

## **Item No. 7**

<b>APPLICATION NUMBER</b>	<b>CB/15/03078/REG3</b>
<b>LOCATION</b>	<b>Stratton Business Park, Pegasus Drive, Biggleswade</b>
<b>PROPOSAL</b>	<b>Outline: B1, B2 &amp; B8 use employment development with associated infrastructure and ancillary works; all matters reserved except means of access</b>
<b>PARISH</b>	<b>Biggleswade</b>
<b>WARD</b>	<b>Biggleswade South</b>
<b>WARD COUNCILLORS</b>	<b>Cllrs Lawrence &amp; Woodward</b>
<b>CASE OFFICER</b>	<b>Alex Harrison</b>
<b>DATE REGISTERED</b>	<b>17 August 2015</b>
<b>EXPIRY DATE</b>	<b>16 November 2015</b>
<b>APPLICANT</b>	<b>CBC Assets &amp; Denison Investments Ltd</b>
<b>AGENT</b>	<b>Woods Hardwick Planning</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Part of the application site is unallocated and in the open countryside and is therefore a departure from the development plan.</b>
<b>RECOMMENDED DECISION</b>	<b>Outline Application - Granted</b>

### **Recommendation:**

That Outline Planning Permission be granted subject to referral to the Secretary of State and subject to the following:

### **RECOMMENDED CONDITIONS / REASONS**

1. No development pursuant to this outlined permission shall commence on any part of the site until the approval of the details of the appearance, landscaping, layout and scale of the buildings (hereinafter called the "Reserved Matters") on that part of the site has been obtained in writing from the Local Planning Authority. The development shall be carried out strictly in accordance with the approved details.

Reason: To comply with Article 5(1) of the Town and Country Planning (Development Management Procedure) Order 2015.

2. Applications for approval of reserved matters shall be made to the Local Planning Authority before the expiration of 10 years from the date of this permission. The development shall begin no later than 5 years from the approval of the final reserved matters.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

3. No development pursuant to this outline permission shall commence on any

part of the site until a Construction Environmental Management Plan (CEMP) for that part of the site has been submitted to and approved in writing by the Local Planning Authority. The works shall then be implemented in accordance with the details approved.

Reason: To ensure that the development is constructed using methods to mitigate nuisance or potential damage associated with the construction period and in accordance with the NPPF. Details must be approved prior to the commencement of development to mitigate nuisance and potential damage which could occur in connection with the development.

4. No development shall take place within each phase of the development until a written scheme of archaeological resource management 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 of archaeological resource management.

This written scheme of investigation will include the following components, completion of each of which will trigger the phased discharging of the condition:

1. A method statement for the investigation in stages as development extends across each phase and recording of archaeological remains present in that phase;
2. A method statement for preservation in situ and management of archaeological sites and features that have been identified for protection;
3. A post-excavation assessment and updated project design (to be submitted within six months of the completion of fieldwork at (1), unless otherwise agreed in writing by the Local Planning Authority);
4. Completion of post-excavation analysis, preparation of site archive ready for deposition at a store approved by the Local Planning Authority, completion of an archive, and submission of a publication report (to be completed within two years of completion of fieldwork at (1), unless otherwise agreed in advance in writing by the Local Planning Authority);
5. A Programme of interpretation, public outreach and community engagement.

Reason: To record and advance understanding of the archaeological resource which will be unavoidably destroyed as a consequence of the development in accordance with Chapter 12 of the *National Planning Policy Framework*.

5. Any reserved matters application submitted pursuant to this outline permission shall include a detailed surface water drainage strategy for the reserved matters development for which approval is sought. The strategy shall demonstrate how the management of water within the reserved matters application site for which approval is sought accords with the approved Flood Risk Assessment (FRA) and Drainage Strategy for this planning permission and shall maximise the use of sustainable drainage measures to control water at source as far as practicable to limit the rate and quantity of run-off,

incorporating the principles and techniques contained within the CBC Sustainable Drainage Guidance, to improve the quality of any run-off before it leaves the site or joins any water body.

Reason: To prevent the increased risk of flooding, both on and off site in accordance with Policy DM2 of the Central Bedfordshire (North Area) Core Strategy and Development Management Policies DPD (2009) and the NPPF.

6. Prior to the commencement of development upon Phase 5 a method statement, including timetable for the culverting including the outfall pipe to the existing attenuation basin of the existing open water course crossing Phase 5 shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and timetable.

Reason: To prevent the increased risk of flooding, both on and off site in accordance with Policy DM2 of the Central Bedfordshire (North Area) Core Strategy and Development Management Policies DPD (2009) and the NPPF.

7. The development pursuant to this outline planning permission shall be carried out in accordance with the Arboricultural Impact Assessment and Arboricultural Method Statement dated July 2015 and drawing nos. 602.1, 602.2, 602.3 and 602.4 unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the successful protection the existing trees indicated for retention on these plans.

8. No development on a phase of the scheme pursuant to this outline planning permission shall commence until a Landscape & Biodiversity Mitigation Strategy & Management Plan in respect of that phase has been submitted to and approved in writing by the Local Planning Authority. Any development hereby permitted for a phase shall be carried out only in accordance with the approved Mitigation Strategy & Management Strategy for that phase unless otherwise agreed in writing by the Local Planning Authority.

The scheme shall include details of ecological surveys and suitable habitat mitigation and monitoring including details, extent and type of new planting and new habitat created on site.

Reason: To protect wildlife and supporting habitat and in accordance with the NPPF. Details must be approved prior to the commencement of development to protect wildlife and supporting habitat from potential impact which could occur in connection with development.

9. No development on Phase 5 of the scheme pursuant to this outline permission shall commence until details of the timetable for planting and maintenance thereafter of the landscaping indicated on 'Planting Plan' B15003.401 and of that to be planted along the north eastern boundary of the Phase 5 land, for which a planting plan including a schedule of species, their sizes and positions shall also be provided, have been submitted to and approved in writing by the local authority. The planting shall be carried out as approved and in accordance with the timetable.

Reason: To ensure that the appearance of the development would be acceptable in accordance with Policy DM3 of the Core Strategy and Development Management Policies 2009'

10. No development pursuant to this outline permission shall commence on that part of the site until a scheme has been submitted to and approved in writing by the Local Planning Authority detailing measures to control noise from all plant machinery and equipment (including fans, ducting and external openings) to be used by virtue of the development permitted for that part of the site and shall be so enclosed, installed maintained and operated as to prevent transmission of noise and vibration into any premises either attached to or in the vicinity of the premises that the application relates.

Before the use commences, the above scheme shall be implemented in accordance with the approved details and shown to be effective, and it shall be retained in accordance with those details thereafter.

Reason: To protect the future neighbouring occupiers from noise associated with the use of the development.

11. No external lighting shall be erected or installed on any part of the site until details of a suitable lighting design scheme and impact assessment devised to eliminate any detrimental effect caused by obtrusive light from the development on neighbouring land use for that part of the site have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be prepared by a suitably qualified lighting engineer in accordance with relevant publications and standards. Only the details thereby approved for that part of the site shall be implemented.

If within a period of 12 months following the first use of the lighting columns the planning authority required the alignment of the light to be adjusted and or hoods or shields to be fitted, this shall be carried out in accordance with the agreed scheme within 7 days of official notification. The means of illumination shall thereafter be implemented only in accordance with the agreed scheme.

Reason: To protect the future neighbouring occupiers from light pollution associated with the use of the business park

12. In relation to any part of the site where food processing or manufacturing is proposed to be carried out no development pursuant to this outline planning permission shall commence on any part of the site until a scheme for that part of the site has been submitted to and approved in writing by the Local Planning Authority detailing how odours produced by cooking and food preparation are to be controlled. The approved equipment by reason of the granting of this permission shall be so enclosed installed, maintained and operated as to prevent transmission of odours into any premises either attached to or in the vicinity of the premises that the application relates.

Before the use commences, the above scheme shall be implemented in accordance with the approved details and shown to be effective, and it shall be retained in accordance with those details thereafter

Reason: To protect the future neighbouring occupiers from odour associated with the uses of the business park

13. No development pursuant to this outline planning permission on any part of the site shall be brought into use until a detailed waste audit scheme for the development of that part of the site has been submitted to and approved in writing by the Local Planning Authority. The waste audit scheme shall include details of refuse storage and recycling facilities. The scheme shall be carried out in accordance with the approved details.

Reason: To ensure that development is adequately provided with waste and recycling facilities in accordance with the NPPF.

14. No development pursuant to this outline planning permission on any part of the site shall be brought into use until a Travel Plan relating to the development of that part of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the approved details.

Reason: In the interests of promoting sustainable transport and reducing the number of trips by private car, in accordance with the NPPF.

15. Any reserved matters application submitted pursuant to this outline permission shall include details of the finished ground levels and finished floor levels for the reserved matters development sought. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the development would be acceptable in accordance with Policy DM3 of the Core Strategy and Development Management Policies 2009'

16. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 17377-SK1000C, 17377-SK1001B, B15003.401 and 17073-SBP5-5-501D (as taken from Transport Assessment Revision B, Appendix B)

Reason: To identify the approved plan/s and to avoid doubt.

## **INFORMATIVE NOTES TO APPLICANT**

1. 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.

2. The applicant is advised that in order to comply with this permission it may 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.
3. The applicant is advised that if it is the intention to request Central Bedfordshire Council as Local Highway Authority, to adopt the proposed highways within the site as maintainable at the public expense then details of the specification, layout and alignment, width and levels of the said highways together with all the necessary highway and drainage arrangements, including run off calculations shall be submitted to the Development Control Group, Development Management Division, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ . If applicable, no development shall commence until the details have been approved in writing and an Agreement made under Section 38 of the Highways Act 1980 is in place.
4. 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 developers 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.
- 5 Applicant is advised to note that future reserved matters proposals submitted pursuant to Condition 1 shall include the strategic landscaping proposals required within each phase.

**Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 5, Article 35**

Outline permission approval is recommended for this proposal. Discussion with the applicant to seek an acceptable solution regarding heritage impacts and access concerns took place resulting in the submission of amended details. 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) Order 2015.

## NOTES

- (1) In advance of the consideration of the application the Committee the were advised of additional consultation responses from Biggleswade Town Council, Landscape Officer, Sustainable Urban Drainage Board, Internal Drainage Board, Green Infrastructure, Ecologist and Sustainable Growth officer, Rights of Way Officer and neighbours, all as set out in the Late Sheet appended to these minutes.
- (2) In advance of the consideration of the application the Committee received representations made under the Public Participation Scheme.