

CHILTON PARISH COUNCIL

Minutes of Meeting held on Monday 23rd June 2014 in the Christopher Centre at 7.30pm

Present: Councillors Steve Graham (Chairman), Peter Clifford, Richard Edgeley, Eileen Gore, Andy Green and Keith Shapley.

Attending: D Crimmin (Clerk) and 2 residents.

14/078 Apologies for Absence

Apologies received from Lady Hart of Chilton (work commitment)

14/079 Declaration of Interests

None were declared.

14/080 Requests for councillor dispensation

No requests received.

14/081 Minutes of Meeting held on 6th May 2014

The minutes of the meeting were approved and signed by the Chairman as a correct record.

14/082 Public Forum

Issues were raised by residents on the car wash planning application and parking in parish.

14/083 Questions to the Chair

Cllrs Clifford and Hart will represent CPC at Babergh's Chilton Woods Shaping meeting on Monday 30th June 2014.

14/084 Planning

- a. The councillors reviewed **Planning Application B/14/00698 Car Wash, Homebase -** Alteration of car wash layout. Erection of two canopies, wash screen and replacement cabin for customer waiting, office / rest room and secure storage. [Re-submission of: B/14/00202/FUL] and resolved to object to the retrospective application.

CPC objects strongly to this planning application by the franchise holder, FS Partnership, for retrospective approval of alterations to the Homebase Car Wash, all of which is sited in Chilton. From CPC's research it is clear that this company has a deliberate strategy of making alterations and then, if and when required to do by the LPA, seeking retrospective planning approval at a number of sites throughout the country, presenting planning authorities with a fait accompli. This deliberate conduct should not be allowed to continue. Specific points of objection in relation to the application are as follows:

- i. The hours of working are incorrect on the application. CPC strongly objects to any extension of their Sunday operating hours to 9.00am to 5.00pm as they have consistently failed to comply with the conditions of their existing planning permission which was also made retrospectively. Since they first opened, they have completely ignored the conditions to operate in conjunction with the Sunday Trading laws between 10.00am and 4.00pm, as do Homebase themselves. During summer months, it is not uncommon to see this outfit operating as a law unto themselves, cleaning cars from 8.00am to 8.00pm on Sundays and 8.00am to 9.00pm on week days. CPC has little confidence that they will adhere to agreed times in the future, whatever they are. They have also failed to maintain the planting conditions of the previous planning approval and, until the recent "makeover", allowed the site to get into a poorly maintained state.
- ii. All the previous planting has been removed from the back of the site and replaced by gravel. This looked fine for five minutes, but is now completely covered by silt. There is no proper waste management policy included in the application. What there is

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seems only to deal with paper waste / rubbish. Car wash residues constitute trade effluent and a contaminant, and residues being swept onto the side of the road and the verges is unsatisfactory and a health hazard. Contaminants include petrol, diesel and cleaning products, plus they seem to clean engines under the bonnet if required. We believe that the silt/soil accumulating at the back of the site is contaminated.

- iii. Accordingly, CPC question the efficiency of the silt interceptor installed in their drainage system, as this company generates vast quantities of silt from car washes on a daily basis. Does the operator have the necessary environmental licence - CPC doubt it. Is this emptied regularly? Is it inspected by BDC Environmental Health on a regular basis? Are Anglia Water aware of the huge amount of silt and/or cleaning chemicals getting into the Chilton industrial estate sewage system? We would also ask where are the cleaning materials stored? Are the contents of the container marked as hazardous in any way? Are the materials banded?
- iv. High pressure hoses are frequently used on site in the vicinity of the electricity sub-station on one corner of the site. Wood, cardboard, other packaging materials, a bicycle and a pram, are frequently left leaning against the caging of the electricity sub-station or adjacent to it, despite frequent requests to the manager not to allow this to happen. We believe this is a potential fire hazard. CPC has also had to ask the manager and his staff to remove their private vehicles from occupying three quarters of the pavement opposite the site and immediately adjacent to the wall of Homebase, thereby causing an obstruction.
- v. Cars wishing to use the car wash frequently back-up into the Homebase approach road, thereby creating a hazard for delivery lorries wishing to get into the Homebase unloading bay. The car wash site was originally a pre-parking area for these lorries.
- vi. The Police have recently, for the second time, removed two illegal immigrants working at this site. Once again, this company seems quite happy to flout the law when it suits them and we would question whether they are a proper and adequate management to be running this operation in the first place.
- vii. CPC notes the introduction of a 2 metre wooden lap-board fence around 2 sides of the site in the latest application and the intention of planting and landscaping in front of it against the road. We would request sight of the intended planting scheme, and if planning consent is given, that this should be made a condition of such consent.

For these reasons CPC request that you reject this planning application and that the car wash operation at this site should cease. Councillors requested that Anglian Water be sent a copy of the response.

- b. No further planning application had been received since the agenda was posted.

14/085 BDC's Rural Housing Policy Supplementary Planning consultation

The councillors reviewed the consultation document circulated by BDC and resolved that the Clerk responds to the paper with the comments raised at the meeting and by Lady Hart.

14/086 BDC's Community Infrastructure Levy

The councillors deferred their review of the CIL consultation until the meeting next week.

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14/087 CPC meeting venue in 2015

The councillors resolved that a move of venue from The Christopher to either the new Health Centre in Chilton or Great Waldingfield Village Hall will take place for CPC meetings from January 2015. The final decision on the venue will be based on access requirements and hiring costs.

14/088 Date of next Meeting

The next scheduled meeting will be held on Tuesday 1st July 2014 starting at 7.30pm in the Christopher Centre.

The meeting closed at 8.52pm.