

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

6th April 2010

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

S/1728/10- MELDRETH

**Retrospective extension to warehouse and toilet block at Feildgate Nurseries
32 Station Road for Mr Ward**

Recommendation: Approve conditionally

Date for Determination: 12th January 2011

Agenda report paragraph number 88 – Recommended Conditions

- 1. Other than for the siting of the toilet block, the approved plans for the development hereby permitted are SCDC 1, 2, 3 and 4 franked 11th October 1010**
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)

- 2. The warehouse extension hereby permitted and the toilet block shall be removed within 28 days in the event of failure to meet any one of the following requirements set out in (i) to (iv) below:**
 - (i) within 1 (one) month of the date of this decision schemes for:**
 - (a) the marking out of 23 customer parking spaces and 14 staff parking spaces as shown on the SCDC 4 Traffic flow plan franked 11th October 2010**
 - (b) the signing of the route through the site for both customer and HGV vehicles; and**
 - (c) relocation of the toilet block**

shall have been submitted for the written approval of the local planning authority and the said schemes shall include timetables for their implementation.

 - (ii) Within 9 months of the date of this decision the schemes shall have been approved by the local planning authority or, if the local planning authority refuse to approve the schemes, or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State.**
 - (iii) if an appeal is made in pursuance of (ii) above, that appeal shall have been finally determined and the submitted site development schemes shall have been approved by the Secretary of State.**

- (iv) **the approved schemes shall have been carried out and completed in accordance with the approved timetables and thereafter retained as such.**

(Reason -

- (a) To ensure the satisfactory movement of vehicles on the site in accordance with the submitted details and to ensure the free flow of vehicles and the reduction of conflict of vehicles in accordance with Policies DP/1, DP/2 and DP/3 of the adopted Local Development Framework 2007.
- (b) To ensure the siting of the toilet block protects the wider setting of the listed building in accordance with the requirements of Policy CH/4 of the adopted Local Development Framework 2007.)

3. **The proposed area, shown hatched on drawing SCDC 4 franked 11th October 2010 for vehicle loading/unloading, turning and parking shall thereafter be permanently retained as such.**
(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
4. **No goods shall be stored or vehicle loading/unloading take place in any area that has been allocated for the provision of parking or the route through the site for HGVs in accordance with the traffic flow plan franked 11th October 2010**
(Reason – The storage of goods or vehicle loading/unloading in areas allocated as parking provision and as a route through the site for HGVs will reduce the level of provision available on site thus having a detrimental impact on the flow and manoeuvrability of traffic that is to be controlled in order to help mitigate the development on neighbour amenity and highway safety in accordance with the requirements of Policy DP/2 and DP/3 of the Local Development Framework Development Control Policies 2007).
5. **No deliveries shall be made to the warehouse extension, hereby permitted, before 7.30am on weekdays nor on Saturdays before 7:30am or after 6.30pm on weekdays and 6.30pm on Saturdays (nor at any time on Sundays or Bank Holidays) unless otherwise previously agreed in writing by the Local Planning Authority.**
(Reason - To minimise external noise disturbance to neighbouring residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
6. **No external lighting shall be provided or installed within the site other than in accordance with a scheme, which has previously been submitted to and approved in writing by the Local Planning Authority.**
(Reason -To minimise the effects of light pollution on the surrounding area in accordance with Policy NE/14 of the adopted Local Development Framework 2007.)

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