

Item No. 8

APPLICATION NUMBER	CB/13/01022/FULL
LOCATION	Houghton Hall Park, Houghton Hall Business Park, Houghton Regis
PROPOSAL	New Heritage Hub (visitors centre) with expansion of the existing car park.
PARISH	Houghton Regis
WARD	Houghton Hall
WARD COUNCILLORS	Cllrs Mrs Goodchild & Jones
CASE OFFICER	Abel Bunu
DATE REGISTERED	15 April 2013
EXPIRY DATE	10 June 2013
APPLICANT	Central Bedfordshire Council
AGENT	Nicolas Tye Architects
REASON FOR COMMITTEE TO DETERMINE	The application site is owned by Central Bedfordshire Council
RECOMMENDED DECISION	Full Application - Approval

Recommended Reasons for Granting

The proposed development would, preserve the character and appearance of the historic environment, advance awareness of the heritage assets and would not be prejudicial to highway safety thereby conforming to the development plan comprising Policies, BE7, BE8, SD1 and T10 of the South Bedfordshire Local Plan Review and Policies 1,2, 22, 27,43 & 45 of the emerging Development Strategy for Central Bedfordshire and national advice contained in the National Planning Policy Framework and the supplementary planning guidance, 'Design in Central Bedfordshire, A Guide for Development', 2010.

Recommendation

That Planning Permission be **GRANTED** subject to the following:

RECOMMENDED CONDITIONS

- 1 The development shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 **Before development begins and notwithstanding the details submitted with the application, details of the materials and colours to be used for the external walls and roofs of the proposed building including rainwater goods shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.**

**Reason: To ensure that the development does not detract from the character and appearance of the historic environment.
(Policies BE8, S.B.L.P.R and 43 & 45 D.S.C.B).**

- 3 Prior to development, a Tree Protection Plan shall be submitted to the Local Planning Authority indicating the position and build specification of protective fencing that shall create a Construction Exclusion Zone around the north-eastern boundary of the site at sufficient distance from the trees to comply with the requirements of BS 5837 : 2012.**

**Reason: To ensure the satisfactory retention and protection of mature trees located along the frontage with Park Road North along the north-eastern boundary of the site, to secure their good health, stability screening and amenity value.
(Policies BE8, S.B.L.P.R and 43 D.S.C.B).**

- 4 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.
(Policy 43 D.S.C.B).**

- 5 Development shall not begin until details of secure cycle storage for staff and cycle parking for visitors have been approved by the Local Planning Authority and the building shall not be occupied until the said storage and parking have been constructed in accordance with the approved details.**

**Reason: In order to promote sustainable modes of transport.
(Policies 27 & 43 D.S.C.B).**

- 6 Development shall not begin until details of welfare facilities for staff who cycle to the site have been approved by the Local Planning Authority and the building shall not be occupied until the said facilities have been provided in accordance with the approved details.**

**Reason: In order to promote sustainable modes of transport.
(Policy 43 D.S.C.B).**

- 7 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.
(Policy 43 D.S.C.B).**

- 8 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.
(Policy 43 D.S.C.B).**

- 9 No development shall take place until a written scheme of heritage asset resource management; that includes post excavation analysis and publication has been submitted to and approved in writing by the Local Planning Authority. The said development shall only be implemented in full accordance with the approved scheme.”**

**Reason: To record and advance understanding of the heritage assets which will be unavoidably affected as a consequence of the development.
(Policy 45 D.S.C.B and paragraph 141 of the National Planning Policy Framework).**

- 10 No development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:**

- 1) a preliminary risk assessment which has identified:**
 - 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 a detailed assessment of the risk to all receptors that may be affected, including those off site.**
- 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.**
- 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for**

contingency action.

Any changes to these components require the express written consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason: To protect and prevent the pollution of controlled waters (particularly the underlying Principal aquifer) from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF; paragraphs 109, 120, 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection (GP3:2012) position statements A4 to A6, D1 to D4 and N7.

- 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 a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To protect and prevent the pollution of controlled waters (particularly the underlying Principal aquifer) from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF; paragraphs 109, 120, 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection (GP3:2012) position statements A4 to A6, D1 to D4 and N7.

- 12 No infiltration of surface water drainage into the ground is permitted other than with the express 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. The development shall be carried out in accordance with the approval details.

Reason: To protect and prevent the pollution of controlled waters (particularly the underlying Principal aquifer) from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF; paragraphs 109, 120, 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection (GP3:2012) position statements A4 to A6, D1 to D4 and N7.

- 13 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1428.01.00, 1428.01.01, 1428.02.01, 1428.02.02, 1428.02.03, 1428.02.04, 1428.02.05 & 1428.02.06.

Reason: For the avoidance of doubt.

Notes to Applicant

1. In accordance with Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the reason for any condition above relates to the Policies as referred to in the South Bedfordshire Local Plan Review (SBLPR) and the emerging Development Strategy for Central Bedfordshire (DSCB).
2. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
3. Hydrocarbon contamination has been shown to be associated with car park facilities and driveways. This site is located on a Principal aquifer that is vulnerable to contamination and an investigation is required to determine the presence and the potential extent of any contamination. Also required is an investigation into any other activities or facilities such as heating oil storage tanks, either current or historical, that may have resulted in contamination of soils and/or groundwater.
4. The applicant's attention is drawn to their responsibility under The Equality Act 2010 and with particular regard to access arrangements for the disabled.

The Equality Act 2010 requires that service providers must think ahead and make reasonable adjustments to address barriers that impede disabled people.

These requirements are as follows:

- Where a provision, criterion or practice puts disabled people at a substantial disadvantage to take reasonable steps to avoid that disadvantage;
- Where a physical feature puts disabled people at a substantial disadvantage to avoid that disadvantage or adopt a reasonable alternative method of providing the service or exercising the function;
- Where not providing an auxiliary aid puts disabled people at a substantial disadvantage to provide that auxiliary aid.

In doing this, it is a good idea to consider the range of disabilities that your actual or potential service users might have. You should not wait until a disabled person experiences difficulties using a service, as this may make it too late to make the necessary adjustment.

For further information on disability access contact:

The Centre for Accessible Environments (www.cae.org.uk)
Central Bedfordshire Access Group (www.centralbedsaccessgroup.co.uk)

Statement required by the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 - Article 31

Planning permission has been recommended for this proposal. The Council acted pro-actively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

[Note:

1. In advance of consideration of the application the Committee were advised of additional conditions required by the Environment Agency. The conditions are stated above at 10, 11 and 12. There was also an additional informative 3 above.]