

**Item No. 18****SCHEDULE B**

<b>APPLICATION NUMBER</b>	<b>CB/11/01395/FULL</b>
<b>LOCATION</b>	<b>Woodlands Nurseries, Biggleswade Road, Upper Caldecote, Biggleswade, SG18 9BJ</b>
<b>PROPOSAL</b>	<b>Extension to warehouse, glasshouse, store and new office building</b>
<b>PARISH</b>	<b>Northill</b>
<b>WARD</b>	<b>Northill</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Mrs Turner</b>
<b>CASE OFFICER</b>	<b>Lisa Newlands</b>
<b>DATE REGISTERED</b>	<b>16 May 2011</b>
<b>EXPIRY DATE</b>	<b>15 August 2011</b>
<b>APPLICANT</b>	<b>Chessum Plants Ltd</b>
<b>AGENT</b>	<b>Fitch Butterfield</b>
<b>REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION</b>	<b>Major development which is a departure from Local Plan Policy</b>
	<b>Full Application - Granted</b>

**Recommendation**

That the Head of Development Management be delegated authority to approve the application subject to no objections being received to the consultation period advertising the departure from the Local plan expiring on 26 August 2011.

That Planning Permission be granted subject to the following:

1. 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.

2. This permission shall not be exercised by any person other than Chessum Plants Limited and shall not enure for the benefit of the land.

Reason: The Local Planning Authority considers that the exceptional personal circumstances of the applicant override the planning objections which would normally compel the authority to refuse permission for the development hereby permitted.

3. All external works hereby permitted shall be carried out in materials to match as closely as possible in colour, type and texture, those of the existing building.

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.

4. Prior to commencement of the development hereby approved, the new access road shown on plan number 1381/02C and approved on planning permission MB/08/01913/FULL shall be implemented and constructed in full and maintained in this form thereafter.

Reason: To protect the amenities of residential properties.

5. Before development commences a scheme for the widening of Biggleswade Road from the new access to the A1 shall be submitted to and approved by the Local Planning Authority and the approved scheme shall be implemented before the development is first brought into use.

Reason: To ensure the highway is to the standard required to accommodate the development traffic in the interest of highway safety.

6. Before the development commences a traffic management plan which includes methods to ensure HGV traffic when leaving the site will turn right to join the A1; ways of managing the casual labour staff travelling to the site; and details of signage directing traffic from the site shall be submitted to and approved in writing by the Local Planning Authority and the approved plan shall be implemented when the development is first brought into use and thereafter maintained during the duration of the development.

Reason: For the avoidance of doubt and in the interest of highway safety

7. Prior to occupation of the development hereby approved, details of a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority and the recommendations of the Travel Plan shall be implemented in full within 6 months of the development being occupied. In addition, the plan should be monitored and the results of this monitoring be reviewed on an annual basis and further recommendations for improvements shall be submitted to and approved in writing by the Local Planning Authority.

Reason: For the avoidance of doubt and to reduce reliance on the private car.

8. 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:-
  - proposed finished levels or contours;
  - materials to be used for any hard surfacing;
  - minor structures (e.g. furniture, play equipment, signs, etc);
  - proposed and existing functional services above and below ground level;

- planting plans, including schedule of size, species, positions, density and times of planting;
- 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.

This shall include details of enhanced planting to the A1 boundary. 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.

9. The scheme approved in Condition 8 shall be carried out in accordance with a timetable previously agreed in writing by the local planning authority. Thereafter the planting shall be adequately maintained for a period of five years from the date of planting. Any of the trees or shrubs or both which die or are removed, or which become severely damaged or seriously diseased (during the said period of five years) shall be replaced with trees or shrubs or both, as the case may be, of similar size and species to those originally required to be planted and the same shall be maintained until properly established.

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

10. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) dated June 2011 by Geoff Beel Consultancy and the following mitigation measures detailed within the FRA:

1. Limiting the surface water run-off generated by the 100 year (1% AEP) critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.
2. Finished floor levels are set no lower than 26.60m above Ordnance Datum (AOD).

Reason:

1. To prevent flooding by ensuring the satisfactory storage of/ disposal of surface water from the site.
2. To reduce the risk of flooding to the proposed development and future occupants.

11. **Prior to the commencement of the development hereby approved, details of the closure of the existing access from Biggleswade Road shall be submitted and approved in writing by the Local Planning Authority. The closure details shall not completely close the access to the properties that currently use the access but will restrict the access to Woodlands Nursery. The closure shall be implemented prior to the first use of the approved development. The development shall accord with the approved details.**

**Reason: In the interests of road safety and to reduce the number of points at which traffic will enter and leave the public highway.**

12. **Before the commencement of the development hereby approved details of the restriction in width of the existing main access to the site to prevent HGV's from entering the site, shall be submitted to and approved in writing by the Local Planning Authority. The development shall accord with the approved details and be implemented within 3 months of the first use of the new approved access.**

**Reason: In the interests of road safety and to reduce the number of points at which traffic will enter and leave the public highway.**

13. **Prior to the commencement of the development hereby approved details of the proposed surfacing of the access track shall be submitted to and approved in writing by the Local Planning Authority. The proposed vehicular access shall be surfaced in tarmac or other similar durable material as may be approved in writing by the Local Planning Authority for a distance of 150 m into the site, measured from the highway boundary, before the development is first brought into use. 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 safeguard the interest of highway safety and the amenities of the occupants of the adjacent properties.**

14. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1381/01A; 1381/02C; 1381/03C; 1381/04D; 1381/05A; 1381/06; 1381/07; 1381/08; 1381/10; 1381/11; 1381/12; ASC.10.383; ASC.10.384.

Reason: For the avoidance of doubt.

### **Reasons for Granting**

The proposed development by virtue of the existing horticultural use, the design, and siting of the proposal and the significant job creation would be acceptable in principle and would ensure the continuance of an existing rural employment site. In addition to this it is not considered that the proposal would have a detrimental impact on the character and appearance of the surrounding area, the residential amenities of any neighbouring properties or the highway network; as such the proposal is in conformity with national planning guidance PPS1, PPS7, PPG13, PPS23, PPG24 and PPS25. It is further in conformity with Policies CS4, CS9, CS11, DM3, and DM12 of the Core Strategy and Development Management Policies for Central Bedfordshire (North).

## Notes to Applicant

1. The applicant is advised that implementation of the works in condition 5 of this permission requires 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 road improvements. Further details can be obtained from the Highways Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford, Bedfordshire, SG17 5TQ.

## NOTES

- (1) In advance of the consideration of the application the Committee were advised that the application was advertised as a departure from Local Planning Policy on 5 August 2011 and a new site notice displayed on this date. This consultation period will end on 26 August 2011. It is therefore requested that should the Committee be minded to approve the application that the decision be delegated to the Head of Development should no further objections or issues be raised.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.