

Item No. 11

APPLICATION NUMBER	CB/15/01454/MW
LOCATION	Mount Pleasant Golf Course, Station Road, Lower Stondon, Henlow, SG16 6JL
PROPOSAL	9 hole extension to existing golf course through the importation of inert waste, incorporating landscaping works and water harvesting system.
PARISH	Stondon
WARD	Arlesey
WARD COUNCILLORS	Cllrs Dalgarno, Shelvey & Wenham
CASE OFFICER	Natalie Chillcott
DATE REGISTERED	23 April 2015
EXPIRY DATE	23 July 2015
APPLICANT	Oakland Golf and Leisure Ltd
AGENT	Edward Landor Associates
REASON FOR COMMITTEE TO DETERMINE	Call in from Ward Member: Cllr Wenham on grounds of: impact on residents, highway network, road safety, noise and dust pollution.
RECOMMENDED DECISION	Waste Application - Recommended for Approval

Summary of Recommendation

The proposed development offers long term environmental, social and economic improvements to the area and a range of habitats including wild flower grassland, woodland, hedgerows and wetlands. This is supported by MWLP(2005) policies GE13 and GE10 and MWLP:SSP policy MWSP1. It will not pose a risk of flooding elsewhere (MWLP policy GE19) and provided measures are taken to record heritage assets found on site, the development is acceptable on grounds of archaeology (MWLP policy GE14).

Whilst the HGVs which will bring approximately 300,000 cubic metres of inert soils to the site over a 2 year period will cause some disruption to local residents and the development will lead to a loss of agricultural land, the anticipated disturbance will be reduced to an acceptable level. In light of the comments received by the Highways officer, and the Public Protection officer, the development is considered acceptable on grounds of highway safety and public amenity (MWLP policies GE23 and GE18).

Recommendation

That Planning Permission be approved subject to the following:

RECOMMENDED CONDITIONS / REASONS

- 1 Planning permission shall extend to the area edged with a thick black line on the attached plan no CB/15/0145/MW-1. The development shall be carried out in accordance with planning application validated on 23rd April 2015, Transport Statement received on 15th May 2015, Phasing Plan no. 1136.08, Water Harvesting Plan no. 1136.07, email dated 10th June 2015 and Landscape Plan no. 1136.03 Rev A dated 26th June 2015.

REASON: To define the permission.

- 2 The development hereby permitted shall be begun no later than 3 years from the date of this permission. Written notification of the date of commencement shall be sent to the Local Planning Authority within 7 days of such commencement.

REASON: To comply with section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act.

- 3 The importation of waste shall cease within 2 years from the date of implementation.

REASON: To define the permission, to minimise disturbance for local residents and to ensure the timely restoration of the site. MWLP(2005) policies GE18 Disturbance and GE26 Restoration.

- 4 All contouring and landscaping works shall be completed within 3 years of commencement of the development.

REASON: To ensure the timely restoration of the site. MWLP(2005) policy GE27 Aftercare.

- 5 Vehicle access to the site shall only be by way of the new, temporary access onto Station Road as shown on plans titled "Temporary Construction Access" and "Contractors Works Plan"

REASON: in the interest of highway safety. MWLP(2005) Policy GE23.

- 6 No operations shall take place except in accordance with the phasing shown on Phasing Plan no. 1136.08 which accompanies the planning application. Entry into phase 3 shall be subject to written agreement from the Local Planning Authority which shall be dependent on a topographical survey being carried out and submitted to the Local Planning Authority. The surveys should demonstrate that each phase has been shaped in accordance with the contours shown on Grading Plan no. 1136.02.

REASON: To provide for a satisfactory restoration of the site. MWLP(2005) Policy GE26.

- 7 No Heavy Goods Vehicles* shall deliver waste material to the site unless and until a scheme that addresses the potential conflict of movements of HGVs and golfers using the existing golf course during operations has been submitted and approved in writing by the Local Planning Authority. Thereafter, the approved scheme shall be carried out in full.

REASON: In the interest of health and safety (MWLP Policy GE 23).

*All vehicles over 7.5 tonnes gross vehicle weight.

- 8 **No development shall take place until a written scheme for an archaeological trial trench evaluation of the whole site has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full and a report that complies with the agreed parameters in the approved written scheme has been submitted to the Local Planning Authority.**

REASON: In accordance with paragraph 141 of the NPPF, to ensure that the importance of the heritage assets with archaeological interest is fully understood and to allow for an appropriate scheme of archaeological mitigation to be devised.

REASON FOR PRECOMMENCEMENT CONDITION: To ensure heritage assets are not inadvertently destroyed when the development commences.

- 9 No development shall take place until a written scheme of heritage asset resource management which uses the results of the trial trench evaluation referred to in condition 8 as its basis; has been submitted to and approved in writing by the Local Planning Authority. The scheme of heritage asset resource management must contain the following information:
- A method statement for the investigation of any archaeological remains present at the site that cannot be preserved *in situ*; - A method statement for the preservation *in situ* of any archaeological and historical remains present that can be protected within the development;
 - An outline strategy for post-excavation assessment, analysis and publication;
 - A timetable for each stage of the archaeological works
- The approved scheme shall be implemented in full.

REASON:

a.) In accordance with paragraph 141 of the NPPF; to record and advance the understanding of the significance of the heritage assets with archaeological interest which will be unavoidably affected as a consequence of the development and to make the record of this work publicly available.

b.) In accordance with Policy GE 14 of the Bedfordshire Minerals and Waste Local Plan; to ensure that provision is made for an appropriate level of investigation and recording in advance of the destruction of those archaeological sites which do not merit permanent preservation and to secure the long term management of archaeological remains which can be preserved *in situ* within the development site.

REASON FOR PRECOMMENCEMENT CONDITION: To ensure heritage assets are not inadvertently destroyed when the development commences.

- 10 Written notification of the date of completion of the archaeological fieldwork shall be sent to the Local Planning Authority within seven days of such completion. The golf course shall not be brought into use until the archaeological Post Excavation Assessment and Updated Project Design has been submitted to and approved in writing by the Local Planning Authority. The archaeological Post Excavation Assessment and Updated Project Design shall follow parameters in the approved outline strategy for post-excavation assessment, analysis and publication.

REASON: In accordance with paragraph 141 of the NPPF; to make the record of archaeological work publicly available.

- 11 The archaeological post excavation analysis (as specified in the approved Updated Project Design); the preparation of the site archive for deposition, with a store approved by the Local Planning Authority; the completion of the archive report and the submission of the publication report will be undertaken within two years of the approval of the Updated Project Design.

REASON: In accordance with paragraph 141 of the NPPF; to make the record of archaeological work publicly available.

- 12 The golf course shall not be brought into use until a long term management plan for the preservation *in situ* of any archaeological and historical remains that can be protected within the development site has been submitted to and approved in writing by the Local Planning Authority.

REASON: In accordance with Policy GE 14 of the Minerals and Waste Local Plan; to secure the long term management of archaeological remains which can be preserved *in situ* within the development site

- 13 All topsoil and subsoils shall be permanently retained within the site and shall not be stripped, stored or replaced except in accordance with the details contained in the "Soil Management Strategy" no. 10328(1) and the Contractors Works Plan drawing no. 1136.05.
Soils will be stripped and stored separately from imported soils to protect their quality.

REASON: To define the permission. To protect the structure of the soils. MWLP(2005) Policy GE6.

- 14 No soils shall be stripped or moved on site unless they are in a reasonably dry and friable condition.

REASON: to protect the structure of the soils. MWLP(2005) Policy GE6.

- 15 Except as set out in (a) and (b) below, no operations authorised or required under this permission shall be carried out except between the following times:

07:00 – 19:00 hours Monday to Fridays

07:00 – 13:00 hours Saturday

And no operations shall be carried out on Sundays, Bank or Public Holidays.

- (a) Site operatives may be permitted to enter the site between 06:30 and 07:00 hours Monday to Saturday to disable security measures at the site.
- (b) For temporary operations involving the stripping of soils, construction and removal of bunds, and final restoration in any areas where noise levels are likely to exceed 55Db(A) 1 hr, free field at sensitive receptors, operations shall not commence before 08:00 hours.

REASON: To protect the amenities of neighbouring properties. MWLP(2005) Policy GE18.

- 16 **No development shall take place until a detailed design of the surface water drainage scheme, which shall include the design proposals contained within the submitted FRA and any effects on the local land drainage system have been submitted to and agreed in writing by the Local Planning Authority. Thereafter no part of the development shall be occupied or brought into use until the approved drainage scheme has**

been implemented.

REASON: To ensure that adequate surface water drainage is provided and that existing and future land drainage needs are protected.

REASON FOR PRECOMMENCEMENT CONDITION: Surface water drainage details must be provided before the development commences to prevent the risk of Flooding (MWLP Policy GE19).

- 17 HGV* movements into/out of the site shall be limited to a maximum in any one day of 182 (pro rata for part days), with no more than a maximum of 14 movements per hour during the peaks of 08:15am to 09:15 and 15:15 to 16:15pm Monday - Friday.

REASON: In the interest of highway safety. MWLP(2005) GE23.

*All vehicles over 7.5 tonnes gross vehicle weight

- 18 A record of daily lorry movements shall be maintained at all times and shall be available for inspection on request by the Local Planning Authority, and a summary shall be forwarded to the Local Planning Authority, every 3 months.

REASON: To allow the monitoring of condition 11. MWLP(2005) GE23.

- 19 **No development authorised by this permission shall take place unless and until CCTV has been installed which monitors the entrance to the site in accordance with a scheme to be submitted to an approved in writing by the Local Planning Authority. The scheme shall include details of:**

- The columns and cameras used,
- The area covered,
- The capability for remote access viewing.

The CCTV shall thereafter be implemented in accordance with the agreed scheme.

REASON: To allow the monitoring of condition 15. MWLP(2005) GE23 and GE18.

REASON FOR PRECOMMENCEMENT CONDITION: To enable the effective monitoring of conditions 15 and GE18.

- 20 **No development shall take place until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The CTMP shall include proposals for construction traffic routes, the scheduling and timing of movements to avoid stacking or waiting on the public highway, any traffic control, signage within the highway inclusive of temporary warning signs, the management of the junction with Station Road. The CTMP shall be implemented in accordance with the approved details for the duration of the construction period.**

REASON: In order to minimise danger, obstruction and inconvenience to users of the highway and the site. MWLP(2005) Policy GE23

REASON FOR PRECOMMENCEMENT CONDITION: In the interest of highway safety. MWLP(2005) Policy GE23.

- 21 **No development shall take place until full engineering details of the temporary access for construction vehicles shown indicatively on Plan 1136.05 have been submitted to and approved by the Local Planning Authority and the access constructed in accordance with the approved detail.**

REASON: In order to ensure the provision of an access of suitable layout and construction in the interests of highway safety. MWLP(2005) Policy GE23

REASON FOR PRECOMMENCEMENT CONDITION: In the interest of highway safety. MWLP(2005) Policy GE23.

- 22 **No development shall take place unless and until a sign, the design and content of which has been approved by the Local Planning Authority, has been erected at the entrance instructing all drivers of heavy goods vehicles to turn right out of the site. The sign shall be maintained for the duration of the use of access for the purposes hereby permitted and removed thereafter.**

REASON: To ensure that HGVs do not travel through the village of Lower Stondon in the interest of highway safety. MWLP(2005) Policy GE23.

REASON FOR PRECOMMENCEMENT CONDITION: In the interest of highway safety. MWLP(2005) policy GE23.

- 23 Within two months of the completion of the development hereby approved the construction access onto Station Road shall be removed and the highway reinstated to include raised kerbs, footway and verge.

REASON: For the avoidance of doubt and in order to minimise danger, obstruction and inconvenience to users of the highway and the site. MWLP(2005) Policy GE23

- 24 No materials other than inert waste shall be imported and deposited on the site.

REASON: For the avoidance of doubt and to prevent pollution MWLP Policy GE17.

- 25 No vehicles shall move around the site at a speed in excess of 15mph.

REASON: To minimise any nuisance to nearby residents by reason of dust. MWLP(2005) Policy GE18.

- 26 No floodlighting shall be erected on site unless and until a scheme for floodlighting has been submitted to and approved in writing by the Local Planning Authority, and thereafter shall be implemented in full accordance with the approved scheme.

REASON: To minimise disturbance to residential properties. Policy GE18 of MWLP 2005.

27 No tonal reversing alarms shall be used on the site.

REASON: To protect the amenities of the surrounding area. MWLP 2005 Policy GE18.

28 Except for temporary operations, the free field Equivalent Continuous Noise Level LAeq, 1hr, due to operations in the site, shall not exceed 55dB LAeq 1hr, when measured at the boundary of any residential dwelling. For temporary operations such as site preparation, soil and overburden stripping, screening, bund formation and removal and final restoration the free field noise level due to work at the nearest point to each dwelling shall not exceed 70dB LAeq 1hr, when measured at the boundary of any residential dwelling. Temporary operations shall not exceed a total of eight weeks in a calendar year.

REASON: to minimise any nuisance to nearby residents by reason of noise. MWLP(2005) Policy GE18.

29 **Prior to the commencement of the permission a scheme of noise monitoring and mitigation shall be submitted and approved by the local planning authority. All operations shall take place on site in accordance with the details that have been approved.**

REASON: to enable compliance with prescribed noise levels for on-site operations to adequately monitored and assessed in the event of complaints about noise being received. MWLP(2005) Policy GE18.

REASON FOR PRECOMMENCEMENT CONDITION: To ensure works (which could generate noise) do not commence until a noise and mitigation scheme is submitted and approved.

30 No landscaping, planting or fencing shall be undertaken within 7m of any Internal Drainage Board's watercourses without prior consent.

REASON: To protect water resources. MWLP(2005) Policy GE20

31 Landscaping shall be carried out in accordance with Landscape Plan no. 1136.03 Rev A dated 26th June 2015.

REASON: To ensure a satisfactory restoration of the site (MWLP policies GE9 and GE26).

32 No landscaping works shall commence until a bird management scheme has been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interest of public safety and to reduce the risk of bird strike.

33 No felling or removal of limbs from mature trees shall take place unless a survey for roosting bats has first been undertaken by a licensed bat ecologist, and should these species be found to be present an appropriate compensation/mitigation strategy shall be submitted to and approved by the Local Planning Authority before any such works commence.

REASON: To protect the legally protected species. MWLP(2005) Policy GE13.

- 34 Throughout the period of landfilling and restoration operations, a copy of this planning permission including all documents, plans and details of pre-development schemes shall be displayed on the site during working hours in a location which is readily accessible to any person undertaking the development.

REASON: In the interest of public amenity. MWLP(2005) Policy GE18.

Notes to Applicant

1. The applicant is advised that no works associated with the construction of the vehicular access should be carried out within the confines of the public highway without prior consent, in writing, of the Central Bedfordshire Council and that in order to comply with Conditions of this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. Further details can be obtained from the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.
2. The applicant is advised that photographs of the existing highway that is to be used for access and delivery of materials will be required by the Local Highway Authority. Any subsequent damage to the public highway resulting from the works as shown by the photographs, including damage caused by delivery vehicles to the works, will be made good to the satisfaction of the Local Highway Authority and at the expense of the applicant. Attention is drawn to Section 59 of the Highways Act 1980 in this respect.
3. Any removal of trees, scrub or hedgerow should take place outside the bird breeding season of March to August inclusive. Should any such vegetation have to be removed during, or close to this period it should first be thoroughly assessed by a suitably experienced ecologist as to whether it is in use by nesting birds. Should nests be found, a suitable area of vegetation (no less than a 5m zone around the nest) should be left intact and undisturbed until it is confirmed that any young have fledged before works in that area proceed. This process should be agreed in writing with the Local Planning Authority.
REASON: In order not to cause destruction of, or damage to, the nests of wild birds, their eggs and young. This corresponds to the protection afforded to them under the Wildlife and Countryside Act 1981 (as amended).

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 5, Article 35

The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

NOTES

- (1) In advance of the consideration of the application the Committee were advised on an amended Condition 17.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.