

APPLICATION NUMBER	CB/18/04553/FULL
LOCATION	North Star Cottage, Watling Street, Hockliffe, Leighton Buzzard, LU7 9PY
PROPOSAL	Demolition of existing buildings/structures and retention of the pallet operation and ancillary buildings on site (retrospective) and expansion of the operation's facilities.
PARISH	Chalgrave
WARD	Heath & Reach
WARD COUNCILLORS	Cllr Versallion
CASE OFFICER	Caroline Macrdechian
DATE REGISTERED	20 December 2018
EXPIRY DATE	21 March 2019
APPLICANT	Direct Pallets Ltd.
AGENT	Optimis Consulting
REASON FOR COMMITTEE TO DETERMINE RECOMMENDED DECISION	Call-in request received from Cllr Versallion Full Application - Recommended for Refusal

DRAFT conditions for GRANT OF PLANNING PERMISSION

- 1) Within two months of the date of this permission the details of any external lighting to be installed on the site, including the design of the lighting, any supporting structure which must not exceed 4.5m in height and the extent of the area of the be illuminated, should be submitted to the Local Planning Authority for approval. The approved lighting scheme shall be installed within 4 months of the date of the approved details. The lighting hereby approved shall not operate between the hours of 9pm and 6am.

Reason: To protect the visual amenity of the area and to minimise lighting pollution.

(Section 12 and 13, NPPF)

- 2) No external lighting shall be provided within Parcel B as identified in the Planning Statement dated 5th December 2018 by Optimis Consulting, also referred to as Trailer Park on plan *Proposed Site Plan Landscaping Proposals Revision A*.

Reason: To protect the visual amenity of the area and to minimise lighting pollution (Section 12 and 13, NPPF)

- 3) Within two months of the date of this permission the details of any external CCTV systems to be installed on the site, including the design of any supporting structure, which should not exceed 4.5m in height, should be

submitted to the Local Planning Authority for approval. The approved CCTV system shall be installed within 4 months of the date of the approved details.

Reason: To protect the visual amenity of the area. (Section 12 and 13, NPPF)

- 4) The stacking height of the storage should be limited to no higher than 4.5 metres.

Reason: To ensure a satisfactory standard of development and in the interests of safeguarding the Green Belt. (Section 12 and 13, NPPF)

- 5) The pallets should be stored within the areas that are identified as '*pallet storage areas*' on plan *Proposed Site Plan Landscaping Proposals Revision A*. At no time should pallets or other materials or goods be stored outside of these areas.

Reason: To ensure a satisfactory standard of development and in the interests of safeguarding the Green Belt. (Section 12 and 13, NPPF)

- 6) Within two months of the date of the permission, the part of the site referred to as Parcel A (as identified in the Planning Statement dated 5th December 2018 by Optimis Consulting) should be laid out in accordance with the details contained on plan *Proposed Site Plan Landscaping Proposals Revision A*. This should include the turning space for vehicles illustrated on plan *Proposed Site Layout and Access Arrangement*.

Reason: To ensure a satisfactory standard of development and in the interests of safeguarding the Green Belt. (Section 12 and 13)

- 7) Within two months of the date of the permission and prior to occupation of Parcel B (as identified in the Planning Statement dated 5th December 2018 by Optimis Consulting), a Landscape Works and Maintenance Specification shall be submitted to the Local Planning Authority for approval, setting out the procedures for implementing and maintaining the landscaping scheme as submitted in the drawing "Proposed Site Plan Landscaping Proposals - Revision A". The approved Landscaping Works and Maintenance Specification shall then be implemented as part of all landscape preparation works, planting operations and aftercare, which shall include an appropriate weed control and watering programme. The maintenance and aftercare period shall be for a minimum period of 5 years, with any losses replaced in accordance with the approved "Proposed Site Plan Landscaping Proposals" drawing.

Reason: To ensure that satisfactory horticultural best practice is undertaken as part of all landscape operations, in order to ensure the health and successful establishment of all landscaping planting.

(Section 15, NPPF)

- 8) Notwithstanding the approved landscaping, full details of a scheme for under planting, which should comprise of evergreen species, shall be submitted to the local planning authority within two months of the date of this permission. The approved scheme shall be implemented by the end of the full planting season immediately following the date of the approval of details (a full planting season means the period from October to March). The planting 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 and to safeguard the visual amenities of the surrounding area.

(Section 13 and 15, NPPF)

- 9) Before Parcel B (as identified in the Planning Statement dated 5th December 2018 by Optimis Consulting) is brought in to use, all on site vehicular areas shall be surfaced in accordance with the approved drawing. 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.

(Section 9, NPPF)

- 10) Within two months of the date of this decision, 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 *Proposed Site Layout and Access Arrangement* 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 provide adequate and appropriate access arrangements at all times. To ensure the A5 trunk road continues to fulfil its purpose as part of the Strategic Road Network in accordance with the Highway Act 1980, Circular 02/2013 'The Strategic Road Network and the Delivery of Sustainable Development', the National Planning Policy Framework and Planning Practice Guidance. (Section 9, NPPF)

- 11) Within two months of the date of this permission, confirmation in writing should be provided to the local planning authority that the watercourse culvert under the A5 Watling Street is suitable to handle additional surface water runoff from the impermeable area.

Reason: In the interest of ensuring appropriate drainage provision and to prevent flooding.

(Section 14, NPPF)

- 12) Within two months of the date of this decision, full details of the balancing facility to be used as the means of storm water disposal, should be submitted to the local planning authority. Within 4 months, or unless otherwise agreed in writing, the details shall be implemented in accordance with the approved scheme.

Reason: In the interest of ensuring appropriate drainage provision and to prevent flooding.

(Section 14, NPPF)

- 13) The discharge rate from the development will be limited to the equivalent 1 in 1 year rate, or an appropriate rate as agreed by the Bedford Group of Internal Drainage Boards or sewage undertaker. The final detailed design shall be based on the agreed Drainage Strategy (of various parts submitted before 10th January 2019) and DEFRA's Non-statutory technical standards for sustainable drainage systems (March, 2018), and shall be implemented and maintained as approved. Maintenance will ensure the system functions as designed for the lifetime of the development. Any variation to the connections and controls indicated on the approved drawing which may be necessary at the time of construction would require the resubmission of those details to the Local Planning Authority for approval. The applicant should address the points raised in informative 2 when submitting details to discharge the condition:

Reason: To ensure the approved system will function to a satisfactory minimum standard of operation and maintenance and prevent the increased risk of flooding both on and off site.

(Section 14, NPPF)

- 14) Within two months of the date of this permission, a Traffic Management Plan shall be submitted to the local planning authority for approval. The scheme shall include the following:
- a. A plan for directing HGV drivers onto the Strategic Road Network and avoiding areas that have weight restrictions in place;
 - b. A series of measures to ensure existing and future HGV drivers undertaking deliveries to and from the site are aware of the restrictions in the local area;
 - c. A package of measures for monitoring the Traffic Management Plan.

The approved Traffic Management Plan shall be implemented for so long as the site is occupied for storage purposes.

- 15) The development hereby permitted shall not be carried out except in accordance with the details shown on submitted plans, CBC 01 - Proposed Site Plan and Landscaping Proposals Revision A, CBC 02 - Existing View

Tree Constraints Plan, CBC 03 - Proposed Site Security Arrangements, CBC 04 - Proposed Site layout and Access Arrangements, CBC 05 - Proposed Site Parking Arrangements, CBC 06 - Pallet Repair Sheds, CBC 07 – Original Site Levels Survey and Location of Demolished Buildings, CBC 08 – Landscaping Appendix 3, CBC 09 – Landscaping Appendix 1, CBC 10 – Existing Site Plan and Tree Constraint Plan, CBC 11 – Existing Ground Level Survey, CBC 12 – Topographical Survey, CBC 13 – Welfare Unit, CBC 14 – Structural Drawings, CBC 15 – Surface Water Drainage, CBC 16 – Services Drawings, and CBC 17 – Site Location Plan.

Reason: To identify the approved plans and to avoid doubt.

Informatives

1) If the applicant does not wish to balance the flows as set out in condition 12 to that equivalent to the present peak discharge from the undeveloped land then the Board will require a once and for all payment. This charge will be based on a rate of £5 per metre square of impermeable area discharging to the watercourse.

2) In respect of condition 13, the applicants attention is drawn to the comments provided by the Council's SuDS Officer:

We consider that planning permission could be granted to the proposed development and the final design and maintenance arrangements for the surface water system agreed at the detailed design stage, if the following recommendations and planning conditions are secured.

1. The watercourse to be discharged in to should be part of the management plan.

2. Permeable surfaces are a better option for parking or machinery areas. Where the use of permeable surfacing is proposed, this should be designed in accordance with the 'CIRIA RP992 The SuDS Manual Update: Paper RP992/28: Design Assessment Checklists for Permeable/Porous Pavement'.

3. The final detailed design including proposed standards of operation, construction, structural integrity and ongoing maintenance must be compliant with the 'Non-statutory technical standards for sustainable drainage systems' (March 2015, Ref: PB14308), 'Central Bedfordshire Sustainable Drainage Guidance' (Adopted April 2014, Updated May 2015), and recognised best practise including the Ciria SuDS Manual (2016, C753).

4. To ensure future owners will be aware of any maintenance requirements /responsibilities for surface water drainage, including ditches; further measures should be proposed by the applicant and may include, for example, information provided to a purchaser of the property and also designation/registration of the SuDS so that it appears as a Land Charge for the property and as such is identified to subsequent purchasers of the property.

5. Land drainage Consent under the Land Drainage Act 1991 must be secured to discharge surface water to an existing watercourse/ditch, and details of this provided with the full detailed design. The agreement and rate (l/s) must be included in relevant correspondence.

6. An easement should be provided on the developable side of the watercourse to allow for access for maintenance, this should be 9m but may depend on the maintenance requirements considered appropriate.

- 3) Please note that the unnumbered drawings submitted in connection with this application have been given unique numbers by the Local Planning Authority. The numbers can be sourced by examining the plans on the View a Planning Application pages of the Council's website www.centralbedfordshire.gov.uk.