



Babergh District Council
Endeavour House, 8 Russell Road,
Ipswich, IP1 2BX
Tel: 0300 1234000 option 5

*Making the area a
better place to live and
work for everyone*

Email: planning@baberghmidsuffolk.gov.uk

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

| | |
|----------------|---|
| Number | <input type="text"/> |
| Suffix | <input type="text"/> |
| Property name | <input type="text" value="GCB Factory And Premises"/> |
| Address line 1 | <input type="text" value="Lower Road"/> |
| Address line 2 | <input type="text"/> |
| Address line 3 | <input type="text"/> |
| Town/city | <input type="text" value="Glemsford"/> |
| Postcode | <input type="text" value="CO10 7QS"/> |

Description of site location must be completed if postcode is not known:

| | |
|--------------|-------------------------------------|
| Easting (x) | <input type="text" value="583573"/> |
| Northing (y) | <input type="text" value="246510"/> |

Description

2. Applicant Details

| | |
|----------------|---|
| Title | <input type="text" value="MR"/> |
| First name | <input type="text" value="Yau Tee"/> |
| Surname | <input type="text" value="Wan"/> |
| Company name | <input type="text" value="GCB Cocoa"/> |
| Address line 1 | <input type="text" value="PLO 273, Jalan Timah Dua,"/> |
| Address line 2 | <input type="text" value="Pasir Gudang Industrial Estate"/> |
| Address line 3 | <input type="text" value="Pasir Gudang,"/> |
| Town/city | <input type="text" value="Johor,"/> |
| Country | <input type="text" value="Malaysia"/> |

2. Applicant Details

Postcode

Are you an agent acting on behalf of the applicant?

Yes No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

Postcode

Primary number

Secondary number

Fax number

Email

4. Site Area

What is the measurement of the site area?
(numeric characters only).

Unit

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Remodel and upgrade of the existing Philips Advent Factory Site and Buildings to form GCB Cocoa Ltd's first Production facility in the UK. This includes the remodel of existing spaces, part demolition and replacement of existing logistics space totalling 10144m2, new construction of a 1890m2 Biomass Boiler Building and bridge link, remodel of the existing logistics building to accommodate a new chocolate production facility, construction of a new 155m2 Waste Water treat building, new gatehouse and 2no. weighbridge offices, and general associates external work remodelling.

Has the work or change of use already started?

Yes No

6. Existing Use

Please describe the current use of the site

The site is a B2 and B8 industrial class use, but has been vacant since September 2020.

Is the site currently vacant?

Yes No

If Yes, please describe the last use of the site

The site was previously occupied by Philips Avent and utilised as a baby bottles production plant which employed 600 people at its peak. This company ceased production in 2020.

When did this use end
(if known)?
DD/MM/YYYY

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes No

Land where contamination is suspected for all or part of the site

Yes No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes No

7. Materials

Does the proposed development require any materials to be used externally?

Yes No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

| | |
|--|---|
| Walls | |
| Description of existing materials and finishes (optional): | Mostly metal silver cladding with some brown/red facing brickwork |
| Description of proposed materials and finishes: | Trapezoidal vertical cladding in silver colour to reflect surrounding and reduce building impact. |

| | |
|--|--|
| Roof | |
| Description of existing materials and finishes (optional): | Grey Profiled metal or Single ply or felt roofing. |
| Description of proposed materials and finishes: | Trapezoidal profiled roof cladding in grey colour. |

| | |
|--|---|
| Doors | |
| Description of existing materials and finishes (optional): | Steel/PPC Aluminium doorsets in dark brown and light grey colour. |
| Description of proposed materials and finishes: | Steel/PPC Aluminium doorsets in dark grey colour. |

| | |
|--|---|
| Boundary treatments (e.g. fences, walls) | |
| Description of existing materials and finishes (optional): | Hedging, Post and Wire fencing. |
| Description of proposed materials and finishes: | 2.4m high palisade perimeter fencing, pedestrian security gates and vehicle security barriers at entrances. |

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes No

If Yes, please state references for the plans, drawings and/or design and access statement

GCB-BED-Z3-EL-DR-A-1304 - Proposed Biomass Boiler Elevations
GCB-BED-Z1-EL-DR-A-1111 - Proposed Cocoa Building Elevations
GCB-BED-Z2-EL-DR-A-1210 - Proposed Chocolate Building Elevations
GCB-BED-ST-ZZ-DR-A-1005 - Proposed Fence Line Plan and Details
GCB-BED-XX-XX-RP-A-DAS-01 - Design and Access Statement

7. Materials

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Widened and re-levelled to the existing west vehicle entrance to facilitate both HGV and car access requirements.

9. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? Yes No

Please provide information on the existing and proposed number of on-site parking spaces

| Type of vehicle | Existing number of spaces | Total proposed (including spaces retained) | Difference in spaces |
|-----------------|---------------------------|--|----------------------|
| Cars | 240 | 106 | -134 |

10. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.) Yes No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

11. Assessment of Flood Risk

Pond/lake

12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer
 Septic Tank
 Package Treatment plant
 Cess Pit
 Other
 Unknown

Are you proposing to connect to the existing drainage system? Yes No Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

GCB-BED-EX-ZZ-DR-C-0300 - Proposed Drainage Schematic

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

If Yes, please provide details:

As existing.

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? Yes No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

Waste water treatment plant is part of proposed construction works to treat effluent prior to connection to the foul water drainage system. It is anticipated that the equipment will treat 96m³ of trade effluent per day, based on maximum outflow of 4m³/hr from waste water treatment plant.

16. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

Does your proposal include the gain, loss or change of use of residential units? Yes No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. View further information on Use Classes.

| Use Class | Existing gross internal floorspace (square metres) | Gross internal floorspace to be lost by change of use or demolition (square metres) | Total gross new internal floorspace proposed (including changes of use) (square metres) | Net additional gross internal floorspace following development (square metres) |
|-------------------------|--|---|---|--|
| B2 - General industrial | 27262 | 0 | 31748 | 4486 |
| Total | 27262 | 0 | 31748 | 4486 |

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees? Yes No

Existing Employees

Please complete the following information regarding existing employees:

| | |
|----------------------------|-----------------------------------|
| Full-time | <input type="text" value="0"/> |
| Part-time | <input type="text" value="0"/> |
| Total full-time equivalent | <input type="text" value="0.00"/> |

Proposed Employees

If known, please complete the following information regarding proposed employees:

| | |
|----------------------------|-------------------------------------|
| Full-time | <input type="text" value="250"/> |
| Part-time | <input type="text" value="250"/> |
| Total full-time equivalent | <input type="text" value="250.00"/> |

19. Hours of Opening

Are Hours of Opening relevant to this proposal? Yes No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. View further information on Use Classes.

If you do not know the hours of opening, select the Use Class and tick 'Unknown' in the popup box.

19. Hours of Opening

| Use | Monday to Friday | Saturday | Sunday and Bank Holidays | Unknown |
|-------------------------|--------------------------|--------------------------|--------------------------|---------|
| B2 - General industrial | Start Time: End Time: | Start Time: End Time: | Start Time: End Time: | X |

20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes? Yes No

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

The facility will be used to produce cocoa and chocolate products and food waste produced on site will be used as fuel to power the proposed biomass boiler which will power the facility. Ventilation louvres extracts are shown on drawing GCB-BED-Z1-EL-DR-A-1111 for the proposed building.

Is the proposal for a waste management development? Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? Yes No

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

Principle of development is acceptable under policy EM20 of local plan, supported by policy CS3 of the core strategy. Retention of employment at this site is welcomed by officers.

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

24. Authority Employee/Member

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- The applicant
 The agent

| | |
|-------------------------------|---|
| Title | <input type="text" value="Mr"/> |
| First name | <input type="text" value="Kevin"/> |
| Surname | <input type="text" value="Bayliss"/> |
| Declaration date (DD/MM/YYYY) | <input type="text" value="18/01/2021"/> |

Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

| | |
|----------------------------------|---|
| Date (cannot be pre-application) | <input type="text" value="18/01/2021"/> |
|----------------------------------|---|