because of lorry congestion and stationary lorries being parked on the adjacent verges awaiting entrance to Lodge Lane.

The Parish Council would like know what contingencies will be put in place following potential closures of the A14, during construction and when in operation with concerns of having vehicles queuing on the B1113 and in Bramford Road.

We believe that a 10 storey building is not in keeping with its surroundings and will be very intrusive within the local scene. It's proximity to a proposed new school and housing is concerning especially in connection with the levels of pollution from the chimney.

We have concerns with regard to noise levels from the proposed incinerator, especially at night, during construction and when operational and would like to see conditions added to restrict work being carried out at night during construction.

The Parish Council is very concerned that no consideration has been given to residents of Great Blakenham. Sita UK have made no attempt to provide a financial incentive to the residents of this already over burdened village as with other large developments. Developers contribute a financial incentive to assist the local Parish Councils and local amenities and we would like to see this as a condition if approval is given.

b. 0151/11 - Application for approval of reserved matters including design and external appearance of local centre, police station, and employment buildings (Class B19(a) office use) and details of 350 dwellings, pursuant to condition 1 of outline planning permission 2326/05 granted by the Secretary of State on 7<sup>th</sup> May 2008, together with additional details pursuant to conditions 5, 12,13,14,15 and 20 (The details supplement those approved under reference 3489/09) – Former Masons Cement Works and Adjoining Ministry of Defence Land, Gipping Road

The Parish Council considered the application and the following comments were forwarded to MSDC:-

Highway Considerations in Development – The Parish Council is concerned that the development is contrary to Policy T10 of the Local Plan. The policy states that the authority will have regard to the provision of safe access and egress from the site. It should be noted that Bramford Road is already blocked on frequent occasions due to lorry movements, and that the Police have been in attendance frequently in order to remove lorries from the highway and manage the traffic as a result. The proposed industrial area is accessed via a residential road, passing a children's play area. There is no direct access to the industrial estate, and therefore the council is concerned about the safety of car users and pedestrians, including young children. There is a cycle path that runs inside the industrial area and is therefore concerned about cyclist's safety. The Parish Council believes there is inadequate parking on the industrial site in comparison to the square footage of industrial space.

Local Centre – The Parish Council believes that this area of development is contrary to Policy T10 of the Local Plan – the provision of adequate space for the parking and turning of cars and service vehicles within the curtilage of the site. Local centre deliveries will be made to the rear of the centre via a narrow road, only wide enough for a single lorry to pass. Large

lorries will need to reverse down this road or reverse out and once at the bottom no other vehicle will have access therefore creating a build up of delivery vehicles in the customer parking area or around the recycling point where pedestrians will be present. No plans have been provided tracking lorry manoeuvres.

The Parish Council consider this an over development of this area of the site. The village green is already a green open space not a newly created area. The Parish Council also strongly objects to this area being referred to as the 'Village Green' when this area has been known as Hackneys Corner for many years.

Great Blakenham Parish Council is extremely concerned that the Village Centre is proposed on land that the applicant does not own. The Parish Council's sign is situated on this land which the Parish Council owns, not the developer, and also a number of memorial trees that were planted by the Parish Council that must remain.

15 car parking spaces are inadequate for the amount of retail units and for the use of the proposed doctor's surgery. There is no provision made for parent and child parking or an ambulance bay in case of emergencies in conjunction with the proposed doctor's surgery. A doctor's surgery alone could have in excess of 15 cars at any one time, including staff. The retail shops can be expected regularly to have in excess of 15 vehicles parked. Hence, the Doctor's Surgery, retail parking, recycling centre parking, parking at the police station and any other casual parking leaves the provision woefully inadequate.

The proposed plans show two crossing points, one from Bramford Road and one from Gipping Road. The parish Council consider these crossing points to be at an extremely busy junction and unnecessary. These will join pedestrian footways through the proposed village green and into the Local Centre, and as such do not lead to a destination, but appear included for no apparent reason. The seating area proposed on the village green is also felt unnecessary. The Parish Council is sure that residents will not want to sit observe the vista of traffic along Gipping Road.

The proposed Local Centre building is contrary to Policy SB2 of the Local Plan. It is not in keeping with the proposed development or the existing development of the village, smaller windows should be incorporated rather than large sheets of glass and a balcony is not in character with this area. The Parish Council would like to see a tiled roof that is more

appropriate and in keeping, similar to the buildings in the area and to that proposed for the industrial units.

The proposed industrial unit Block A2 will have a detrimental effect on the residents of Chapel Lane, with a loss of visual amenity, loss of sunlight and substantially increased noise and other pollution due to industrial activity and lorry movements. The Parish Council would like to see the windows on the rear of this block to be non opening and frosted.

Great Blakenham Parish Council object to the proposed construction of a 4 storey residential unit on this site. In the Secretary of State's approval letter permission was granted only for three storey buildings.

The proposed open spaces and play areas do not meet the needs of the local community. There is no provision of proper play equipment, no swings etc. The proposed climbing equipment is situated too close together. There is no provision made for the 8 – 13 year olds on any of the proposed play areas. There are no climbing walls, football posts, basketball posts etc. anywhere on the site. The Parish Council believes the siting of the play areas is not appropriate.

The proposed open space around the electricity sub station - The Parish Council does not believe that this is a public open space. The planting suggests it is likely to encourage criminal activity. The high banks and planting will hide young people and encourage anti social behaviour and will have an adverse effect on the local surroundings and will be harmful on the character, appearance and amenity of the neighbouring area. Encouraging young people to play and hide adjacent to a high voltage sub station would appear fool hardy. It is reasonably foreseeable that someone will suffer injury as a result of adventure, misadventure or an act such as attempting to retrieve a football.

The developer is proposing to use open swales to control the flow of rainwater into the existing system or into soakaways. Having open ponds amongst 350 new homes seems very dangerous as the majority of these homes will have children. This is the most cost effective method for any developer. However, the safer method would be to use underground storage such as crates or holding tanks.

The Parish Council considers 117 affordable housing units are not needed for the village of Great Blakenham or for the district as a whole. Affordable housing is, in general, intended for the provision of accommodation to local people. 117 affordable units is significantly in excess of the needs of the Parish and will distort the socio-economic demographic of the existing community. The Parish Council assumes that the affordable housing will be built to Code 4 Sustainability.

It was agreed that the 2m high close boarded acoustic fence to the boundary would also be erected on the southern boundary. This is not shown on the plans.

c. 3580/10 – Erection of a pair of semi-detached two storey dwellings – Land between 72 and 74 Stowmarket Road

The following comments were forwarded to MSDC – Great Blakenham Parish Council objects to this planning application as it is an over development of the site and has concerns that this development is on a floodplain.

## **2.9 FINANCE**

a. Monthly Payments – It was agreed to sign cheques to the value of £487.48.

## **2.10 LITTER WARDEN**

It was noted that the Street Cleaner had given his resignation. His last working day will be 20<sup>th</sup> February 2011. Mr Mick Hudson had agreed to carry out street cleaning until 31<sup>st</sup> March 2011.

All Councillors present had received a copy of the tender document for the Street Cleaning Contract for a three year period, commencing 1<sup>st</sup> April 2011. It was agreed to send out the document for tenders to be returned by 4<sup>th</sup> March 2011.

It was noted that Dr. Poulter, MP will be holding a question and answer session here in Great Blakenham on Friday 1<sup>st</sup> April 2011 from 7 – 9 pm in the Parish Room. Anyone who wished to raise a question should contact the Chairman in advance.

Chairman

Date