

Item No. 13**SCHEDULE B**

APPLICATION NUMBER	CB/09/00907/FULL
LOCATION	LAND AT HILLFOOT FARM, HITCHIN ROAD, SHEFFORD
PROPOSAL	FULL: PROPOSED AMALGAMATION OF PLANNING PERMISSION 07/00873/FUL AND 08/01439/FUL TO PROVIDE ONE NEW AND COMPREHENSIVE SPORTS PITCH FACILITY WITH ASSOCIATED CLUBHOUSE, CHANGING FACILITIES, CAR PARK AND SITE ACCESS.
PARISH	Shefford
WARD	Shefford
WARD COUNCILLORS	Cllr L.Birt & Cllr T Brown
CASE OFFICER	Sarah Fortune
DATE REGISTERED	14 May 2009
EXPIRY DATE	13 August 2009
APPLICANT	Samuel Beadie (Investments) LTD
AGENT	Phillips Planning Services Ltd
REASON FOR COMMITTEE TO DETERMINE	MAJOR DEVELOPMENT AND A DEPARTURE FROM THE LOCAL PLAN
RECOMMENDED DECISION	Full Conditional Approval

- 1 **A scheme shall be submitted for written approval by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected including any gating to the site. The boundary treatment shall be completed in accordance with the approved scheme before the use hereby permitted is commenced.**

Reason: To safeguard the appearance of the completed development and the visual amenities of the locality.

- 2 **Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be subsequently implemented in accordance with the approved details before the development is commenced.**

Reason: To ensure that adequate surface water drainage is provided to prevent water pollution and flooding.

- 3 **Prior to commencement of the development hereby approved a Site Waste Management Plan shall be submitted to the local planning Authority for written approval. Implementation of the development shall follow the principles established in the plan.**

Reason: To ensure that waste is adequately stored and removed for the site.

- 4 No development shall commence until a wheel cleaning facility has been provided at all site exits in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The wheel cleaner(s) shall be removed from the site once the roadworks necessary to provide adequate access from the public highway have been completed (apart from final surfacing) to the satisfaction of the Local Planning Authority.**

Reason: In the interests of the amenity and to prevent the deposit of mud or other extraneous material on the highway during the construction period.

- 5 Development shall not commence until a scheme detailing provision for on site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.**

Reason: To ensure adequate off street parking during construction in the interests of road safety.

- 6 Prior to the commencement of any phase of development approved by this planning permission the developer shall submit to the Local Planning Authority, in both paper and electronic form where possible:**

a) A Phase 1 Desk Study incorporating a site walkover, site history, maps and all further features of industry best practice relating to potential contamination.

b) Where shown necessary by the Phase 1 Desk Study a Phase 2 Site investigation report further documenting the ground conditions of the site with regard to potential contamination, incorporating appropriate soils and gas sampling.

c) Where shown necessary by the Phase 2 investigation, a Phase 3 detailed scheme for remedial works and measures to be taken to mitigate any risks to human health, groundwater and the wider environment.

d) On completion of the development, the developer shall provide written confirmation that any and all works have been completed in accordance with the agreed remediation scheme in the form of a Phase 4 Validation report to incorporate photographs, material transport tickets and sampling.

Any remediation scheme shall be agreed in writing by the Local Planning Authority prior to the commencement of works.

Reason: To protect human health and the environment.

- 7 **Development shall not begin until details of the junction between the proposed access road and the highway have been approved by the Local Planning Authority and no building shall be occupied until that junction has been constructed in accordance with the approved details.**

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the proposed estate road.

- 8 **No development shall commence on site until a scheme has been submitted to and approved in writing by the Local Planning Authority considering the following:**

1) A detailed assessment of ground conditions of the land proposed for the sports facility shall be undertaken by a Sport and Play Construction Association registered consultant, to include consideration of drainage and topography, and to identify constraints which could affect playing field quality; and

2) Based on the results of the assessment to be carried out pursuant to 1) above of this condition, a detailed scheme to ensure that the playing fields will be provided to an acceptable quality shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.

The approved scheme shall be implemented in full prior to first occupation of the site.

Reason: To ensure that site surveys are undertaken for this replacement playing field and that any ground condition constraints can be and are mitigated to ensure provision of an appropriate quality playing field to accord with Mid Beds Local Plan First Review Policy SR2.

- 9 **The development hereby approved shall be commenced within three years of the date of this permission.**

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 which is designed to ensure that a planning permission does not continue in existence indefinitely if the development to which it relates is not carried out.

- 10 **Full details of both hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:-**

- **materials to be used for any hard surfacing;**
- **planting plans, including schedule of size, species, positions, density and times of planting including native hedge planting along the north east boundary of the site where it abuts the car and coach parking areas**
- **cultivation details including operations required to establish new planting;**
- **details of existing trees and hedgerows on the site, indicating those to be retained and the method of their protection during development works.**

The development shall be carried out in accordance with the approved details.

Reason: In order to ensure that the landscaping is carried out within a reasonable period in the interest of the visual amenities of the area.

- 11 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development whichever is the sooner; and any trees or plants which within a period of 5 years of completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority give written consent to any variation.

Reason: In the interests of the visual amenities of the site and the area generally.

- 12 Details of materials to be used for the external finishes of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance therewith.

Reason: To safeguard the appearance of the completed development by ensuring that the development hereby permitted is finished externally with materials to match/complement the existing building(s) and the visual amenities of the locality.

- 13 Development shall not begin until a scheme for lighting the car parking area, to include appearance, lighting and hours of operation, has been submitted to and approved in writing by the Local Planning Authority. Only the approved scheme shall be implemented.

Reason: In order to protect the amenities of local residents and to avoid the unnecessary lighting in this rural area.

- 14 No floodlighting of the playing areas shall be installed without the prior grant of planning permission by the Local Planning Authority.

Reason: In order to protect the amenities of nearby residents and to avoid the use of unnecessary lighting in this rural setting.

- 15 No sound reproduction or amplification equipment (including public address systems, loudspeakers, tannoys etc..) which is audible at the site boundary shall be installed without the prior written consent of the Local Planning Authority.

Reason: In order to protect the amenities of nearby residents.

- 16 The premises shall not be used except between the hours of 0900 to 2100 Monday to Saturday and 0900 to 2000 Sundays, Bank or Public Holidays, without the prior agreement in writing of the Local Planning Authority.

Reason: In order to protect the amenities of nearby residents.

- 17 The development hereby permitted shall be undertaken in accordance with the approved Waste Audit report dated 14/05/2009

Reason: To ensure that the development conforms with the Waste Audit requirements in accordance with policies W5 and W6 of the Bedfordshire and Luton Waste Local Plan 2005.

- 18 Before the premises are occupied all on site vehicular areas shall be surfaced in a manner to the Local Planning Authority's approval so as to ensure satisfactory parking of vehicles outside highway limits. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the premises.

- 19 Details of cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved details prior to the first occupation of the building[s]/extension) hereby approved.

Reason: In the interests of the amenity of cyclists using the development.

- 20 Development shall not be occupied until a 2m wide footway has been constructed on the eastern side of Hitchin Road between point opposite the site entrance and the southern boundary of No 71 Hitchin Road in accordance with details of the approved drawing/or scheme to be submitted to and approved in writing by the Local planning Authority. Any Statutory Undertakers equipment or street furniture shall be resited to provide an unobstructed footway.

Reason: In the interests of road safety and pedestrian movement.

- 21 The proposed vehicle access shall be constructed and surfaced in accordance with details to be approved in writing by the Local Planning Authority for a distance of 10m into the site, measured from the highway boundary, before the premises are occupied. Arrangements shall be made for surface water drainage from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: To avoid the carriage of mud or other extraneous material surface water from the site into the highway so as to safeguard the interest of highway safety.

- 22 If the proposed access road is not constructed to the full length and layout illustrated on the approved plans, a temporary turning spaces for vehicles shall be constructed within the site in a position to be approved in writing by the Local Planning Authority before any building taking access from the road is occupied. The building shall not be occupied until the access road has been fully implemented.

Reason: To avoid the need for vehicles to reverse into or from the highway in the interest of road safety.

- 23 Development shall not be brought into use until on site parking and turning areas have been provided as shown on P.P.S. drawing No 03.

Reason: To minimise the potential for on street parking and thereby safeguard the interest of the safety and convenience of road users.

- 24 Details of CCTV for the site shall be submitted to and approved in writing by the Local Planning Authority and the approved details shall be brought into operation prior to the development hereby permitted being brought into use.

Reason: In the interest of creating a safe environment.

Notes to Applicant

1. The applicant is advised that changing facilities need to be provided for disabled people in the changing rooms. Sports England's booklet Access for disabled people gives appropriate advice on the provision of such facilities.
2. The applicant is advised to take note of the comments in the letter for the Environment Agency dated 3/07/2009.
3. The applicant is advised that in order to comply with conditions 17 and 23 of this permission it will be necessary for the developer of the site to enter into an agreement with Central Bedfordshire Council as highways 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 Highways Development Control Group, Development Management Division, Central Bedfordshire, P.O. Box 1395, Bedford, MK42 5AN
4. The applicant is advised that no highways surface water drainage system designed as part of the new development will be allowed to enter any existing highway surface water drainage system without the applicant providing evidence that the existing system has sufficient capacity to account for any highways runoff generated by that development. existing highways water drainage systems may be improved at the developers expense to account for extra surface water generated. Any improvement must be approved by the Highways Development Control Group, Development Management Division, Central Bedfordshire Council. Further details can be obtained from the Traffic Management Group Highways and Transport Division, Central Bedfordshire Council, P.O. Box 1395, Bedford, MK42 5AN
5. The applicant is advised that the requirements of the New Road and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highways. Further details can be obtained from the Traffic Management Group, Highways and Transport Division, Central Bedfordshire Council, P0 Box 1395 Bedford , MK42 5AN.

6. The British Standard for Topsoil, BS 3882:2007, specifies requirements for topsoils that are moved or traded and should be adhered to.

Applicants are reminded that, should groundwater or surface water courses be at risk of contamination during or after development, the Environment Agency at Brompton should be approached for approval of measures to protect water resources separately unless an Agency condition already forms part of this permission.

- [Notes
- (1) In advance of the consideration of the application, the Committee were advised of consultation received as set out in the late sheet appended to these minutes.
 - (2) In addition, to the consultation as reported in the late sheet it was advised that a further letter had been received from Shefford Saints Junior Football Club expressing their disappointment that Shefford Town Council objects to the proposal and drawing attention to the support of the Highway Officer.]