

**Minutes of Playford Parish Council Meeting held at the Village Hall
at 6.00pm on Wednesday, 11th December 2013**

Present: Mrs Joan Metcalfe - Chairman
Mrs Veronica Bunbury - Councillor
Mr Bob Coppillie - Councillor
Mr Stephen Hicks - Councillor
Mr Tim Llewellyn - Councillor

In attendance:
Ms Marian Rosling - Clerk

Also present: Mr Ted Herrington
Mrs Sally Herrington
Mr Brian Seward
Mr Jerry Tate - Architect
Mr Patrick Hockley – Client representative

1. **Welcome & Introduction**
Joan Metcalfe opened the meeting and welcomed the members of the public and the agents.
2. **Declarations of Members' Interests in any items on this Agenda.**
No members of the council declared any interests.
3. **Planning Application: ref: DC/13/3408/FUL**
Proposed: Erection of new headquarters building for vehicle and plant hire operator, comprising workshop, offices, assorted vehicle parking, drainage infrastructure and landscaping to allow for the hire and sale of vehicle, plant and machinery.

Address: Sinks Gravel Pit, Main Road, Kesgrave, IP5 2PE.

Mr Jerry Tate, architect of the project and Mr Patrick Hockley, client representative, introduced themselves and gave a detailed presentation explaining the current plans and extent of the development, a brief history of Fork Rent plc, and the previous usage of the site.

Fork Rent Plc is a local company engaged in hiring out fork-lift trucks, JCB's and general heavy moving equipment used by the building trade. They are presently based in Ipswich but have outgrown their premises in Felixstowe Road and are looking to expand their business. The new offices, workshop and storage facilities will be purpose-built to a high specification and will be low-energy. They will be made to

Signed

blend in with the natural landscape and will not be visible from the main A1214 or from nearby houses. The closest houses are in Playford Road, Little Bealings but these will be screened by the natural landscape bund and the buildings should not be discernible from there.

The site, which takes up approx 10 acres, will be accessed by a private drive which leads directly onto the northern Kesgrave roundabout. Most of the firm's equipment is rented out for most of the time and it is estimated that no more than 12 HGV's would be on site at any one time. Cemex, the previous occupiers of the site had 100 vehicle movements per day, mostly large lorries. Fork Rent will have 150 movements per day but only 24 of these will be HGV's, the rest will be cars. The new usage will improve the landscape – the noise and dust created by the previous occupiers will be virtually non-existent.

A big ecology study has been made and it is hoped to improve the bio-diversity of the site. Trees will be planted to shield the new buildings and most of the natural landscape and heath will be preserved. Building will take place on the site of the former quarry and great care will be taken to ensure that it blends in with the surroundings. The highest point of the buildings will be 8m - this is below the height of the natural bund surrounding them, so that the buildings will only be visible from onsite. The overall size of the buildings is 387' x 90' which is approx 35,000 sq ft. The surrounding car parking areas, although large enough to provide for 108 vehicles will be surfaced with gravel chips which are permeable. There will be solar panels on the steel roof of the workshop, a sedum roof on the office and louvre shading over the windows. Sedum cannot be used on the workshop roof. It will be a low energy building with low water consumption and a ground source heat pump will be used to circulate heat. There will be a certain amount of soundproofing to the workshop but it is not expected that any undue noise will be heard other than "bleeps" of moving vehicles. Most of the equipment for hire is less than 6 months old and will require little maintenance. A one-way traffic system will flow clockwise outside the buildings.

Security lighting will be maintained throughout the night and the site will be manned continually. External lighting however will be low-level, mainly infra-red, to safeguard the local bat population. Construction work will be restricted to 8am – 5pm.

Fork Rent Plc currently employs 75 people – this will increase to 125 over time. Working hours will be Mon – Fri 5.30am – 7.30pm and Sat 6am – 1pm. SCC Highways dept. has been consulted and it is not thought that the extra traffic will pose a problem. The traffic will flow out onto to A1214 at the roundabout and no traffic lights are deemed necessary.

There is a technical planning issue in that the red line drawn around the proposed site, includes the access road onto the A1214. The access road in fact, will not be owned by Fork Rent Plc – this belongs to Mr Patrick Jolly.

Signed

Questions from the floor:

Brian Seward enquired about the conditions for the re-instatement of the land from the previous quarry and was told that this was to restore it to heath land. The basis of the application is the change of use and the creation of buildings.

Ted Herrington asked if the connecting road was a public right of way and whether there were any speed restrictions on it. This is a private road and although there is scope for improvement for the public footpath, Fork Rent Plc do not own the road and are therefore not responsible for it.

Joan Metcalfe thanked the agents, Mr Jerry Tate and Mr Patrick Hockley and said she thought that this application should be welcomed as an improvement to the site.

The council voted unanimously to support the application.

- 4. Date of next meeting:** Wednesday 18th December 2013 at 7pm

The meeting ended at 6.35pm

Signed