

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 December 2009

AUTHOR/S: Executive Director / Corporate Manager – Planning and Sustainable Communities

S/1480/09/F - SAWSTON

**Erection of Industrial Building (for processing of Skins and Hides) Following Demolition of Existing at Henry & Co, Portobello Lane for A Henry & Co
Recommendation: Approval**

Date for Determination: 8th December 2009

A. Update to the report

**Agenda report paragraph number 10 – South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
NE/10 – Foul Drainage – Alternative Drainage System**

Agenda report paragraph number 22 – Environment Agency

Comments received on 23 November 2009. The submitted environmental desk study was considered and Environment Agency would welcome the opportunity to comment on the site investigation proposals prior to the start of works. It is recommended that conditions relating to contamination, foul water drainage and surface water drainage, and informatives be attached to any permission.

Agenda report paragraph number 36 - Recommendations

Two additional conditions and informatives are recommended having considered comments from Environment Agency:

Conditions

1. Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority. (Reason – To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policy NE/10 of the adopted Local Development Framework 2007.)
2. Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority. (Reason – To ensure a satisfactory method of surface water drainage and to reduce the risk of pollution to the water environment in accordance with Policy DP/1 of the adopted Local Development Framework 2007.)

Informatives

1. All surface water from roofs shall be piped direct to an approved surface water system using sealed downpipes. Open gullies should not be used.
2. Where soakaways are proposed for the disposal of uncontaminated surface water, percolation tests should be undertaken, and soakaways designed and constructed in accordance with BRE Digest 365 (or CIRA Report 156), and to the satisfaction of the Local Planning Authority. The maximum acceptable depth for soakaways is 2 metres below existing ground level. Soakaways must not be located in contaminated areas. If, after tests, it is found that soakaways do not work satisfactorily, alternative proposals must be submitted.
3. Only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer.
4. Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.
5. The ability to agree a different trigger point for the works is to avoid the problem of unwitting non-compliance with the required stage. This can result (i) in the development being wholly unauthorised, and (ii) then being exempt from enforcement after four years, with the result that any safeguarding conditions do not apply.
6. The proposed condition regarding contamination includes information that has already been supplied. This is in order to give it formal status. This will allow the authority to require further, or revised information should that become necessary after permission has been granted. Without this, any inadequacies in the information that subsequently came to light could not be remedied. If the information already supplied is, and remains, satisfactory, the condition will be met and no further work will be required.

B. Further Information received after publication of the agenda report.

All information should be in the public domain for five clear working days before the meeting. Under certain circumstances, the Chairman can agree to admit late information if:

- Unforeseen circumstances exist (this does not include administrative inconvenience), or
- it is urgent, or
- delay in taking the decision (in the light of all appropriate facts) could seriously prejudice the Council's or the public's interests

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