

Item No. 10

APPLICATION NUMBER	CB/17/05518/MW
LOCATION	Secondary Aggregate Recycling Plant, Herons Farm, Mancroft Road, Aley Green, Luton, LU1 4DR
PROPOSAL	Store materials at a height of 5 metres for a temporary period of two years as a variation to the height restriction attached to Lawful Development Certificate issued on 3rd December 2010 (retrospective).
PARISH	Caddington
WARD	Caddington
WARD COUNCILLORS	Cllrs Collins & Stay
CASE OFFICER	Jerry Smith
DATE REGISTERED	02 August 2018
EXPIRY DATE	07 December 2018
APPLICANT	Mr Sayers
AGENT	MSC Planning Consultants Ltd
REASON FOR COMMITTEE TO DETERMINE	Call in by Local Member
RECOMMENDED DECISION	Recommended for Approval

Recommendation:

That Planning Permission be **APPROVED** subject to the following conditions:

RECOMMENDED CONDITIONS / REASONS

- 1 The development hereby permitted relates to the temporary increase in the storage height of inert building materials, soils and subsoils on the area edged brown on the Ordnance Survey Plan (Scale 1:1250) submitted with the application to a maximum height of 5m above adjacent ground level.

Reason: For the avoidance of doubt.

- 2 The increased 5m maximum height of stockpiles of building materials, soils and subsoils shall only be permitted between the months of April to September (inclusive) in the calendar years of 2019 and 2020 and outside those times the stockpile shall not exceed a maximum height of 3m compared to adjacent ground levels. In the event that works to install the concrete pad are completed prior to the expiry of permitted periods for the increased maximum storage height, the stockpiles heights shall, within one month of that completion, be returned to a maximum of height of 3m compared to adjacent ground levels .

Reason: To restrict the duration of the increased stockpile in line with the application and to minimise its impact on the Green Belt in line with Saved Policy GE5 of the Minerals and Waste Local Plan.

- 3 'Any crushing or screening plant shall be placed at ground level and not be sited on top of any stockpile of material'

Reason: In order to minimise the noise emissions associated with plant operations in accordance with MWLP Saved Policy GE18 and to minimise the visual impact of the development hereby permitted in accordance with MWLP Saved Policy GE9.