

Item No. 10

APPLICATION NUMBER	CB/13/01693/FULL
LOCATION	Global Robots Limited, Beancroft Road, Marston Moretaine, Bedford, MK43 0QF
PROPOSAL	Demolition of existing buildings, redevelopment and extension of site comprising a workshop/office building and two storage buildings. Associated car parking, landscaping and ancillary works.
PARISH	Marston Moretaine
WARD	Cranfield & Marston Moretaine
WARD COUNCILLORS	Cllrs Bastable, Matthews & Mrs Clark
CASE OFFICER	Annabel Gammell
DATE REGISTERED	13 May 2013
EXPIRY DATE	12 August 2013
APPLICANT	Mr Andrew Kirkwood
AGENT	Woods Hardwick Ltd
REASON FOR COMMITTEE TO DETERMINE	A Departure from the Central Bedfordshire Core Strategy and a major application.
RECOMMENDED DECISION	Full Application - Granted

Reason for Committee to Determine:

A departure from the Central Bedfordshire Core Strategy and a major application.

Site Location:

The application site is Global Robots Ltd, which is an existing development on Beancroft Road, the site is approximately 0.56 ha, and currently has 4 single storey linked buildings on the frontage. The application site is also part of an agricultural field to the rear of the existing Global Robots site, this area is some 0.6 ha. To the front of the site is a ditch, with some landscaping/fencing, however the site appears visible from the road. The site has a large amount of open storage areas, where Robots are kept adjacent to the frontage, this is also visible from the street scene.

Beancroft Road is a link road between Marston Moretaine and Cranfield, it is a 60 mph road, largely agricultural with sporadic residential and commercial enterprise along it, Global Robots is some 650 metres from the junction with the A421, on the western side of the road.

The Application:

This application proposes a change of use for the agricultural land on the rear portion of the site to B8/B2. Also the demolition of the existing buildings on the site, and the erection of three new buildings, associated works to facilitate the use of the

site, and landscaping.

Building 1 – 62 metres in length, 25 metres in width, 7 metres in height (eaves height 4.8 metres)

Building 2 – 50 metres in length, 28 metres in width, 7.2 metres in height (eaves height 3.8 metres)

Building 3 – 50 metres in length, 28 metres in width, 7.2 metres in height (eaves height 3.8 metres)

RELEVANT POLICIES:

National Planning Policy Framework

Core Strategy and Development Management Policies

CS1: Development Strategy

CS11: Rural economy and tourism

DM3: High Quality Development

DM4: Development within and beyond Settlement Envelopes

Draft Development Strategy for Central Bedfordshire

Policy 9: Employment proposals outside Settlement Envelopes

Supplementary Planning Guidance

Design in Central Bedfordshire: A Guide for Development

Parking Strategy, Appendix F, Central Bedfordshire Local Transport Plan, endorsed for Development Management purposes by Executive October 2012

Planning History

Application:	Planning	Number:	CB/10/04158/FULL
Validated:	10/11/2010	Type:	Full Application
Status:	Decided	Date:	22/12/2010
Summary:		Decision:	Full Application - Granted
Description:	Full: Change of use and alterations to existing wood treatment building to form office.		

Application:	Planning	Number:	MB/92/00985/FA
Validated:	16/07/1992	Type:	DO NOT USE - Full Application
Status:	Withdrawn	Date:	16/10/1992
Summary:	Withdrawn	Decision:	Withdrawn
Description:	FULL: NEW ACCESS		

Application: Planning
Validated: 02/05/1990
Status: Decided
Summary: No objection
Description: FULL: ERECTION OF OVERHEAD ELECTRICITY LINE AND POLE MOUNTED TRANSFORMER

Number: MB/90/00828/FA
Type: DO NOT USE - Full Application
Date: 27/06/1990
Decision: No objection

Application: Planning
Validated: 09/05/1989
Status: Decided
Summary:
Description: FULL: CHANGE OF USE OF BARNS TO STORAGE AND LIGHT INDUSTRY

Number: MB/89/00727/FA
Type: Listed Building
Date: 04/07/1989
Decision: Full Conditional

Application: Planning
Validated: 19/01/1989
Status: Decided
Summary: Refused
Description: FULL: CHANGE OF USE OF AGRICULTURAL SHEDS AND ADJOINING YARD TO LIGHT INDUSTRY AND STORAGE

Number: MB/88/01525/FA
Type: DO NOT USE - Full Application
Date: 16/03/1989
Decision: Refuse

Application: Planning
Validated: 28/04/1987
Status: Decided
Summary: Refused
Description: FULL: RENEWAL OF PLANNING PERMISSION FOR MOBILE HOME

Number: MB/87/00493/FA
Type: DO NOT USE - Full Application
Date: 23/06/1987
Decision: Refuse

Application: Planning
Validated: 24/12/1985
Status: Decided
Summary:
Description: FULL: MOBILE HOME FOR AGRICULTURAL WORKER

Number: MB/85/00626/FA
Type: DO NOT USE - Full Application
Date: 18/02/1986
Decision: Full Conditional

Application: Planning
Validated: 21/10/1980
Status: Decided
Summary: Full Conditional Approval
Description: FULL: EXTENSION OF PLANNING PERMISSION 79/1085

Number: MB/79/1085A/FA
Type: DO NOT USE - Full Application
Date: 16/12/1980
Decision: Full Conditional

Application: Planning
Validated: 30/08/1979
Status: Decided
Summary: Full Conditional Approval
Description: FULL: SITING OF RESIDENTIAL MOBILE HOME

Number: MB/79/01085/FA
Type: DO NOT USE - Full Application
Date: 25/10/1979
Decision: Full Conditional

Representations: (Parish & Neighbours)

Marston PC It was felt that this application would tidy up the site and thus improve the appearance of the area. Local employment was another considering factor. The committee were made aware that Global Robots employ a high proportion of their staff from the local area. It was considered that this application could pave the way for employment of additional staff.

Therefore having considered the matter, the Planning Committee resolved that it had no objection to the proposal.

Third party No comments received
representations

Consultations/Publicity responses

Highways: No objection subject to conditions.

Notwithstanding the previous concerns of the highway authority it has now been established that visibility splay appropriate to the actual measured speed of vehicle on the public highway can be accommodated. In these circumstances and given the history of the site I can confirm that the highway authority no longer have a justifiable reason to raise an objection to the scheme now being proposed.

In the event that planning approval is considered the following conditions and advice notes are recommended for inclusion.

Condition 1. The development hereby approved shall not be brought into use until visibility splays have been provided at the junction of the access road with the public highway. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the proposed estate road from its junction with the channel of the public highway and 105m to the south east and 114m to the north west, measured from the centre line of the proposed estate road along the line of the channel of the public highway. The vision splays required shall be provided and defined on the site by or on behalf of the developers and be kept free of any obstruction.

Reason: To provide adequate visibility between the existing highway and the vehicle access in the interests of highway safety

C2. Before the premises are occupied all on site vehicular areas shall be surfaced in a stable and durable manner in accordance

with details to be approved in writing by the Local Planning Authority. Arrangements shall be made for surface water drainage from the site to soak away within the site so that it does not discharge into the highway or into the main drainage system.

Reason: To avoid the carriage of mud or other extraneous material or surface water from the site so as to safeguard the interest of highway safety and reduce the risk of flooding and to minimise inconvenience to users of the premises and ensure satisfactory parking of vehicles outside highway limits

C3. The proposed development shall be carried out and completed in all respects in accordance with the access siting and layout illustrated on the approved plan and defined by this permission and, notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995, (or any Order revoking or re-enacting that Order) there shall be no variation without the prior approval in writing of the Local Planning Authority.

Reason: To ensure that the development of the site is completed insofar as its various parts are interrelated and dependent one upon another and to provide adequate and appropriate access arrangements at all times.

Advice Note 1. The applicant is advised that no highway surface water drainage system designed as part of a new development, will be allowed to enter any existing highway surface water drainage system without the applicant providing evidence that the existing system has sufficient capacity to account for any highway run off generated by that development. Existing highway surface water drainage systems may be improved at the developer's expense to account for extra surface water generated. Any improvements must be approved by the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.

Public Protection	No comments to make
Environment Agency	No objections subject to conditions relating to Ground Water / Contaminated Land, Flood Risk and Environmental management.
Internal Drainage Board	After reviewing the FRA submitted for the above planning application the Board has no objection in principle to the development proposals. The Board note that it is the applicants

intention to discharge storm water runoff from the site to the adjacent watercourse under the statutory control of the Board. As per section 4.15 of the FRA all storm water runoff from the site must be limited to the appropriate green field rate for the 1:100 year event plus a factor for climate change. The applicant should note that in accordance with the interim code of practice if a variable discharge is to be used appropriate discharge rates must also result from the 1:1, 1:30 and 1:100 + CC year storms or the QBar rate must be used for all events up to and including the 1:100 year +CC event and appropriate storage provided. In addition the applicant must demonstrate that the volume of discharge is no greater than that generated by the green field site for the 1:100 year 6 hour storm.

It is not clear if the applicant intends to leave the discharge for the existing impermeable site, situated on the northern boundary in place or whether this discharge will be moved to the proposed new outfall to the west of the site. It is the Board's policy not to consent pre-existing outfalls providing there is no change in impermeable area or discharge but should runoff from the old site now be discharged to a new outfall the applicant must demonstrate the amount of existing impermeable area and discharge and this must be included in the discharge/storage calculations.

As a new, direct discharge to an IDB watercourse the Board's statutory consent will be required for the aforementioned outfall. To date our records indicate no consent has not been issued or sought at this office for the proposed outfall.

The Board therefore suggest that planning permission should not be granted without conditions requiring that the applicant's storm water design and construction proposals are adequate before any development commences.

There are a number of hedgerows on the site boundaries which should be unaffected by the proposals.

Pre application advice included the suggestion that the native hedge mix should be a mix of 50% Hawthorn, 20% Blackthorn, 10% Holly, 10% Field Maple and 10% Hazel or similar mix, planted as a double row at 6 plants per metre incorporating rabbit guards.

Tree Officer

It was suggested that a 10 metre shelter belt using bare root native whips planted during the dormant season (November to March) would be a suitable treatment for the south west boundary and would establish faster than standard tree planting, it was suggested that it incorporates mulching of some form to encourage establishment.

Area to be landscaped at the front boundary with Beancroft

Road has potential for some more formal planting incorporating shrubs, groundcover and selective standard trees.

Full hard and soft landscaping details will be required to include species, sizes and densities of planting.

Ecology

I have no objection to the proposals but on looking at the transport documentation it is evident that works to the ditch will be required for visibility splays. It would appear that this ditch would have some wildlife interest and as such any losses following redesign should be mitigated for elsewhere. The NPPF calls for a net gain to biodiversity whilst I welcome the inclusion of native trees and hedgerows further wetland enhancements would also be beneficial. I note that the surface water is being stored underground due to lack of space but SUDS features can be multifunctional and perhaps should be given further consideration in the scheme.

The application seeks the redevelopment and extension of the site comprising workshop/office buildings and two storage buildings with associated car parking, landscaping and ancillary works.

Planning Policy Team

The site is located north west of Marston Moretaine, north of the A421 in a predominantly rural location along Beancroft Way. The site is surrounded by arable land. The site is already development with four separate buildings. It is proposed to demolish these buildings and expand the site south westwards to develop three larger buildings.

The Planning Statement states that the expansion and redevelopment of the site will allow for the expansion of the company in one single location which has grown in recent years. The redevelopment of the site will also allow for internal storage. Currently robots are stored externally and therefore external storage will increase safety and improve the visual appearance of the site.

The NPPF and Policies in the emerging Development Strategy provide for the support of employment proposals outside of the Settlement Boundary (Policy 9). The expansion and redevelopment of this site is also supported by the NPPF in its statement on supporting the rural economy. The expansion and redevelopment of this site would allow this business, currently employing 13 people to maintain its base in Central Bedfordshire and take on more employees thus contributing to rural economic growth.

The site is not located in the green belt or AONB. However policies in the emerging Development Strategy strive to ensure

that new buildings are of a high quality. This is further enforced through policies in the adopted Core Strategy and Development Management Policies (Policies CS14 and DM3). Although the proposed new buildings are larger in scale, as the site is effectively doubling in size, than the existing buildings, it is considered that they are appropriate in scale and design to the site and use the land efficiently. The buildings are single storey and the proposals allow for significant landscaping to screen the site from the surrounding countryside. It will be essential that the landscaping provides significant screening of the new buildings and contributes to the objectives of the Forest of Marston Vale. The new buildings will also 'clean up' the site in terms of providing internal storage, improving the visual appearance of this site.

In summary it is considered that there are no reasons for objection on policy grounds for the proposed redevelopment of the site.

Determining Issues

The main considerations of the application are;

1. Principle of development
2. Impact on character and appearance of the surrounding area
3. Impact on amenities of neighbouring residents and future occupiers
4. Access, parking and sustainability
5. Other matters

Considerations

1. Principle of Development

The site lies within the open countryside, outside any settlement envelope. Policy CS11 of the Core Strategy seeks to support the rural economy and the diversification of redundant properties to other commercial, industrial, tourism and recreational uses in the first instance. The pre-amble to Policy DM4 advises that in the open countryside only particular types of development will be permitted in accordance with National Guidance.

It is accepted that this is not a redundant agricultural site, however evidence has been provided which explores other facilities within the area, and how they are not suitable for the businesses growing needs. It is considered that where there are no suitable sites possible it is reasonable to expand the existing premises subject to the regular planning considerations. Details of the sites considered for this development are within the Planning Statement. Evidence has been prepared as part of this application which identifies no suitable alternatives, and therefore it is considered that the principle of development on land adjacent to the existing site, may be acceptable. This is in accordance with the draft Development Strategy Policy 9 (Employment Proposals outside of Settlement

Envelopes).

The NPPF (para 15) advises that Local Plans should follow the approach of the presumption in favour of sustainable development. Paragraph 17 encourages the effective use of land by reusing land that has been previously developed.

The NPPF calls for a presumption in favour of sustainable development. Paragraph 18 and 19 state that the Government is committed to securing economic growth in order to create jobs and prosperity and ensuring that the planning system does everything it can to support sustainable economic growth. Therefore planning should operate to encourage sustainable growth.

Paragraph 28 further reiterates the support for a prosperous rural economy and planning policies should support economic growth in rural areas to create jobs and prosperity. This is achieved through taking a positive approach to sustainable new development by supporting growth and expansion of all types of businesses in rural areas including well designed buildings.

Included with the application was an extensive assessment of other sites, and how they do not meet the requirements of the business. As this is an existing business within an existing site, which requires additional land to expand the business, it is considered that it has been suitably demonstrated that there are no suitable sites for their business needs in the locality. It is therefore considered reasonable and appropriate to allow the expansion of this site.

It is considered that the principle of redeveloping and expanding this site for the existing use is in principle broadly reflective of the general sustainability objectives of both the Core strategy and the NPPF.

2. Impact on Character and Appearance of the Surrounding Area

The application includes the total redevelopment of the site, it is considered that it offers the potential for significant design improvements, and although the built mass would be increased on the site it is judged that the proposals represent a visual enhancement to the area.

Substantial levels of new landscaping are proposed which would better integrate this commercial development with the rural environment. Conditions requiring further details of the landscaping would be required. The buildings have been designed to be of relatively low profile and of an agricultural design, set back from the boundary enabling screen planting. On balance it is considered that the development would not have a harmful impact with regard to the character of and views from the open countryside.

3. Impact on Amenities of Neighbouring Residents

Core Strategy policy DM3 requires new development to respect the amenity of nearby residents.

The site is not located within a residential area and as such the only residential property close to the site would be approximately 130 metres away to the south.

It is considered that although additional land would be used, the new buildings offered the opportunity for enhancements to sound quality. This is not a new use to the site, it would result in the existing business being able to use the site more efficiently and reduce the need for outside operations. It is considered that the neighbouring properties would be safeguarded in terms of loss of light, outlook, privacy or the causing of an overbearing impact.

Public Protection raised no objections to this development, and no comments have been received from neighbouring properties.

On the basis of the above it is not considered that any significant harm to neighbouring amenity would result and that the development would result in a reasonable level of amenity for future occupiers.

4. Access, Parking and Sustainability

The highway officer is satisfied that the proposed access arrangements are suitable for Beancroft Road, extensive pre-application advice was taken prior to this application being made, which has enabled the developer to work with the planning department to agree a satisfactory outcome relating to the access and levels of use.

5. Other Matters

Flooding and contamination

Both the IDB and the Environment Agency have advised that conditions are required, these are recommended to committee.

Human Rights

The development has been assessed in the context of the Human Rights and would have no relevant implications.

Equalities Act 2010

The development has been assessed in the context of the Human Rights and would have no relevant implications.

Recommendation

That Planning Permission be granted subject to the following conditions:

RECOMMENDED CONDITIONS / REASONS

- 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 **No works to commence on site until a scheme be submitted for written approval of the Local Planning Authority setting out the details of the materials to be used for the external walls and roof. Samples of the materials shall be provided. 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.

- 3 The development hereby approved shall not be brought into use until visibility splays have been provided at the junction of the access road with the public highway. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the proposed estate road from its junction with the channel of the public highway and 105m to the south east and 114m to the north west, measured from the centre line of the proposed estate road along the line of the channel of the public highway. The vision splays required shall be provided and defined on the site by or on behalf of the developers and be kept free of any obstruction.

Reason: To provide adequate visibility between the existing highway and the vehicle access in the interests of highway safety

- 4 Before the premises are occupied all on site vehicular areas shall be surfaced in a stable and durable manner in accordance with details to be approved in writing by the Local Planning Authority. Arrangements shall be made for surface water drainage from the site to soak away within the site so that it does not discharge into the highway or into the main drainage system.

Reason: To avoid the carriage of mud or other extraneous material or surface water from the site so as to safeguard the interest of highway safety and reduce the risk of flooding and to minimise inconvenience to users of the premises and ensure satisfactory parking of vehicles outside highway limits

- 5 The proposed development shall be carried out and completed in all respects in accordance with the access siting and layout illustrated on the approved plan and defined by this permission and, notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995, (or any Order revoking or re-enacting that Order) there shall be no variation without the prior approval in writing of the Local Planning Authority.

Reason: To ensure that the development of the site is completed insofar as its various parts are interrelated and dependent one upon another and to provide adequate and appropriate access arrangements at all times.

- 6 No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 100 year critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The

scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

- Details of all elements (i.e. modelling reference labels, designs, diameters, gradients, dimensions, and so on of all pipes, inspection chambers, and flow control device(s)) of the proposed drainage systems should be provided as part of the detailed surface water drainage scheme.
- Overland flood flow routes and subsequent flood risk in the event of surface water system failure. It is essential the flood flow is routed away from vulnerable areas and property, and that the development remains “safe”.
- Clear details of the ownership and responsibility of maintenance of all drainage including pipe networks, control structures and SUDS elements for the lifetime of the development.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site and to reduce the risk of flooding to the proposed development and future users

- 7 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.

Reasons: National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Government policy also states that planning policies and decisions should ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

- 8 No development approved by this permission shall be commenced until a scheme for the improvement of the existing sewerage disposal system has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved.

Reasons: The application does not provide sufficient information about drainage arrangements and pollution prevention measures to demonstrate whether the proposal will lead to pollution of surface or underground waters. National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Government policy also

states that planning policies and decisions should ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

- 9 **No development shall commence until a landscaping scheme to include any hard surfaces and earth mounding has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained for a period of five years from the date of planting and any which die or are destroyed during this period shall be replaced during the next planting season and maintained until satisfactorily established.**

Reason: To ensure a satisfactory standard of landscaping.

- 10 No goods, waste, materials or equipment shall be deposited or stored on the site in the open other than on any areas defined for those purposes and shown on the approved plan.

Reason: To protect the amenities of the area and to ensure that vehicle parking, servicing and unloading areas are available for those purposes at all times.

- 11 No external lighting shall be installed without the prior written approval of the Local Planning Authority.

Reason: To protect the character of the open countryside and in the interest of highway safety.

- 12 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans site plan, P01, P02, P03, P04, P05, P06, P07, P08, 500.

Reason: For the avoidance of doubt.

Notes to Applicant

1. The applicant is advised that no highway surface water drainage system designed as part of a new development, will be allowed to enter any existing highway surface water drainage system without the applicant providing evidence that the existing system has sufficient capacity to account for any highway run off generated by that development. Existing highway surface water drainage systems may be improved at the developer's expense to account for extra surface water generated. Any improvements must be approved by the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.

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. The applicants 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)

4. **Environment Agency:**

The use of the term cesspool refers to a reasonably large watertight sealed vessel which has no constructed outlet and requires regular emptying by contractor. We do not support the use of cesspits. Cesspits should be used as a temporary method pending a more satisfactory solution such as mains drainage, or installation of a sewage treatment plant. The expansion of this site and increase in staffing levels should be seen as an opportunity to explore a more satisfactory form of sewage disposal.

A septic tank is an aerobic treatment tank which has an outlet to soakaway which will require a separate formal approval from us. It would appear that the local geology is unsuitable for use for soakaways.

A package treatment plant is an alternative to a septic tank which has an outlet to either a soakaway or watercourse, and requires a separate formal consent from us. Such consent is not implied by these observations, and may be withheld.

Advice to Applicant

Depending on the precise activities and quantitative throughputs of the development, the site may be subject to the constraints of Environmental legislation, including but not limited to the WEEE regulations and the Environmental Permitting (England and Wales) Regulations, 2010. The developer is advised to seek further guidance or pre-application advice from the Environment Agency to clarify requirements. Further information is available on our website at:

<http://www.environment-agency.gov.uk/business/topics/permitting/default.aspx>

The Environmental Protection (Duty of Care) Regulations 1991 for dealing with waste materials are applicable for any off-site movements of wastes. The developer as a potential waste producer therefore has a duty of care to ensure all materials removed go to an appropriate permitted facility and all relevant documentation is completed and kept in line with regulations. Further, if any controlled waste is to be removed off site, then the site operator must ensure a registered waste carrier is used to convey the waste material off site to a suitably permitted facility.

The proposal must have consideration for prevention of pollution. The developer is advised to ensure the site infrastructure takes into account the requirements for prevention of pollution. Further information on these requirements can be found in the Pollution Prevention Guidelines (PPG) documents via our website at:

<http://www.environment-agency.gov.uk/business/topics/pollution/39083.aspx>

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

Planning permission has been granted 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.

Reasons for recommending approval

The proposed change of use of agricultural land and redevelopment of the site for a comprehensive B2/B8 development would be appropriate within the location. The use and development would not result in any significant harm to the character and appearance of the area, or the residential amenity of any neighbouring properties and is acceptable in terms of parking and highway safety. The proposal therefore complies with the objectives of the National Planning Policy Framework (2012) and Policies CS1, CS11, DM3, DM4 and DM9 of Central Bedfordshire Core Strategy and Development Management Policies Document (2009).

DECISION