

Item No. 12**SCHEDULE B**

APPLICATION NUMBER MB/09/00448/FULL
LOCATION ASTWICK SERVICE STATION, GREAT NORTH ROAD, STOTFOLD, HITCHIN, SG5 4BL
PROPOSAL FULL: REDEVELOPMENT OF PETROL FILLING STATION (PFS) INCLUDING THE ERECTION OF A NEW CANOPY, UNDERGROUND STEEL STORAGE TANKS, SALES BUILDING AND FORECOURT LAYOUT FOLLOWING DEMOLITION OF EXISTING PFS AND RESTAURANT FACILITY (FORMERLY LITTLE CHEF)
PARISH Stotfold
CASE OFFICER Godwin Eweka
DATE REGISTERED 13 March 2009
EXPIRY DATE 08 May 2009
APPLICANT BP Oil (UK) Ltd
REASON FOR COMMITTEE TO DETERMINE WARD CLLR CHRISTINA TURNER REQUESTED ON GROUNDS OF HIGHWAY AND TRAFFIC SAFETY
RECOMMENDED DECISION FULL CONDITIONAL APPROVAL

APPROVE Planning Permission for the application set out above subject to the following condition(s):

- 1 DG01 The development hereby approved shall be commenced within three years of the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 which is designed to ensure that a planning permission does not continue in existence indefinitely if the development to which it relates is not carried out.

- 2 TL02 **No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:-**

- proposed finished levels or contours;
- materials to be used for any hard surfacing;
- minor structures (e.g. furniture, signs, etc);
- proposed and existing functional services above and

- below ground level;
- planting plans, including schedule of size, species, positions, density and times of planting;
- cultivation details including operations required to establish new planting;
- details of existing trees and hedgerows on the site, indicating those to be retained and the method of their protection during development works.

Reason: In order to ensure that the landscaping is carried out within a reasonable period in the interest of the visual amenities of the area.

- 3 U **Prior to the commencement of any development, a scheme for the provision and implementation of pollution control of the water environment, which shall include foul and surface water drainage, shall be submitted and agreed in writing with the Local Planning Authority. The works/scheme shall be constructed and implemented in accordance with the approved plans.**

Reason: To ensure a satisfactory method of foul and surface water drainage and to prevent the increased risk of pollution to the water environment.

- 4 TL01 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development whichever is the sooner; and any trees or plants which within a period of 5 years of completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority give written consent to any variation.

Reason: In the interests of the visual amenities of the site and the area generally.

- 5 U If during any site investigation, excavation, engineering or construction works evidence of land contamination is identified, the applicant shall notify the Local Planning Authority without delay. Any land contamination identified shall be remediated to the satisfaction of the Local Planning Authority to ensure that the site is made suitable for its end use.

Reason: In order to protect the health of occupants of the proposed development.

- 6 U The finished ground floor levels of the buildings shall be 600mm above the 1 in 100 year flood level of 43.96m AOD; that is at or above 44.53m AOD.
- Reason: To provide protection against flood.
- 7 U Given an impermeable site area of 0.83ha, provision shall be made for 491 cubic metre of surface water to be attenuated on site prior to discharging at a rate not exceeding 2.5 l/s to the existing drainage.
- Reason: To ensure that there is no increase in surface water runoff from the development which may affect other properties.
- 8 U No part of the development shall be brought into its intended use unless and until the highway works as shown on the drawings listed in the Stage 1 Road Safety Audit drawing no. 206489 07 Rev E have been implemented to the satisfaction of the Local Planning Authority in consultation with the Highways Agency on behalf of the Secretary of State for Transport.
- Reason: In the interest of highway safety and for the avoidance of doubt.

Notes to Applicant

- 1 The new service station will require a Permit under the Environmental Permitting (England and Wales) Regulations 2007. Further information may be obtained from Claire Bell, Technical Officer, Public Protection North (0300 300 4496). Please see www.defra.gov.uk/environment/ppc/localauth/pubs/guidance/notes/pgnotes/pdf/pg1-14.pdf.
- 2 All works within the highway boundary are to be carried out under a Section 278 Agreement with the Secretary of State. The applicant is to contact Mr John Hornsby (01234 796130) at the Highways Agency regarding the Section 278 Agreement. Please be aware the process takes time and I would urge the applicant to get started on the process as soon as practicable. The applicant is to contact the Route Performance Manager, Keith Hutchinson (01234 796510) prior to commence on site to agree traffic management during the works.

[Note: In advance of the consideration of the application the committee received representations made under the public participation scheme.]