

**Item No. 11****SCHEDULE B**

**APPLICATION NUMBER** CB/09/07055/OUT  
**LOCATION** Land Adjoining 67, London Road, Sandy, SG19 1DH  
**PROPOSAL** Outline: Development of site for employment uses within use class B1(c), B2 and B8 with ancillary office accommodation, up to 8,180 sqm and approx. 163 car parking spaces and associated access arrangements, demolition and land raising (All matters reserved except access)  
**PARISH** Sandy  
**WARD** Sandy  
**WARD COUNCILLORS** Cllr Aldis & Cllr Blaine  
**CASE OFFICER** Dee Walker  
**DATE REGISTERED** 06 January 2010  
**EXPIRY DATE** 07 April 2010  
**APPLICANT** Kier Property  
**AGENT** Planning Potential  
**REASON FOR COMMITTEE TO DETERMINE** Cllr Aldis called the application to Committee on grounds of major development, highways issues and impact on nearby neighbours

**RECOMMENDED DECISION** Outline Application - Granted

**RECOMMENDATION**

APPROVE Planning Permission for the application set out above subject to the following condition(s):

- 1 The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To comply with the provisions of Sections 92 (2) (b) and (4) of the Town and Country Planning Act 1990.

- 2 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 92 (2) (a) and (4) of the Town and Country Planning Act 1990.

- 3 Approval of the details of:-
  - (a) the layout of the buildings;
  - (b) the scale of the buildings;
  - (c) the appearance of the buildings;
  - (d) the landscaping of the site;

(hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced. Plans and particulars of all of the reserved matters referred to above shall be submitted in writing to the Local Planning Authority and the development shall be implemented as approved.

Reason: To enable the Local Planning Authority to exercise control over the said matters which are not particularised in the application for planning permission in accordance with Section 92 of the Town and Country Planning Act 1990 and Town and Country Planning (General Development Procedure) Order 1995.

- 4 **No development, pursuant to planning application number CB/09/07055/OUT shall commence unless and until the developer has submitted to and approved in writing by the Local Planning Authority design details relating to the required improvement to the A1. The scheme shall generally conform to the arrangements shown in outline on Mayer Brown drawings KVSANDY.1/SK25B. The scheme details shall include drawings and documents showing the following:**
1. **how the improvement interfaces with the existing highway alignment and carriageway markings including lane destinations;**
  2. **full construction details relating to the highway improvement. This should include any modification to existing or proposed structures, with supporting analysis, full signing and lighting details where applicable;**
  3. **confirmation of full compliance with Departmental Standards (DMRB) and Policies (or approved relaxations/departures from standards);**
  4. **an independent Stage 2 Road Safety Audit (taking account of any Stage 1 Road Safety Audit recommendations) carried out in accordance with Departmental Standards (DMRB) and Advice Notes.**

Reason: The Highways Agency must be satisfied with all the details of the proposed improvements to the A1 prior to the commencement of construction work.

- 5 **Prior to the commencement of development hereby approved, a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved in writing by the Local Planning Authority. That scheme shall include all of the following elements unless specifically excluded in writing by the Local Planning Authority;**
1. **A desk study identifying:**
    - **all previous uses;**
    - **potential contaminants associated with those uses;**
    - **a conceptual model of the site indicating sources, pathways and receptors;**
    - **potentially unacceptable risks arising from contamination at the site.**

- 2. A site investigation scheme, based on (1) to provide information for an assessment of the risk to all receptors that may be affected, including those off site.**
- 3. The results of the site investigation and risk assessment (2) and a method statement based on those results giving full details of the remediation measures required and how they are to be undertaken.**
- 4. A verification report on completion of the works set out in (3) confirming the remediation measures that have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting.**

**Any changes to these agreed elements require the consent of the Local Planning Authority.**

**Reason: To protect and prevent the pollution of controlled waters in accordance with Planning Policy Statement 23 (PPS23) and Environment Agency Groundwater Protection policies (GP3).**

- 6 Details of surface water drainage for the site shall be submitted to and approved in writing by the Local Planning Authority before any work on the site commences. The drainage works shall be constructed in accordance with the approved plans before any part of the development is brought into use.**

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

- 7 Prior to the development hereby approved commencing on site details of the final ground and slab levels of the buildings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include sections through both the site and the adjoining properties, the location of which shall first be agreed in writing with the Local Planning Authority. Thereafter the site shall be developed in full accordance with the approved details.**

**Reason: To ensure that a satisfactory relationship results between the new development and adjacent buildings and public areas.**

- 8 Prior to the commencement of development, a scheme shall be submitted for written approval by the Local Planning Authority setting out the details of the materials to be used for the external walls and roof. The development shall be carried out in accordance with the approved scheme.**

**Reason: To protect the visual amenities of the building and of the area generally.**

- 9 Prior to the commencement of development, a detailed scheme of noise attenuation measures for protecting neighbouring residential properties from noise from activities associated with the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. Any works which form part of the approved scheme shall be completed before the premises are brought into use unless an alternative period for completion is agreed by the Local**

## **Planning Authority.**

**Reason: In order to prevent detriment to the amenity of and noise nuisance to the occupants of neighbouring residential properties.**

- 10 On the occupation of any of the buildings hereby approved, the Travel Plan prepared by Mayer Brown dated November 2009 shall be implemented unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure that car travel from the development is reduced in the interest of highway safety and to encourage the use of sustainable modes of transport.

- 11 If, during development, contamination not previously identified is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.

Reasons: To protect and prevent the pollution of controlled waters in accordance with PPS23 and Environment Agency GP3 policies.

- 12 No infiltration of surface water drainage into the ground is permitted other than with the written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters.

Reasons: To prevent the pollution of controlled waters in accordance with PPS23 and our GP3 policies.

- 13 Any removal of trees, scrub or hedgerow should take place outside of 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 used by nesting birds and the report be submitted and approved in writing by the Local Planning Authority.

Reason: To safeguard and protect nesting birds.

## **Notes to Applicant**

1. You are advised to note the comments of the Environment Agency as set out in the enclosed letter.
2. You are reminded that the consent of the Internal Drainage Board is also required for this development.

[Note: In advance of consideration of the application the Committee were advised of consultation received as set out in the Late Sheet attached to these Minutes.]

