

CALDECOTE PARISH COUNCIL

(South Cambridgeshire District)

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22/07/13

Jo Mills.

Director of Planning and New Communities

South Cambs District Council

South Cambridgeshire Hall

Cambourne Business Park

Cambourne

Cambs

CB23 6EA

Ref: S/1020/13/FL – Tallent Premises

Dear Ms Mills

Caldecote Parish Council have considered planning application **S/1020/13/FL - Tallent Premises** at their Parish Council meetings of June 13th 2013 and July 11th 2013 and wish to make the following points:

- At the meeting of June 13th 2013 the Parish Council were unable to reach a decision because TKA Tallent's agent could not provide sufficient and somewhat basic information about the planning application e.g. the direction doors would face. They agreed that the situation was not acceptable and therefore a second meeting was organised for July 11th 2013.
- Our District Councillor, Tumi Hawkins, arranged for SCDC officers to be present at both these meetings. Whilst both officers were able to answer questions regarding the planning application, no one from Environmental Health attended and therefore the Parish were again unable to receive satisfactory answers to their questions regarding enforcement of conditions to the application. The Parish Council invited TKA Tallent to attend these meetings but no one was available. At the July 11th meeting their agent had to leave early and his PA who remained for the whole meeting was unable to answer all the Parish Council's and residents' questions or provide assurances.
- As a village, Caldecote have made every attempt to address this planning application. Two Parish Council meetings have been held to discuss the application, they have been widely advertised to the local residents – and other villages – and a special exhibition was organised in the village hall to make the plans available to residents. The Parish Council also visited the site to help inform itself as best it could with the details of the application. The only thing now lacking is detailed information from the applicant and their agent

regarding, amongst other things, the actual construction and layout of the building, use, noise levels and hours of working. With regard to Environmental Health the Parish Council lack any information regarding the enforcement of conditions that might be applied to the application. It is hard to know what conditions to ask for without knowing how they might be enforced.

- There has been an unsatisfactory history for the village regarding SCDC's environmental health department's interaction with the Parish Council and residents regarding complaints due to noise and smells emanating from the site over the last ten years. It is extremely regrettable that so much of the success of this application rests upon the enforcement of any planning conditions and yet the village have had no information to date from Environmental Health.
- **The Parish Council will meet next on September 5th 2013. They therefore ask that this application is deferred to a planning committee meeting after environmental health and planning officers can attend this meeting to answer questions and advise on the conditions that may be requested and enforced in relation to the application.** Whilst the Parish Council will make every attempt to convince TKA Tallent to attend this meeting it would be appreciated if you could also encourage their attendance so that this application might finally be decided.

Residents and the Parish Council request more information in particular in relation to the following issues:

- The design of the proposed building, with particular emphasis on its noise reduction cladding: walls, roof, machine mountings etc. The design has been revised since the June 13th 2013 meeting but It needs to be clear in the plans that there will be no hanger doors pointing towards West drive and that any pedestrian doors on this side would be limited to fire escape purposes. The doors to remain shut unless being used as an emergency exit. Will there be any fans? If so where will they be situated with regard to direct and height towards the village.
- 3) Conditions that Caldecote Parish Council suggest should be included:
 - All use (not just those designated B2) should be confined to the building alone (which is what TKA Tallent's agent said would happen during the Parish Council's site visit but has not been documented in the application so far)
 - The presses must be mounted in an up-to-date noise and vibration minimising manner. The noisiest presses should be located furthest away from the village.

- All deliveries to and from the site are restricted to the hours of 8.00 a.m. and 7.00 p.m. to minimise the noise nuisance from the site to local residents
- No storage of dies, scrap, finished products or raw materials should reside outside the building (scrap may be a particular issue – the phrase the application uses is bins, but they are in actual fact articulated lorry containers, and the outside filling of these should be discouraged/banned. They were a significant problem during the recent use of the site).
- Light pollution, including lights on the building should be controlled and minimised.
- The Parish Council have no idea what how the internal layout of the building is to be designed nor what machines will be installed, therefore the inner noise levels should not exceed the levels detailed in the noise report (85dB) as the old machines operated at 95 to 105dB. How can SCDC ensure that noise levels are at the assumed level in their noise survey? E.g. are there any conditions where they can limit 24/7 working if the noise levels are exceeded? Will TKA put in double (air lock) doors for lorry access? Will there be any internal noise insulation - acoustic curtains or other measures to absorb sound?
- The Parish Council is minded to recommend refusal due to the lack of information, but if consideration of this planning application cannot be delayed, we hope that the above comments will be taken into account. The key advice required from Environmental Health is related to what would be considered to be acceptable noise levels outside of the building as this is a technical issue that requires an expert to advise on. The Parish Council naturally want this to be as low as possible given past history. The internal noise levels are also relevant if the design and operational use of the building means that openings, extraction fans, doors etc allow noise to travel unchecked from the interior to the exterior. It is hoped that Environmental Health will advise the Planning Officers of acceptable noise levels in these regards.
- It is accepted that this is an established use and that a new, modern building should address some of the previous issues. It is crucial, however, to get the design right and so it is hoped that TKA will engage with local residents to take on board their concerns. The suggested improvements to the building are easy to incorporate at design stage at relatively low cost and so constructive input at this stage is essential for all parties

On behalf of Caldecote Parish Council.
Yours Sincerely

Simon Crocker

Parish Clerk & Responsible Financial Officer