

Item No. 9**SCHEDULE B**

APPLICATION NUMBER	CB/11/03946/REN
LOCATION	Meat And Livestock Commission, Hitchin Road, Stotfold
PROPOSAL	Renewal of planning permission 08/02000/FULL (removal of condition 14) in respect of planning approval 08/01043/OUT (redevelopment to form a business park (B1,B2 and B8 uses) and erection of 5no. replacement dwellings (all matters reserved except access).
PARISH	Stotfold
WARD	Stotfold & Langford
WARD COUNCILLORS	Cllrs Clarke, Saunders & Saunders
CASE OFFICER	Mark Spragg
DATE REGISTERED	24 November 2011
EXPIRY DATE	23 February 2012
APPLICANT	The Agricultural & Horticultural Development Board
AGENT	Hunter Page Planning Ltd
REASON FOR COMMITTEE TO DETERMINE	Objection from Stotfold Town Council to Major application.
RECOMMENDED DECISION	Rep PP - New Time Limit - Granted

- 1 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.

- 2 **Approval of the details of:-**

- (a) the layout of the building(s);**
- (b) the scale of the building(s);**
- (c) the appearance of the building(s);**
- (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.

- 3 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.

- 4 **Development shall not begin until a noise impact assessment detailing the likely noise impact of the B1/B2/B8 employment area on the proposed C3 residential dwellings and existing residential dwellings on Hitchin Road has been submitted to and approved in writing by the Local Planning Authority. The assessment shall be in accordance with PPG 24 and BS4142 and shall identify appropriate noise mitigation measures to protect the amenity of the proposed residential dwellings as appropriate. Any works which form part of the scheme shall be completed before any dwelling is occupied unless an alternative period for completion is agreed by the Local Planning Authority.**

Reason: In order to safeguard the amenity and interests of immediate surroundings.

- 5 Operations for which noise is audible at the nearest noise sensitive properties shall only be carried out between 08.00 hours and 18.00 hours Monday – Friday, 08.00 to 18.00hrs Saturday, and at no time on Sundays, Bank or Public Holidays, without the prior agreement in writing of the Local Planning Authority.

Reason: In order to safeguard the interest and amenity of the immediate surroundings.

- 6 Noise resulting from the use of the plant, machinery or equipment at each industrial unit shall not exceed a level of 5dBA below the existing background level (or 10dBA below if there is a tonal quality) when measured

according to BS4142:1997, at a point one metre external to the nearest noise sensitive building

Reason: In order to safeguard the interest and amenity of the immediate surroundings.

- 7 **Development shall not begin until a scheme for protecting the proposed dwellings and existing dwellings on Hitchin Road from odour/fumes and light pollution from the B1/B2/B8 uses has been submitted to and approved by the local planning authority. Any works which form part of the approved scheme shall be completed before any permitted premises or dwelling is occupied unless an alternative period is agreed in writing by the Local Planning Authority.**

Reason: In order to safeguard the interest and amenity of the immediate surroundings.

- 8 **Prior to the commencement of any phase of development approved by this planning permission developer shall submit to the Planning Authority, in duplicate:**

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

b) Where shown to be 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, gas and groundwater 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.

Any remediation scheme shall be agreed in writing by the local planning authority prior to the commencement of works.

Any remediation scheme, as agreed in writing shall be fully implemented before the development hereby permitted is first occupied.

All variations to any remediation scheme shall be agreed in writing with the Local Planning Authority.

Reason: To protect human health and the environment.

- 9 **Details of the method of disposal of foul and surface water drainage shall be submitted to and agreed in writing by the Local Planning Authority including any land drainage system, before the development is commenced. Thereafter no part of the development shall be brought into use until the approved drainage scheme has been implemented.**

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

- 10 The scheme approved in Condition 2 shall be carried out by a date which shall be not later than the end of the full planting season immediately following the completion of the development. 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.

- 11 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. The boundary treatment shall be completed in accordance with the approved scheme before the buildings are occupied in accordance with a timescale agreed in writing with the Local Planning Authority.

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

- 12 **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.

- 13 There shall be no net increase in the number of bedrooms at the site within the new dwellings hereby permitted.

Reason: In order to comply with the Council's Planning Obligations Strategy

(SPD).

- 14 The development hereby permitted shall relate to the submitted unnumbered site plan given reference CBC01.

Reason: For the avoidance of doubt.

Reasons for Granting

The site is allocated in the Central Bedfordshire Site Allocations DPD (April 2011) for a mixed use development providing five replacement dwellings and buildings to accommodate B1,B2 and B8 uses. The proposal conforms with policies CS2, CS5, CS9, CS10, CS14, DM3 and DM4 of the Central Bedfordshire Core Strategy, Planning Policy Statement PPS1, PPS3 and PPS4 and Circular 11/95.

NOTES

In advance of the consideration of the application consultation/publicity responses received from Stotfold Town Council. Having reviewed their response the Town Council confirmed that they had no objections to the application and commented that their previous comments were only to reiterate their objections to the original application.