Garage Field reserved matters discussion. DC/21/01073

Attending:

David Baldry: Chair Wherstead Parish Council

Andrew Filmore: Pigeon, Senior Planning Manager

Robin Coates: Wherstead PC.

Wherstead Parish Council confirmed they supported all of the improvements to the original Reserved Matters submission and appreciate the additional work Pigeon has put in.

Action List:

Action 1: Andrew recognised the need to secure both access to attenuation basin and will investigate the possibility and update the reserved matters accordingly. (see image at bottom of mail)

Action 2: Following the recommendation from the Police, Pigeon will consider using SR2 (>3mins protection) palisade fencing at all points on the site.

Action 3: Robin to send details on the grades of Palisade fencing to Andrew. (RC>> some detail immediately below with additional information in Police report attached):

Action 4: Andrew will consider implementing an ANPR system for the main access spine road.

Action 5: Robin to send Andrew a copy of the police report including the information on recommendations for signage.

Action 6: Andrew to send WPC a copy of the planting detail for the A137 verge (from discharge of conditions)

Action 7: The verge adjacent to the A137 would appear to be narrow at some points. Andrew will review to see if it can be increased to allow the tree density to be increased.

Action 8: Andrew to confirm the predicted growth rate for the trees on the A137 verge.

Action 9: Andrew to send a copy of the documentation that details the bridleway to Wherstead PC when it is available.

1. Site Occupancy:  
   There is no update on the occupancy, unit A is still due to be occupied by Wine Merchants, Lay & Wheller.  
   There is no additional information about the working hours of the site, but it is expected that tenants will want to have 24/7 access even if it is not normally utilised (as it gives them flexibility).
2. Conditions 25, 15 and 16, including Highways works (40mph TRO and Roundabout 278 work).  
   Conditions; 25,15, 16 will be submitted in due course. TRO is with SCC awaiting decision.  
   Pigeon would have expected that Wherstead PC would have been consulted on the highways works. They confirmed there have not been any changes to the previous information.
3. Site Security:

3.1) Palisade Fencing and gates.

Pigeon had been proposing to put a gate across the A137 access (opposite ski slope) into the attenuation basin field, supported by Palisade fencing on each side.

The attenuation field has two access which are currently used by the motor bikes to illegally access the field, and securing just one would be of very limited benefit.

Action 1: Andrew recognised the need to secure both access and will investigate the possibility and update the reserved matters accordingly. (see image at bottom this mail)

Action 2: Following the recommendation from the Police, Pigeon will consider using SR2 (>3mins protection) palisade fencing at all points on the site.

Action 3: Robin to send details on the grades of Palisade fencing to Andrew. (RC>> some detail immediately below with additional information in Police report attached):

a) SR1= Withstand and delay a constant attack for up to 1 minute

b) SR2= Withstand and delay a constant attack for up to 3 minutes

c) SR3= Withstand and delay a constant attack for up to 5 minutes

d) SR4-7= Withstand and delay a constant attack for up to 10 minutes

e) SR8= Withstand and delay a constant attack for up to 20 minutes

Information on Perimeter Security fencing:

<https://www.securedbydesign.com/member-companies/accredited-product-search?view=category&category=Physical+Perimeter+Security>

3.2) Security Management Company & Cameras:

The security company will visit both the main and attenuation bason sites. Typical visit frequency (out of hours) is hourly.

The security cameras have not been finalised for the site, as it is believed each tenant will want their own system. The importance of an ANPR camera at the entrance to the private section of the spine road was emphasised as this will allow retrospective enforcement should it be needed.

Action 4: Andrew will consider implementing an ANPR system for the main access spine road.

3.3 Security of Spine Road:

The new gates for each warehouse site will secure the car parks (Some layout re-design may be required), however the current design permits HGV traffic to pull off the spine road and wait for access into the HGV yards, preventing queuing on the spine road. This will unfortunately create areas of concealment on the spine road side of the barrier.

Currently there is no proposal to resolve this, but the implementation of the Security management company and an ANPR will go a long way towards mitigating it if implemented.

Note: The first 10 or 20m of the spine road, the rest will remain private allowing for the provision of appropriate signage to permit enforcement.

Action 5: Robin to send Andrew a copy of the police report including the information on recommendations for signage.

3.4)  Security review:

Pigeon have agreed to a 6 monthly review of the site security with the Parish Council.

1. Site Screening

Pigeon advised that is a bund is employed along the A137 perimeter then it must be made of mixed soil types which actually results in fewer and smaller trees.

Pigeon’s current proposal is:

* to plant trees of 3.5 to 4.25 metre height
* Underplant trees with 800mm to 1000mm native hedging

Full detail of planting is given in ‘Discharge of conditions’.

Action 6: Andrew to send WPC a copy of the planning detail.

Action 7: The verge adjacent to the A137 would appear to be narrow at some points. Andrew will review to see if it can be increased to allow the tree density to be increased.

Action 8: Andrew to confirm the predicted growth rate for the trees on the A137 verge.

1. Bridleway detail:

The detail on the bridleway (specific layout, point it connects to the highway, width restriction and vehicular access) will be dealt with as part of 278 highways.

Action 9: Andrew to send a copy of the documentation that details the bridleway to Wherstead PC when it is available.



Location of two accesses into attenuation field site.

<End>