

**Minutes of Playford Parish Council Meeting held at the Village Hall
at 4.30pm on Thursday, 29th January 2015**

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

In attendance:
Ms Marian Rosling - Clerk

Also present: Mr Jerry Tate – Agent for the applicants

Apologies for Absence.
None

1. **Welcome & Introduction**
Joan Metcalfe opened the meeting at 4.30pm.
2. **Declarations of Members' Interests in any items on this Agenda.**
No members of the council declared any interests.
3. **Planning Application: ref: DC/14/4251/FUL**
Proposed: Erection of a new headquarters building for vehicle hire operator comprising workshop, offices, associated parking, drainage infrastructure and landscaping to allow for the hire, storage, workshop and sales of vehicles and machinery.
Applicants: Trucks-R-Us Ltd
Address: Kesgrave Quarry, Main Road, Kesgrave, Ipswich, IP5 2PE.
Agent: Tate Harmer LLP, Richmond House, London, E8 3QW.

The plans were displayed before the meeting and viewed by councillors. Mr Jerry Tate of Tate Harmer LLP arrived and set up a model of the proposed complex on a small table. He then gave a short presentation, explaining the layout and extent of the proposed development and the likely impact on the surrounding countryside. Surveys have been completed with regard to the environment and to assess the likely impact of extra traffic to and from the site.

The site will be alongside that of its larger sister company, Forkrent plc whose plans were approved in December 2013 (ref: DC13/3408/FUL) and both companies will share the same access road off the A1214 in Kesgrave via a private drive. This road will also continue to be used on a small scale by Cemex –the gravel quarry company, who have a Ready Mix site there. The Truck-R-Us building will replace an existing building of 375 m² previously owned by Cemex and currently not in use.

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A separate traffic survey was completed for ForkRent plc which included figures for Trucks-R-U's, before the decision was made to separate the companies. The conclusion of the new survey is that one minute may be added to travelling times at peak periods.

There is an old landfill site to the north of the proposed site. Bore holes have been drilled and it was confirmed there is no leaching on the site although a small amount of hydro-carbon was traced, probably due to diesel spillage.

Drainage water from the roof of the new building will be recycled and used for washing down vehicles and driveways.

This is a Site of Special Scientific Interest (SSSI). Landscape and ecology studies have been made of the local fauna and flora and the company hopes to improve the ecology and the bio-diversity of the site. A visual impact study has been done and the new building will only be visible from the present Cemex building. A tree consultant (Haydens) has been engaged and tree screening will be introduced – only two trees will need to be removed and this is because there are unsafe. The whole site will be surrounded by trees.

It was decided to spend slightly less on the materials for the Trucks-R-U's building than on the ForkRent building – this means it will look slightly more robust but will be coloured to blend in with the landscape. It is planned to introduce good daylight and ventilation into the offices and areas of shading to prevent overheating in Summer. Overall a low energy profile is planned and the front area will be climate-controlled. The footprint of the new building will be 750 m² and the height of 6m at the eaves will be the same as the ForkRent building.

There is a depot in London which attracts the bulk of the heavy traffic generated by the company and most of the traffic travelling to the Kesgrave site is likely to be private cars driven by staff - there will be 25 extra jobs created. The amount of HGV traffic will actually be reduced compared to the previous usage of the site when it was a quarry. Operating hours will be 7am – 7.30pm Mon-Fri and 7am – 1pm on Saturdays.

Questions:

Q1. Joan Metcalfe asked whether it was anticipated that truck hire would mainly be conducted in the mornings or spread throughout the day?

Answer: It depends on customers' requirements but it would probably not increase the traffic flow significantly as business was not confined to rush hour.

Q2. Joan then enquired whether the company had allowed for expansion?

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Answer: The size of the car park (2 acres) was much bigger than they would ever need.

Q3. Tim Llewellyn asked what was the size of their biggest truck?

Answer: 7.5 tons

Q4. Steve Hicks asked about security on the site.

Answer: It would be completely fenced in – ForkRent already have 24hr security surveillance and it was hoped to include Trucks-R-Us within that.

Q5. Bob Coppillie asked whether the site would be lit at night?

Answer: There are currently infra red lights but they need to be minimally used and always pointed down so as not to upset the local bat population.

No further comments or objections were raised. Joan Metcalfe proposed acceptance of these plans in their entirety and all councillors were in agreement.

4. **AOB**

Joan Metcalfe as Chairman has received several complaints about over-sized tractors speeding through the village along Butts Road recently –they do not always give way to oncoming traffic and the drivers often appear aggressive. It is also a problem in Brook Lane where large tractors carrying manure are travelling unnecessarily fast and are breaking down the verges at either side of the road. This is also a problem beyond High Meadow where the roadsides are being eroded by the tyres of large vehicles.

The clerk agreed to write to Andrew Williams, Farm Manager of Home Farm Nacton and to send a copy to John Fenton of Kiln Farm to try reach a solution.

5. **Date of next meeting:** Wednesday 4th March 2015 at 7pm

The meeting ended at 5.25pm

Signed