

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 February 2012

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

S/2273/11- BAR HILL, LOLWORTH

New workshop and production building with associated administrative office, staff facilities, car parking, service yard and landscaping, 21 Trafalgar Way, Bar Hill for Domino UK Ltd

Recommendation: Minded to Approve

Date for Determination: 2 March 2012

A. Update to the report

Agenda report paragraph number 43 - Consultations

- a) The **Corporatate Manager (Health and Environmental Services)** has no objection in principle subject to the imposition of planning conditions controlling noise and vibration, as set out in the Environmental Statement, the location and type of any power driven plant or machinery, and details of a lighting scheme. Informatives should be included on any consent regarding the use of driven pile foundations, and the burning of waste or bonfires on site.

Agenda report paragraph number 110 - Conditions

Draft list of suggested conditions.

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
2. The development hereby permitted shall be carried out in accordance with the following approved plans: *To be specified*
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
3. No development shall take place until details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

4. 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. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
5. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
6. Floor levels of any building shall be set no lower than 21.4 metres above Ordnance Datum Newlyn (ODN).
(Reason – To protect the development from flooding in extreme circumstances.)
7. Development shall not commence until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed in writing with the Local Planning Authority. The scheme shall also include details of how the drainage shall be maintained and managed after completion.
(Reason – To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and to ensure future maintenance of the system.)
8. Prior to the commencement of any development, a scheme for the provision and implementation of Flood Risk Mitigation Measures shall be submitted and agreed in writing the Local Planning Authority. The measures shall include detailed topographical survey drawings of the existing and proposed land and floor levels. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme. The scheme shall also include details of how the measures shall be maintained and managed after completion.
(Reason – To ensure no increased risk from overland flooding in extreme flooding circumstances.)
9. Prior to the commencement of any development, a scheme for the provision and implementation of pollution control to the water environment shall be

submitted and agreed in writing with the Local Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans.

(Reason – To ensure a satisfactory method of drainage and to prevent the increased risk of pollution to the water environment.)

10. No development shall commence until Public Bridleway No.5 Bar Hill, has been satisfactorily diverted under S.257 of the Town and Country Planning Act 1990.
(Reason - To ensure that the proposed new route of the footpath is acceptable to the Highway Authority and to the public.)
11. The measures within the agreed Travel Plan (WSP dated November 2011, or any subsequent version as agreed by the Local Planning Authority (in consultation with the Highways Agency)) shall be implemented and monitored in accordance with the relevant schedules set out in the Travel Plan. Where targets are not being achieved at the milestone points set out in the Travel Plan the company's travel plan coordinator will be notified in writing by the Local Planning Authority (following consultation with the Highways Agency) and the relevant remedial actions shall be invoked as set out in the Travel Plan.
(Reason – In order to prevent any detrimental impacts upon the A14 trunk road by minimising reliance upon the private car by promoting and facilitating the use of sustainable modes of transport in accordance with Planning Policy Guidance Note 13 'Transport'.)
12. No development shall take place until a Method Statement for the physical control of access to the additional car parking spaces has been submitted to and agreed in writing by the Local Planning Authority to ensure that the additional car parking is not accessible until it is needed.
(Reason – In the interests of the safe and effective operation of the adopted public highway.)
13. No development shall take place until a phase plan for the release of the additional car parking required as part of the scheme has been submitted to and agreed in writing by the Local Planning Authority to ensure that the number a suitable number of car parking spaces relative to the number of employees are available, and that the car parking numbers is not in excess of the requirements of the development.
(Reason – In the interests of the safe and effective operation of the adopted public highway.)
14. Prior to the commencement of the development a lighting scheme, to include details of any external lighting of the site such as street lighting, floodlighting, security lighting, shall be submitted to and approved in writing by, the Local Planning Authority. This information shall include a layout plan with beam orientation, full isolux contour maps and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles, angle of glare) and shall assess artificial light impact in accordance with the Institute of Lighting Engineers (2005) 'Guidance Notes for the Reduction of Obtrusive Light'. The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details measures unless the Local Planning Authority gives its written consent to any variation.

(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.)

15. No development shall take place until a scheme for the provision of on-site renewable energy to meet 10% or more of the projected energy requirements of the development has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

(Reason - To ensure an energy efficient and sustainable development in accordance with Policies NE/1 and NE/3 of the adopted Local Development Framework 2007.)

16. No development shall begin until full details of a scheme for the provision of public art in accordance with Policy SF/6 of Local Development Framework Development Control Policies DPD, 2007 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for the provision to be made. Except with the prior written consent of the Local Planning Authority the scheme shall be carried out in accordance with the approved details and timetable.

(Reason – To ensure that the development contributes towards public art in accordance with the above-mentioned Policy SF/6 and Policy DP/4 of the adopted Local Development Framework 2007.)

17. No development shall take place until a scheme of ecological enhancement has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the features to be enhanced, recreated and managed for species of local importance both in the course of development and in the future. The scheme shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority.

(Reason - To enhance ecological interests in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)

18. The building, hereby permitted, shall be first occupied by Domino UK Ltd.
(Reason – Planning permission would not be forthcoming for the erection of this building in the countryside, as a departure from the approved development plan, other than to support the case put forward for by Domino UK Ltd for the expansion of this existing established company into this site.)

19. Details of the location and type of any power driven plant or equipment, including equipment for heating, ventilation and for the control or extraction of any odour, dust or fumes from the building(s) but excluding office equipment and vehicles and the location of the outlet from the building(s) of such plant or equipment, shall be submitted to and approved, in writing, by the local Planning Authority before such plant or equipment is installed; the said plant or equipment shall be installed in accordance with the approved details and with any agreed noise restrictions.

(Reason - To protect the occupiers of adjoining buildings from the effect of odour, dust or fumes in accordance with Policy NE/16 of the adopted Local Development Framework 2007.)

20. The noise level from the operational end use including building noise breakout, processes and all powered plant, vents and equipment, that may operate collectively and having regard to a worst case operational scenario-

that is the rating level as defined in BS 4142 (operating under full capacity / power / load), shall not increase / raise the existing concurrent lowest measured representative background level dB LA90,1hr (L90) during the day between 0700 to 2300 hrs and the existing lowest background level dB LA90,5mins (L90) during night time between 2300 to 0700 hrs, at the boundary of the premises subject to this application (or if not practicable at a measurement reference position / or positions in agreement with the LPA) by more than 3dB and having particular regard to location of noise sensitive premises. Noticeable acoustic features and in particular tonal / impulsive noise frequencies should be eliminated or at least considered in any assessment and should carry an additional 5 dB(A) correction.
(Reason - To guard against any creeping background noise in the area and to protect the amenity of the area, preventing unreasonable noise disturbance to other premises with Policy NE/16 of the adopted Local Development Framework 2007.)

21. The mitigation measures required to prevent, reduce or offset any significant adverse effects; and the likely residual effects after these measures have been employed as described in the Environmental Impact Statement – Noise 11 Noise and vibration 20027/A5/ES2011 prepared by Sound Research Laboratories in the supporting documentation submitted with the application shall be implemented and adhered to by the applicant. This document identifies suitable mitigation measures in respect of the construction and operational stages of the proposed development.
(To protect the occupiers of adjoining buildings from the effect of odour, dust or fumes during the construction process in accordance with Policy NE/16 of the adopted Local Development Framework 2007.)
22. No further mezzanine floors other than those approved by virtue of this planning permission shall be inserted in any of the units hereby approved unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.
(Reason - In order to limit the demand for additional vehicular parking provision within the site.)

+ any additional conditions covering matters of the Local Highway Authority for control of works during the construction phase, Archaeology.

+ informatives required by the Environment Agency, Environmental Health Rights of Way and Access Team.

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