

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.

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).