

Item No. 10

APPLICATION NUMBER	CB/18/01795/FULL
LOCATION	Chapel Farm, Luton Road, Chalton, Luton, LU4 9UJ
PROPOSAL	Proposed energy storage facility to provide energy balancing services to the National Grid
PARISH	Chalton
WARD	Toddington
WARD COUNCILLORS	Cllrs Costin & Nicols
CASE OFFICER	Judy Martin
DATE REGISTERED	08 May 2018
EXPIRY DATE	07 August 2018
APPLICANT	Harmony Energy Storage
AGENT	PWA Planning
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	It is a major application and the Parish Council have raised an objection.
	Recommended for Approval

The Council as the Local Planning Authority hereby gives notice of its decision to **GRANT PERMISSION** for the development specified above and shown on the submitted plans, subject to the following conditions:

- 1 The development hereby permitted 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 take place until a landscaping scheme to include all hard and soft landscaping and a scheme for landscape maintenance for a period of five years following the implementation of the landscaping scheme have 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 in accordance with the approved landscape maintenance scheme and any which die or are destroyed during this period shall be replaced during the next planting season.**

**Reason: To ensure an acceptable standard of landscaping.
(Sections 12 & 15, NPPF)**

This pre-commencement condition has been agreed with the applicant as it is necessary in order to ensure that no unnecessary harm is caused by the commencement of development works.

- 4** Prior to commencement of development storm water details (design and construction) shall be submitted to and approved in writing by the Local Planning Authority. Storage must be provided for all storm events up to and including the 1 in 100 year event + 40% allowance for climate change.

Reason: To ensure an acceptable scheme. The proposed means of surface water discharge is direct to a watercourse under the IDB's control and the Board will not accept discharge rates greater and the QBAR rate for the site impermeable area.

This pre-commencement condition has been agreed with the applicant as it is necessary in order to ensure that no unnecessary harm is caused by the commencement of development works.

- 5** Development shall not begin until details of turning areas suitable for a heavy goods vehicle has been approved by the Local Planning Authority and no building shall be occupied until those turning areas have been constructed in accordance with the approved details.

Reason: To enable vehicles to draw off, park and turn outside the highway limits thereby avoiding the reversing of vehicles on to the highway.

This pre-commencement condition has been agreed with the applicant as it is necessary in order to ensure that no unnecessary harm is caused by the commencement of development works.

- 6** The maximum gradient of the vehicular access shall be 10% (1 in 10).

Reason: In the interests of the safety of persons using the access and users of the highway.

- 7** The proposed vehicular access shall be constructed and surfaced in accordance with details to be approved in writing by the Local Planning Authority for a distance of 25m into the site, measured from the highway boundary. Arrangement shall be made for surface water drainage 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 mud or other extraneous material or surface water from the site into the highway so as to safeguard the interest of the highway.

- 8** Noise resulting from the use of the plant, machinery or equipment associated with this permission shall not exceed the existing background level when measured or calculated according to BS4142:2014.

Reason: To protect the amenity of nearby premises.

- 9 The development hereby permitted shall be removed and recycled and the site restored at the end of its operational life.

Reason: For the avoidance of doubt and to protect the openness of the Green Belt (Section 13, NPPF)

- 10 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted site location plan and block plan and the plan numbered 001 Rev G.

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

NOTES TO APPLICANT

Any conditions in bold must be discharged before the development commences. Failure to comply with this requirement could invalidate this permission and/or result in enforcement action.

The application form for approval of details reserved by a condition, guidance notes and fees (i.e. £34.00 for householder applications and £116.00 for all other applications, per submission) can be found on our website www.centralbedfordshire.gov.uk or alternatively call Customer Services on 0300 300 8307 for hard copy forms.

- 1 In accordance with Article 35 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the reason for any condition above relates to the Policies as referred to in the South Bedfordshire Local Plan Review (SBLPR) and the National Planning Policy Framework (NPPF).
- 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.