

Item No. 6

APPLICATION NUMBER	CB/13/03448/FULL
LOCATION	Land Opposite Boundary Farm North Of, Baldock Road, Stotfold
PROPOSAL	Erection of building and associated works for the public display of The Saunders Collection of steam engines, fairground rides, mechanical organs and associated memorabilia and change of use from agricultural land to form an extension to the Stotfold Mill Nature Reserve.
PARISH	Stotfold
WARD	Stotfold & Langford
WARD COUNCILLORS	Cllrs Clarke, Saunders & Saunders
CASE OFFICER	Nikolas Smith
DATE REGISTERED	16 October 2013
EXPIRY DATE	15 January 2014
APPLICANT	Mr J Saunders
AGENT	DLP Planning Ltd
REASON FOR COMMITTEE TO DETERMINE	This development would represent a departure from the Development Plan, the applicant is an elected Member of Central Bedfordshire Council and the land is owned by the Council.
RECOMMENDED DECISION	That the application is referred to the Secretary of State. In the event that the application is not called-in, that it is approved subject to conditions. The application is referable to the Secretary of State because the development would comprise a leisure use outside of a town centre, the floor space would be in excess of 5000sqm and the development would represent a departure from the Development Plan.

Recommendation:

That the application is referred to the Secretary of State. In the event that the application is not called-in, that it is approved subject to 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 **No development shall commence at the site before details of materials to be used in the external surfaces of the building have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.**

Reason: To ensure that the appearance of the development would be

acceptable.

- 3 Hard and soft landscaping at the site shall be carried out in accordance with plans PLPP400/2-020A, DLPP400/2-021A, DLPP400/2-022A, DLPP400/2-023A, DLPP400/2-024A and the Guide to Management of External Areas prepared by Elwood Landscape Design dated September 2013. The landscaping shall be completed in advance of the building opening to the public and shall be maintained thereafter.

Reason: To ensure that the appearance of the site would be acceptable.

- 4 **No development shall commence at the site before a scheme demonstrating how the development would achieve at least 10% of its energy demands through the use of low and zero-carbon technology has been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved scheme.**

Reason: To ensure that the development would be sustainable.

- 5 **No development shall commence at the site before a scheme has been submitted to the Council for works to the nature reserve extension land (shown hatched in green on plan number D02B) together with a timetable for its implementation and a scheme for its long-term management. The scheme shall be carried out as approved in accordance with the approved timetable and management scheme.**

Reason: To balance the harm that the development would cause to the appearance of the open countryside and to improve the biodiversity value of the development.

- 6 **No development shall commence at the site before details of existing and proposed site levels have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.**

Reason: To ensure that the appearance of the site would be acceptable.

- 7 **Notwithstanding the details shown on the submitted in principle plan, no development shall commence at the site before full engineering details of the junction between the proposed access road and the associated off-site highway works within the confines of the public highway, including lighting and signage, have been submitted to and approved by the Local Planning Authority and no building shall be occupied until works have been constructed in accordance with the approved details.**

Reason: To secure a satisfactory access appropriate to the development, in the interest of public safety and convenience.

- 8 **Notwithstanding the details shown on plan number D028, no**

development shall commence at the site before full engineering details of the proposed foot and cycle link between the proposed development and Baldock Road have been submitted to approved by the Local Planning Authority and no building shall be occupied until works have been constructed in accordance with the approved details.

Reason: To ensure the provision of appropriate sustainable transport linkages with Stotfold in the interest of public safety and convenience.

- 9 Notwithstanding the submitted details the development shall not be brought into use until the approved Travel Plan requirements have been implemented in accordance with a timetable to be submitted to and agreed by the Local Planning Authority.

Reason: To promote and encourage sustainable modes of travel and to reduce the potential traffic impact of the development on the local highway network.

- 10 All on-site vehicle areas shall be surfaced in tarmacadam or similar durable, porous but bound material and 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: To avoid the carriage of extraneous material or surface water from the site into the highway so as to safeguard the interest of highway safety.

- 11 Before the new access is first brought into use, any existing access within the frontage of the land to be developed, not incorporated in the access hereby approved shall be permanently stopped up to vehicular traffic and the highway reinstated to the satisfaction of the Local Planning Authority before the development is brought into use.

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

- 12 The scheme for parking and manoeuvring indicated on the submitted plans shall be laid out prior to the initial occupation of the development hereby permitted and that shall not thereafter be used for any other purpose.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

- 13 **No development shall commence at the site before a scheme detailing access provision to and from the site for construction traffic, which details shall show what arrangements will be made for restricting such vehicles to approved points of access and egress has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be operated throughout the period of construction work.**

Reason: To ensure the safe operation of the surrounding road network in the interests of road safety.

- 14 **No development shall commence at the site before a scheme detailing provision for on site parking for construction workers and deliveries 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.

- 15 **No development shall commence at the site before a scheme of for the drainage of storm water has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.**

Reason: To ensure adequate drainage at the site.

- 16 **No development shall take place until a written scheme of archaeological 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 with archaeological interest which will be unavoidably affected as a consequence of the development and to secure the protection and management of archaeological remains which may be preserved *in situ* within the development site.

- 17 The building shall only be used as a museum, for tea dances, big band nights and Christmas shows. There shall be no retail use at the site beyond the sale of souvenirs associated with the use of the site as a museum.

Reason: To ensure that the uses operating at the site are appropriate.

- 18 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [Design and Access Statement prepared by DLP dated September 2013, D02B, D03A, PL033, PL037, PL036A, PLPP400/2-020A, DLPP400/2-021A, DLPP400/2-022A, DLPP400/2-023A, DLPP400/2-024A, PL030, PL031, PL034, Planning and Operational Statement prepared by DLP dated September 2013, Sustainability Statement prepared by Lumenco, Baseline Ecological Evaluation prepared by Greenwood Environmental dated June 2013, The Saunders Collection - Contents, letter from CgMs dated October 2013, Flood Risk Assessment prepared by Wormwald Burrows Partnership Limited dated September 2013, Transport Assessment prepared by Matrix dated September 2013, Framework Travel Plan prepared by Matrix dated

September 2013 and Guide to Management of External Areas prepared by Elwood Landscape Design dated September 2013].

Reason: For the avoidance of doubt.

- 19 The premises shall not be open for customers outside the hours of 1000 hrs to 0000 hrs on any day.

Reason: To protect residential amenity.

20. Construction work shall not begin until a noise management plan for controlling the noise emanating from the premises has been submitted to and agreed in writing by the Local Planning Authority. The Plan shall be fully implemented before the museum is brought into use and thereafter maintained in accordance with the approved details.

Reason: To protect residential amenity.

21. The outdoor areas shall only be used for machinery or equipment demonstrations, events or sessions on not more than 10 days per calendar year.

Reason: To protect residential amenity.

Informative:

The applicant is advised that the premises will require registration under The Food Safety Act 1990 (as amended) and will need to comply with the relevant food hygiene standards prior to becoming operational. Further information may be obtained from the Food Team on 0300 300 8302).

Notes to Applicant

1. The applicant is advised that in order to comply with this permission it will be necessary for 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 access and associated road improvements. Further details can be obtained from the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.
2. The applicant is advised that the requirements of the New Roads and Street Works Act 1991 will apply to any works undertaken within the limits of the existing public highway. Further details can be obtained from the Traffic Management Group Highways and Transport Division, Central Bedfordshire Council, Technology House, 239 Ampthill Road, Bedford MK42 9BD.
3. 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.

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

The Council acted pro-actively through positive engagement with the applicant at the pre-application stage and during the determination process 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.

NOTES

(1) In advance of the consideration of the application the Committee received additional consultation responses from the Public Protection Officer commenting on the application and advising that they have no objection to the proposed development as set out in the Late Sheet.

The Committee were advised of three additional Conditions and an Informative.

(2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.