

Item No. 18

SCHEDULE D

APPLICATION NUMBER	BC/CM/2009/1
LOCATION	Caddington Golf Club
PROPOSAL	Importation of clean inert material to form six new holes, change of use of land to a golf course and remodeling of part of the existing golf course, including landscaping and ancillary works
PARISH	Caddington
WARD &	South East Bedfordshire
COUNCILLORS	Councillors Stay and Gammons
CASE OFFICER	James Delafield
DATE REGISTERED	7 January 2009
EXPIRY DATE	29 April 2009
APPLICANT	Caddington Golf Club Ltd
AGENT	Savills L&P Ltd
REASON FOR COMMITTEE TO DETERMINE	Development in the Greenbelt/Chilterns AONB
RECOMMENDED DECISION	Approval subject to conditions.

It is recommended that planning permission be approved subject to the following conditions:

1. Planning permission shall extend to the area edged with a thick black line on the attached plan no. BC/CM/2009/1-1. The development shall be carried out in accordance with the planning application received on 7 January 2009 and additional information submitted on 22 April 2009, 8 June 2009 and 18 June 2009, except where modified by other conditions of this permission and except for any minor amendments which may be agreed in writing by the Local Planning Authority.

(Reason: To define the permission and allow for minor amendments)

Time Limits

2. The development hereby permitted shall be begun not later than the expiration of 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 51 of the Planning and Compulsory Purchase Act 2004)

3. The waste operations hereby permitted shall cease on, or before, three years of the date of commencement and the restoration of the site, excluding the aftercare requirements, shall be completed within a further 12 months of the cessation date.

(Reason: To ensure that operations are completed within an acceptable timescale and to prevent the prolonged disturbance to the local environment)

Phasing

4. Except for such modifications as may be approved in writing by the Local Planning Authority, the site shall be worked in four phases as shown on plan GGD-165-2015, and subsequent phases shall not proceed without the written consent of the Local Planning Authority, which shall be dependent on progress in the restoration of the previous phases, in accordance with the approved scheme.

(Reason: to provide for a satisfactory restoration of the site)

5. Upon completion of each phase as shown on plan GGD-165-2015, a topographical survey shall be carried out and submitted to the Local Planning Authority. The survey should demonstrate that the phase has been restored in accordance with the contours shown on drawing no. GGD-165-2016.

(Reason: To provide for a satisfactory restoration of the site)

Hours of operation

6. Unless otherwise approved in writing by the Local Planning Authority, no operations authorised or required under this permission, including HGV movements to and from the site, shall take place except between the hours of 07:00 hours to 17:00 hours Monday to Fridays and 07:00 hours to 13:00 on Saturdays.

(Reason: To protect the amenities of neighbouring properties)

7. No operations hereby approved shall take place on Sundays or Public Holidays.

(Reason: To protect the amenities of neighbouring properties)

Access

8. There shall be no access to the site other than the existing site access off Chaul End Road as shown on plan BC/CM/2009/1-1.

(Reason: In the interests of highway safety)

9. No HGVs shall deliver waste material to the site unless and until improvements to Chaul End Road northwards of the golf club entrance have been agreed in writing with the Local Planning Authority and subsequently, implemented in full. The details of the improvements shall include a requirement for a survey of the stretch of road to be widened once these works have been completed and a requirement for the verge affected, to be reinstated once waste imports to the site have ceased.

(Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and the site)

Vehicle Movements

10. Unless otherwise approved in writing by the Local Planning Authority, there shall be not more than 400 HGV¹ movements² entering and exiting the site in any one working day (pro-rata for part days).

(Reason: In the interests of highway safety)

11. No HGV's shall turn right out of the site access onto Chaul End Road.

(Reason: To minimise the danger, obstruction, and inconvenience to users of the highway and of the site.)

12. No HGVs shall deliver waste material to the site unless and until a CCTV camera has been installed which monitors the entrance to the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of;

- the columns and cameras to be used,
- the area covered,
- the capability for remote access viewing,
- The removal of the CCTV following completion of the works.

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

(Reason: To allow the monitoring of traffic movements)

13. No HGVs shall deliver waste material to the site unless and until a method statement that addresses the potential conflict of movements of HGVs, golfers and walkers using the site during operations has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved scheme shall be carried out in full.

(Reason: To address health and safety)

Public Rights of Way

14. All public rights of way across the course should remain usable at all times.

(Reason: to minimise disturbance to users of the public rights of way)

Environmental Protection

¹ All vehicles over 7.5 tonnes gross vehicle weight.

² A vehicle entering the site and then exiting the site is classed as 2 movements.

15. No operations shall take place in each phase until the limits of waste disposal delineated on the ground in accordance with a scheme which has first been submitted to and approved in writing by the Local Planning Authority.

(Reason: To define the limits of the permission and allow for monitoring of other planning conditions)

16. At all time adequate precaution shall be taken to keep roads free of mud and dust arising from the site.

(Reason: To minimise any disturbance by reason of dust and in the interest of highway safety)

17. No HGVs shall leave the site without first passing through the wheel cleaning system, as shown on the facilities set up, drawing no SK 002.

(Reason: To prevent the transport of mud onto the highway and in the interest of highway safety)

18. Except for temporary operations, the free field Equivalent Continuous Noise Level, $L_{Aeq,1hr}$, due to operations in the site, shall not exceed 55 dB $L_{Aeq,1hr}$, 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 $L_{Aeq,1hr}$, when measured at the boundary of any residential dwelling. Temporary operations shall not exceed a total of eight weeks in any calendar year.

(Reason: To minimise any nuisance to nearby residents by reasons of noise)

19. No development shall take place on site unless and until a scheme detailing measures to be undertaken in the event of any complaint about noise, has been submitted and approved in writing by the Local Planning Authority. The scheme shall include details of;

- monitoring location;
- monitoring frequency and duration;
- equipment used for monitoring;
- the logging of all weather conditions and on site and off site events occurring during measurements including 'phased out' extraneous noise events;
- any breaches of the prescribed noise levels, together with recommended noise mitigation measures.

(Reason: To enable compliance with prescribed noise levels for on-site operations to be adequately monitored and assessed in the event of complaints about noise being received)

20. In the event of any complaint about noise arising from on-site operations being received by the Local Planning Authority, the applicant shall carry out noise monitoring in accordance with the scheme approved under condition 19, with the results reported to the Local Planning Authority in writing.

(Reason: To enable compliance with prescribed noise levels for on-site operations to be adequately monitored and assessed in the event of complaints about noise being received)

21. No development shall commence on site until a detailed scheme for the suppression and control of dust has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved scheme shall be carried out in full.

(Reason: To protect the amenities of residents in the locality from the effects of any dust arising from operations on site).

22. No vehicles shall exceed a speed of 15mph within the application areas.

(Reason: To minimise any nuisance to nearby residents by reason of dust)

23. No floodlighting shall be used on site until a scheme for floodlighting has been submitted to and approved in writing by the Local Planning Authority. Thereafter, no floodlighting shall be used unless in accordance with the approved scheme.

(Reason: To minimise disturbance to the local environment).

24. Nothing other than inert material shall be imported to or tipped on the site.

(Reason: To exercise control over the development and protect the amenities of neighbouring properties)

25. Topsoils and subsoils in each phase shall not be stripped, stored and replaced except in accordance with a scheme of soil handling and machine movements, which shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved scheme shall be carried out in full.

(Reason: To protect the structure of the soils and to ensure the satisfactory restoration of the site)

Archaeology

26. No development shall take place unless and until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved scheme shall be carried out in full.

(Reason: To ensure that archaeological remains likely to be disturbed in the course of the works are adequately investigated and recorded)

Wildlife Protection

27. No development shall take place on site unless and until a detailed mitigation plan for the surveying and protection of all legally protected/BAP species during operations has been submitted to and agreed in writing by the Local

Planning Authority. Thereafter, the approved scheme shall be carried out in full.

(Reason: To ensure the protection of protected species.)

28. No clearance of vegetation or soil stripping shall take place except between September and March, being outside the bird nesting season, unless a prior survey has been undertaken to ensure no nesting birds will be disturbed, and only then with prior notification to the Local Planning Authority.

(Reason: To ensure the protection of nesting birds.)

Landscaping, Restoration and Aftercare

29. No development shall take place on site unless and until a detailed landscaping scheme for planted areas has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include provision for:

- Retention and safeguarding of existing trees;
- A specification of the number, species, size and location (existing and new) of the trees to be transplanted, together with details of additional mature stock if required;
- A specification detailing the species, size, number, and location of all other trees, shrubs and hedgerows to be planted;
- Grassland and aquatic mixes;
- Details of topsoils proposed for planted areas together with details of ripping and other soil amelioration treatments, if required.
- Maintenance of all trees, shrubs and hedgerows for a period of 5 years from the date of planting;
- Progressive implementation;
- Annual monitoring meetings;
- Any other matters as relevant.

(Reason: To ensure a satisfactory restoration of the site)

30. No development shall take place on site unless and until a scheme for the aftercare and management of the restored ponds and grassland areas has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall include,

- Provision for the establishment and development of wildlife conservation features;
- The provision and upkeep of protective fences;
- Measures to protect the ecological habitats from potential use of fertilizers and pesticides.
- Maintenance of an annual cutting regime appropriate to the development of grassland habitats;
- Annual monitoring meetings;

- Implementation of the approved management scheme amended as necessary at the annual meetings for a period of 5 years from completion of planting.

(Reason: to secure ecological enhancement)

Miscellaneous

31. 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: For the avoidance of doubt)

NB Where conditions include the phrase "Except as may be/unless otherwise approved in writing by the LPA....", this is to allow for exceptions to be approved for temporary periods for special circumstances or minor amendments to be made.

Notes to Applicant

1. An advisory note for HGVs to avoid villages in the area and to use Junction 11 of the M1 where possible.