

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO:	Development and Conservation Control Committee	6 th July 2005
AUTHOR/S:	Director of Development Services	

S/0805/05/F - Pampisford
Extension to Factory Building at Eastern Counties Leather, Langford Arch
London Road for Eastern Counties Leather Plc

Recommendation: Approval
Date for determination: 16th June 2005

Site and Proposal

1. The application relates to the existing Eastern Counties Leather building on the Langford Arch Industrial Estate.
2. This full application, registered on the 21st April 2005, proposes the erection of a 23.2m x 3.2m x 6.2m high extension to replace an existing 12m x 3.2m x 3.5m high extension and cycle shed in the same position. The extension is to be used as a seasoning drum area. External materials would be brick and fibre cement sheeting to match the existing factory.

Recent Planning History

3. **S/1597/86/F** - Extension to production building - Approved October 1986.
4. **S/0644/85/F** - Portacabin and septic tank - Approved June 1985.
5. **S/1722/83/F** - Offices and canteen - Approved December 1983.
6. **S/0823/83/F** - Extension to leather processing factory - Approved September 1983.

Planning Policy

7. Local Plan 2004 **Policy EM7** states that development for the expansion of existing firms within village frameworks will be permitted subject to the provisions of Policy EM3 (limitations on the occupancy of new premises in South Cambridgeshire) and EM6 (New Employment at Rural Growth and Limited Rural Growth Settlements).
8. Structure Plan 2003 **Policy P1/2** states that no new development will be permitted within or which is likely to adversely affect functional flood plains or other areas where adequate flood protection cannot be given and/or there is significant risk of increasing flood risk elsewhere. Local Plan 2004 **Policy CS5** states that planning permission will not be granted for development where the site is liable to flooding, or where development is likely to: (1) increase the risk of flooding elsewhere by materially impeding the flow or storage of flood water; (2) increase flood risk in areas downstream due to additional surface water runoff; or (3) increase the number of people or properties at risk unless it is demonstrated that these effects can be overcome by appropriate alleviation and mitigation measures and secured by planning conditions or planning obligation providing the necessary improvements would not damage interests of nature conservation. Structure Plan **Policy P6/3**

states that, if development is permitted in areas where flood protection is required, flood defence measures and design features must give sufficient protection to ensure that an unacceptable risk is not incurred, both locally and elsewhere.

9. Local Plan 2004 **Policies CS3** and **CS4** relate to surface water drainage and ground water protection respectively.

Consultation

10. **Pampisford Parish Council** recommends refusal stating “This is an unclearly presented application and we are unclear exactly what is being proposed. It looks like an outline application. We would like to see further details.”
11. **Chief Environmental Health Officer** recommends that any approval is subject to conditions relating to power driven plant or equipment and site contamination investigation/remedial works.
12. **Environment Agency** recommends that any approval is subject to conditions relating to landfill gas, surface water drainage and pollution control.
13. **Cambs Fire & Rescue Service** states that additional water supplies for firefighting are not required.

Representations

14. None received.

Planning Comments - Key Issues

15. The main issues in relation to this application are:
 - Environmental issues, including flood risk, surface water drainage, pollution control and ground contamination.
16. As the expansion of an existing firm, the proposal is supported in principle by Local Plan Policy EM7. The design and appearance of the extension is acceptable and, having regard to the comments of consultees and subject to compliance with the recommended conditions, the scheme is considered to be acceptable in terms of flood risk, surface water drainage, pollution control and ground contamination.
17. In relation to the Parish Council’s comments, the full application and the plans clearly show what is proposed as a minor addition on the north west elevation of the building and within the centre of this building complex.

Recommendation

18. Approval
 1. Standard Condition A - Time limited permission (Reason A)
 2. Standard Condition 19 ‘Matching Materials’ (RC19)
 3. Prior to the commencement of any development, a scheme for the provision and implementation of a scheme to protect the building against the ingress/ignition of landfill gas shall be submitted to and agreed in writing with the Local Planning Authority.

The works/scheme shall be constructed and completed in accordance with the approved plans (RC The development location is 15 metres from the Eastern Counties closed landfill site)

4. Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage, shall be submitted to and agreed in writing with the Local Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans. (RC To ensure a satisfactory method of surface water pollution)
5. Prior to the commencement of any development, a scheme for the provision and implementation of pollution control shall be submitted to and agreed in writing with the Local Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans. (RC To prevent the increased risk of pollution to the water environment)
6. Prior to the commencement of development, an investigation of the site shall be undertaken to establish the nature and extent of any contamination and any remedial works to deal with contamination. This shall initially consist of a desktop study, which shall include details of the site history, development of a site conceptual model and a preliminary qualitative risk assessment. If any likelihood of contamination is indicated by the initial study, a further detailed site assessment shall be carried out which shall include intrusive investigations and which shall fully characterise the nature, extent and severity of contamination. Recommendations for a remediation strategy and post-remediation validation testing shall be included. Details of the site investigation and any necessary remediation strategy shall be submitted to and approved in writing by the Local Planning Authority before development commences. The approved remedial work shall be carried out before development commences. (Reason - To protect future occupiers of the hereby permitted building from possible contamination of the site)
7. Standard Condition 27 'Power Operated Machinery' (RC To protect the amenity of the occupiers of adjoining buildings)

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003: P1/2** (Environmental Restrictions on Development) and **P6/3** (Flood Defence)
 - **South Cambridgeshire Local Plan 2004: EM7** (Expansion of Existing Firms at Villages), **CS3** (Surface Water Drainage), **CS4** (Ground Water Protection) and **CS5** (Flood Protection)
2. The development is not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Clarity of the plans;
 - Landfill gas, surface water drainage and pollution control; and
 - Additional water supplies for firefighting.

Informatives

The scheme submitted pursuant to condition 3 should be based upon modern guidance [CIRIA report 149 etc].

The applicant's attention is drawn to the enclosed comments of the Environment Agency dated 20th May 2005.

Background Papers: the following background papers were used in the preparation of this report:

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning file Refs: S/ 0805/05/F, S/1597/86/F, S/0644/85/F, S/1722/83/F and S/0823/83/F

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