

COMMITTEE REPORT

Date: 7 June 2018 **Ward:** Huntington/New Earswick
Team: Major and **Parish:** Huntington Parish
 Commercial Team Council

Reference: 18/00411/FULM
Application at: Pigeon Cote Farm Monks Cross Drive Huntington York YO32
 9GX
For: Erection of self-storage facility (use class B8) and outline
 application for erection of industrial units (use class B1, B2
 and B8) with associated car parking and landscaping
By: Pyramid Storage Ltd
Application Type: Major Full Application (13 weeks)
Target Date: 12 June 2018
Recommendation: Approve

1.0 PROPOSAL

1.1 The application site relates to an area of land located to the northern edge of Monks Cross. The northern part of the site is currently occupied by a concrete batching plant (Class B2), with the southern part of the site providing a temporary car park. Access is taken from Monks Cross Drive on the southern boundary of the site.

1.2 The surrounding area is predominately commercial in character, with a mix of office, retail and restaurants. To the west is a McDonalds restaurant and drive through, public house (Pear Tree Farm) and a new 80 bed hotel is currently under construction. To the east is offices and Taco Bell drive through. To the north, the site backs onto open land which is part of the designated Green Belt. This land however is allocated as a strategic housing site (ST8) within the Publication Draft York Local Plan 2018 ("2018 Draft Plan") with an outline application (RN: 18/00017/OUTM) currently being assessed for circa 970 dwellings, associated infrastructure and community facilities.

1.3 The application involves planning permission for the erection of a self-storage facility (use class B8) to the southern part of the site. This will involve the erection of a self storage unit measuring 48.4m x 30m. It will be 10.7m high to the eaves and 13.5m to the ridge. The external walls and roof will be clad. The facility will be served by 8 car parking spaces, 2 accessible spaces and dedicated loading bays.

1.4 There is existing rail and post fence along the southern boundary with Monks Cross Drive. The application has been amended in respect to the position of proposed fencing for the self storage facility. The northern and eastern boundaries will comprise of 2.2m high palisade fencing with paladin fencing up to 2.2m high coming from the western elevation of the proposed building and along the shared access road. The fencing has been set back approximately 10.6m from Monks Cross Drive.

The applicant has advised that the extent of fencing is required for the operator's membership of the Self Storage Association, who set industry standards.

1.5 The existing access from Monks Cross Drive will serve both the self-service facility and lead to the northern part of the site. This part of the application is sought as outline (including means of access). The application has been amended to include use classes B1 (business), B2 (general industrial) and B8 (storage or distribution) as eligible uses for this area of the application site. The application indicates the northern part of the site will provide 12 industrial units with a proposed floorspace of 2,640sqm and 33 parking spaces. However this is indicative and full details shall be addressed at reserved matters stage.

1.6 The site was given a Premier Employment Allocation within the Draft 2005 Local Plan. However the site is unallocated within the Publication Draft York Local Plan 2018 ("2018 Draft Plan"). The site is located outside any conservation area and has a low probability of flooding (Flood Zone 1).

2.0 POLICY CONTEXT

DEVELOPMENT CONTROL LOCAL PLAN (DCLP) 2005

2.1 The policies that are relevant to matters raised by this application include:

GP1:	Design
E1a:	Premier Employment Sites
E3b:	Existing and Proposed employment sites
GP4a:	Sustainability
GP15a:	Development and flood risk
NE6:	Species protected by law
NE7:	Habitat protection and creation

PUBLICATION DRAFT YORK LOCAL PLAN 2018

2.2 The main draft policies that are relevant to matters raised by this application are:

SS1:	Delivering Sustainable Growth for York
EC1:	Provision of Employment Land
DP2:	Sustainable Development
D1:	Placemaking
D2:	Landscape and setting
T1:	Sustainable Access
GI1:	Green Infrastructure

3.0 CONSULTATIONS

INTERNAL

Highways Network Management

3.1 No objections are raised; the existing traffic generated by its current use as a concrete batching plant is unlikely to be exceeded by any future use of storage facility plus B1, B2 or B8 use. Conditions are recommended to mitigate any risks of impact of future use on the highway.

Urban Design, Conservation And Sustainability (Ecology And Countryside)

3.2 Overall the habitats present on the site are of low ecological value with the majority of the site comprising concrete hard standing and compacted brick rubble.

3.3 Great crested newts are present in the surrounding area, with an area of mitigation land from other developments immediately west of the site. This area is not directly connected with the site and is separated from it by the cement works access road. No resting amphibians were found during a hand search of compacted brick rubble. Given the nature of habitats on site, the ecological report suggests that it is unlikely that great crested newts will be present and therefore unlikely to be disturbed, injured or killed during construction, if an unlicensed reasonable avoidance measure method statement approach were adopted. This approach is supported.

3.4 A small population of water vole is known to exist approximately 50m west of the Site boundary within the GCN mitigation area; however no impacts upon this species are predicted from the proposed development. The trees and buildings on site were visually assessed for their potential to support roosting bats and all were found to be unsuitable for roosting bats.

3.5 No objections are raised in regards to ecology subject to a condition.

Urban Design, Conservation And Sustainability (Landscaping)

3.6 The set back of the fence line on Monks Cross Drive is a welcome amendment, improving the amenity of the area and will increase the visual benefits provided by new planting.

3.7 However, concern is raised to the potential to create a poor environment along the short, shared access track. The uses (eateries, retail or office) on Monks Cross Drive have landscape frontages that are open to the street and this type of development is slightly out of character with its neighbours; thus it is important to attain a reasonable level of amenity through suitably sized tree planting within groundcover and hedging or shrubs along the shared access road.

3.8 Further, it is requested that the building be moved further westwards to keep construction away from the established trees that are located within the Laurel hedge along the eastern boundary. This would not impact upon the capacity of the building

and could substantially improve the aesthetics of the scheme and views from Monks Cross Drive.

3.9 There is no information regarding utilities but it is hoped that the external areas are large enough to realise a good landscape scheme.

Flood Risk Management

3.10 No objection

Public Protection Unit

3.11 At present there are no residential receptors in the vicinity of the site but a site to the north is subject to an application for a large housing development (18/00017/OUTM). The site is otherwise close to offices, restaurants and a new hotel.

3.12 In respect of the B8 storage unit that is subject to the full application, this site will be fully enclosed and aimed mainly at the domestic storage market. The number of daily trips will be minimal. It is unclear whether the building will require any air conditioning to maintain temperature/humidity within the building however this can be controlled by conditions. These comments are also applicable to the northern part of the site that is also subject to a proposed B8 use.

3.13 In respect to B1 uses, this type of use is able to operate within residential areas without loss of amenity and is unlikely to give rise to any noise issues.

3.14 In respect to B2 uses, as the application is outline, there is no specific use for this part of the site however a B2 use would allow a wide range of industrial activities to take place at the site, some of which could be noisy, dusty and/or odorous. The numbers of receptors likely to be impacted by such issues are limited. The current concrete batching plant has been operation for a significant period of time without record of complaint. The opening of the hotel and the proposed residential use behind the site has the potential to significantly increase the number of sensitive receptors in this locality.

3.15 The introduction of B2 uses on this site has the potential to significantly change the noise, dust and lighting levels in the area (although at present it is difficult to determine if this will be for the better or worse). The uncertainty around future environmental conditions will need to be given due consideration and it is recommended that conditions should be used as far as possible to control future noise, dust and odour levels in the area. Whilst this will help regulate future activities we can not provide any guarantee that this approach will completely mitigate all conflicts of interest likely to arise between B2 uses and any future residential properties in close proximity to each other.

3.16 The site is not located within an area of current air quality concern and will not introduce any new relevant receptors. The increase in traffic movements are not

expected to be of a volume which would trigger the need for an air quality impact assessment.

3.17 Conditions are recommended to ensure the development incorporates facilities for electric vehicle recharging, a construction environmental management plan and lighting impact assessment detailing predicated light levels at the boundary at the site.

Forward Planning

3.18 No comments received at the time of writing.

EXTERNAL

Huntington Parish Council

3.19 No objection

Environment Agency

3.20 No comments received at the time of writing.

Yorkshire Water

3.21 No objections provided that the development is constructed in accordance with the Flood Risk Assessment and drawing 5374-D5.

Foss Internal Drainage Board

3.22 The site sits within the Drainage Board's district and the Board have assets adjacent to the site in the form of various watercourses. No objection in principle but it is recommended that the applicant be asked to clarify the drainage strategy and prove any connectivity that they are claiming to enable an evaluation to be undertaken in terms of flood risk.

Publicity And Site Notice

3.23 The application was publicised by site and press notice. No letters of representation have been received.

4.0 APPRAISAL

4.1 Key Issues

- Principle of the development
- Noise
- Design, layout and landscaping
- Highways access and parking arrangements
- Ecology
- Drainage

NATIONAL PLANNING POLICY FRAMEWORK

4.1 The National Planning Policy Framework 2012 (NPPF) sets out the Government's overarching planning policies. At its heart is a presumption in favour of sustainable development. The framework states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

4.2 Core land use planning principles set out in paragraph 17 include the expectation that planning decisions should proactively drive and support sustainable economic growth to deliver homes business and industrial units responding positively to wider opportunities for growth, always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings, actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling and focus significant development in locations which are or can be made sustainable.

DEVELOPMENT CONTROL LOCAL PLAN (DCLP) 2005

4.3 City of York Council does not have a formally adopted Local Plan. Nevertheless The City of York Draft Local Plan Incorporating the Fourth Set of Changes Development Control Local Plan (Approved April 2005) was approved for Development Management purposes (the DCLP). Its policies are however considered to be capable of being material considerations in the determination of planning applications, where policies relevant to the application are consistent with those in the NPPF, although it is considered that their weight is very limited.

4.4 Policy E1a identifies 'out of centre' employment suitable (schedule 1 sites) for the science city York sector of the economy. The scale layout and design of proposals should contribute to the creation of a high quality commercial environment.

4.5 Policy E3b says that sites or premises either currently or previously in employment use, will be retained within their current use class. Planning permission for other uses will only be given where there is sufficient supply of employment land to meet both immediate and longer term requirements over the plan period in both quantitative and qualitative terms and unacceptable environmental problems exist or the development of the site for other appropriate uses will lead to significant benefits to the local economy or the use is ancillary to an employment use.

4.6 New developments are required to respect or enhance the local environment in terms of density, layout, scale, mass and design and to ensure that residents living nearby are not unduly affected by noise and disturbance (Policy GP1) and have regard to the principles of sustainable development in accordance with Policy GP4a.

EMERGING LOCAL PLAN

4.7 The Publication Draft Local Plan 2018 was submitted for examination on 25 May 2018. The emerging Draft Local Plan policies can be afforded limited weight at this stage of preparation, and subject to their conformity with the NPPF. The evidence base underpinning the emerging Local Plan is capable of being a material consideration in the determination of planning applications.

4.8 The site is unallocated within the Publication Draft York Local Plan 2018 ("2018 Draft Plan").

4.9 A priority in policy SS1 'Delivering Sustainable Growth for York' is to ensure that York provides sufficient land to accommodate an annual provision of around 650 new jobs that will support sustainable economic growth, improve prosperity and ensure that York fulfils its role as a key economic driver.

4.10 Policy EC1 'Provision of Employment Land' states that overall, during the plan period, around 38ha of new employment land is required; within this the largest components are 13.8ha for B1a and 16.1ha for B8 uses.

4.11 Under policy D2 'Placemaking', development proposals will be supported where they improve poor existing urban and natural environments. Development proposals that fail to take account of York's special qualities, fail to make a positive design contribution to the city, or cause damage to the character and quality of an area will be refused.

4.12 Policy DP2 'Sustainable Development' will help create a prosperous city for all through supporting strategic employment locations and ensuring that employment land is provided.

ASSESSMENT

Principle of the development

4.13 The northern part of the site is currently in use as a concrete batching plant which is within use class B2 (General Industry). The supporting information suggests that the concrete plant has been in operation for at least 15 years. The southern part of the site is in use as a temporary car park (sui generis) however it is unclear as to how long this has been operational. There has been some clearance of farmhouse and outbuildings associated with a previous agricultural use. There is no planning history relating to the site.

4.14 The northern part of the site is currently in employment use and the application will enable a wider range of employment uses (B1 and B8) in addition to the existing B2 use. The new development on the southern part of the site to provide employment uses (B8) would be a compatible land use, supporting sustainable economic growth

and the provision of new employment land in accordance with SS1 and EC1 of the 2018 Draft Plan.

Noise

4.15 The site is not in close proximity to any current residential development or other sensitive sites and as such it is not considered necessary to restrict the operational hours. It is noted that to the north of the site, the land is subject to an application for housing and associated infrastructure including a primary school. This application is currently under assessment and at outline stage only and determination is not anticipated until the adoption of the Local Plan, which is at draft stage.

4.16 However, the development of the site that is the subject of this application should not be precluded for proposals that represent sustainable development. The current concrete production plant as viewed by a site visit is a noisy operation. It is not anticipated that the uses within the indicative industrial units will accumulatively or individually result in a detrimental impact over and above the existing situation on the basis that the B2 use (which is the current use) is likely to be the noisiest uses when compared with B1 and B8 uses.

4.17 The Public Protection officer has requested a condition restricting delivery and waste removal vehicles to the site, once it is operational. The self storage facility is not likely to generate high volumes of trips and the area contains retail, restaurant or office uses that can operate late in to the evening or are unrestricted. An unrestricted operation in this location is unlikely to have a detrimental impact upon the area or neighbouring residential properties and therefore this proposed condition is considered to be unreasonable and cannot be supported in this regards.

Design, layout and landscaping

4.18 The self storage building to the southern part of the site is a modular clad type building of three floors. It will have a yellow stripe along the mid-top part of the building. There are double height loading bays and a glazed reception area extending from the western elevation to the southern elevation, fronting Monks Cross Drive. The building would be situated to the on the eastern boundary with vehicular access and parking to the west. The area is one of modern office and commercial buildings with no defined character and as such the proposal is considered acceptable in terms of its design and materials.

4.19 In terms of its height, the building will have a shallow pitched roof. It will be 10.7m to the eaves and 13.4m to the ridge. It will be positioned 4m from the boundary of the site to the grass verge and additional 2.6m from the highway. Neighbouring properties along Monks Cross Drive are mixed in scale. The immediate properties to either side comprise of a Taco bell and McDonalds drive-through restaurant. Both buildings are single storey and do not exceed 6m in height. Taco Bell is set back from Monks Cross Drive by 14m with McDonalds having a set back of 17m. Further

beyond these smaller buildings are larger buildings, Pear Tree Farm restaurant to the west and Herbert Todd to the east which are 10.5m and 11m high respectively. It is noted that the Herbert Todd building is larger in scale from its neighbouring properties and does not have a generous set back when compared to Taco Bell or McDonald's restaurant in respect to its position fronting Monks Cross Drive. The scale and position of the proposed self storage building is considered to be consistent with surrounding properties on Monks Cross Drive and it would not be harmful to the visual amenity of the area.

4.20 There are existing landscaped bunds particularly along the eastern boundary of the site with the building set away from the established tree and laurel hedge. The Landscape Officer sought amendments to further set the building away from the eastern boundary to help increase the space available for future crown spread of the existing trees within the eastern embankment; however this would interfere with the turning circle for vehicle manoeuvrability within the site. The proposals have been supported by indicative landscaping proposals increasing the planting along the western boundary in addition to planting along the southern boundary, to improve the visual amenity of the area on this part of Monks Cross. In addition, there have been some amendments to the position of the fencing so that the development offers adequate security whilst also respecting the established open nature of Monks Cross Drive.

4.21 The design of the industrial units to the outline part of the site will be the subject of a detailed reserved matters application.

Highways access and parking arrangements

4.22 The site will access off the existing access road serving the site. The road is considered adequate to accommodate additional traffic flows which are not considered likely to cause any detrimental to the safe and free flow of the highway network.

4.23 In relation to the self storage facility, ten car parking spaces will be provided (2 disabled) with a 24m radius turning circle for vehicles to manoeuvre within the site. The surrounding area has parking restrictions in place and it is anticipated that this particular use will not generate high volumes of trips. No cycle parking is indicated to be provided however it is considered that this can be provided within a suitable location within the site. These details shall be secured by condition.

4.24 There is a bus service with bus stops along Monks Cross Drive. Clarification has been provided in respect to pedestrian and other potential highway improvements and conditions have been requested in respect to tactile crossing across the access onto Monks Cross Drive upon construction of the area subject to the outline application. The site is considered to be a sustainable location and the detail of the design and conditions are considered to satisfactorily incorporate the needs of cyclists and pedestrians.

Ecology

4.25 The site is separated from a Great Crested Newt (GCN) mitigation area to the west, which also supports water voles. It is likely that there will be no impacts upon water voles or GCN from the proposed development. Overall any habitats present that are likely to be impacted by the development are of low ecological value. A condition to ensure that reasonable avoidance measures for Great Crested Newts is recommended to ensure that avoidance measures are adopted.

Drainage

4.26 The drainage and flood risk statement supporting the application states that in respect to surface water, sub-soil conditions do not support the use of soakaways and the local watercourse is not in a suitable condition to accept a discharge from the site. Surface water will therefore discharge to public surface water sewer via storage with restricted discharge of 2 litres/second.

4.27 The Foss Internal Drainage Board have no objections in principle, however they have raised concerns in respect to the drainage connectivity and strategy. However, no objections are raised by the Council's Flood Risk Management officer nor Yorkshire Water and the application is considered acceptable in respect to drainage and flood risk, subject to conditions.

Crime and Security

4.28 The current site is relatively open and any existing security features associated with the existing uses on the site are limited. The applicant has advised that enhanced security in the form of fencing to enclose the self storage facility is required. Amended plans have been submitted detailing the position of any fencing around the whole site and the self storage facility. The fencing is considered to offer improved security whilst maintaining appropriate visual amenity to this relatively open site, enhanced by the landscaping proposals.

4.29 It is likely that given the proposed use and that late night activity could be expected, the applicant has not indicated that lighting would be required. In order that the visual amenity of the area is maintained, lighting details shall be secured by condition.

5.0 CONCLUSION

5.1 The site is identified as an employment allocation within the 2005 Local Plan and is subsequently unallocated within the Publication Draft York Local Plan 2018 ("2018 Draft Plan"). Both the southern (full) and the northern (outline) parts of the site will be retained in employment uses. Officers consider that the development represents

sustainable development and is in principle supported by relevant policies in the NPPF.

5.2 Amendments have been forthcoming in respect to the position of the proposed storage building in order to improve its relationship to existing soft landscaping on the eastern boundary of the site. Further, whilst the nature of the uses proposed by this application require significant security measures, these have been sensitively incorporated into the scheme with additional planting, offering an improved visual amenity to Monks Cross Drive and the aesthetics of the scheme more generally.

5.3 Surrounding neighbouring uses are commercial in character (including office, retail and restaurants uses), some of which are late-night or 24 hour opening and the proposed industrial uses proposed by this application are considered to be compatible with the locality. It is acknowledged that the site to the north is allocated as a housing site in the 2018 Draft Plan. The possible impacts of the outline development in terms of noise; visual amenity etc in respect to the general amenity of the area can be controlled by the reserved matters and/or conditions.

5.4 As such, the proposal is considered to accord with national guidance in the NPPF and the Draft Development Control Local Plan Policies subject to conditions.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1 The development shall be begun not later than the expiration of three years from the date of this permission.

Reason: To ensure compliance with Sections 91 to 93 and Section 56 of the Town and Country Planning Act 1990 as amended by section 51 of the Compulsory Purchase Act 2004.

2 Application for approval of all reserved matters shall be made to the Local Planning Authority not later than the expiration of three years beginning with the date of this permission and the development proposed in outline shall be begun before:

the expiration of two years for the date of approval of the last of the reserved matters to be approved.

Reason: In order that the Local Planning Authority may be satisfied as to the details of the development and to comply with the Town and Country Planning (General Development Procedure) (England) Order 2015.

3 The development hereby permitted shall be carried out in accordance with the following plans:-

1414 (90)01 A2 Proposed site plan
1414 (00)11 A1 West and East Elevations
1414 (00)12 A1 North and South Elevations and Cross Section
1414 (SK)02 P2 Sectional Elevation on Monks Cross Drive
1414 (00)13 A1 Roof Plan
1414 (00)10 A1 Ground Floor Plan

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

4 Fully detailed drawings illustrating all of the following details shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, and the development shall be carried out in accordance with such details:

Details to be submitted: appearance, landscaping, layout and scale of the proposed development to be carried out, including a schedule of all external materials to be used.

Reason: In order that the Local Planning Authority may be satisfied as to the details of the development and to comply with the Town and Country Planning (General Development Procedure) (England) Order 2015.

5 In the event that unexpected contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

6 Details of all machinery, plant and equipment to be installed in or located on the self storage facility, which is audible outside of the premises, shall be submitted to and approved in writing by the Local Planning Authority. These details shall include average sound levels (LAeq), octave band noise levels and any proposed noise mitigation measures. The machinery, plant or equipment and any approved noise mitigation measures shall be fully implemented and operational before first occupation of the self storage facility and shall be maintained thereafter for the lifetime of the development.

Note: The combined rating level of any building service noise associated with plant or equipment at the site should not exceed the representative LA90 1 hour during the hours of 07:00 to 23:00 or representative LA90 15 minutes during the hours of 23:00 to 07:00 at 1 metre from the nearest noise sensitive facades when assessed in accordance with BS4142: 2014, inclusive of any acoustic feature corrections associated with tonal, impulsive, distinctive or intermittent characteristics.

Reason: To protect the amenity of nearby properties and the environmental qualities of the area.

7 Prior to the occupation of each unit occupying the northern part of the site for either B1, B2 or B8 uses, if any of the units require machinery, plant and equipment to be installed in or located on the industrial units which is audible outside of the premises, details of any machinery, plant and equipment shall be submitted to and approved in writing by the Local Planning Authority. These details shall include average sound levels (LAeq), octave band noise levels and any proposed noise mitigation measures. The machinery, plant or equipment and any approved noise mitigation measures shall be implemented in accordance with the approved details and shall be maintained thereafter for the lifetime of the development.

Note: The combined rating level of any building service noise associated with plant or equipment at the site should not exceed the representative LA90 1 hour during the hours of 07:00 to 23:00 or representative LA90 15 minutes during the hours of 23:00 to 07:00 at 1 metre from the nearest noise sensitive facades when assessed in accordance with BS4142: 2014, inclusive of any acoustic feature corrections associated with tonal, impulsive, distinctive or intermittent characteristics.

Reason: The plans are unclear as to whether any plant, machinery and equipment is required for any of the proposed industrial units and these details shall ensure that the amenity of nearby properties and the environmental qualities of the area is protected.

8 Prior to the first occupation of the self storage facility hereby permitted the fencing shall be installed as detailed on plan 1414 (90)01 A2 and maintained in the form shown for the lifetime of the development.

Reason: In the interests of the visual amenities of the area and to reduce opportunities for crime.

9 No development shall take place until details of the proposed means surface water drainage, including details of any balancing works and off site works, have been submitted to and approved by the Local Planning Authority. The information shall include site specific details of:

- the means by which the surface water discharge rate shall be restricted to a maximum rate of 2 (two) litres per second, and
- the means by which the surface water attenuation up to the 1 in 100 year event with

a 30% climate change allowance shall be achieved

- the petrol/oil/grit separator/interceptors
- the future management and maintenance of the proposed drainage systems
- the site developed with separate systems of drainage for foul and surface water

Reason: So that the Local Planning Authority may be satisfied with these details for the proper and sustainable drainage of the site.

10 Prior to the commencement of development, including any site clearance works, a Reasonable Avoidance Measures method statement for great crested newts (GCN) should be submitted to and agreed by the Local Planning Authority. The method statement shall include the following;

- Description of development proposal and works;
- Legal status of GCN;
- Risk assessment to consider site description, proposed working areas, potential impacts of works and an assessment of potential impacts upon GCN; and
- Methods of working, to include appointment of Ecological Clerk of Works, toolbox talk, timing and extent of works, prevailing weather conditions, site supervision, methods of working (hand searching, destructive searching vegetation removal etc) and what action to be taken in the event that GCN were to be encountered on site.

Reason: The site is located close to a known great crested newt mitigation area and the method statement is required in order to reduce the potential impacts upon a protected species arising from the construction of the development.

11 Notwithstanding the annotation shown on the plan, prior to the construction of the self storage facility, a detailed landscaping scheme for the area comprising of the self storage facility ('full application area' namely the part eastern, southern and part eastern boundaries) shall be submitted to and approved in writing by the Local Planning Authority. It shall include the species, stock size, density (spacing), and position of trees, shrubs and other plants in addition to details for ground remediation and preparation of planting beds and tree pits.

The landscaping scheme shall show how it will be compatible with any utility and drainage infrastructure.

The landscaping scheme relating to the self storage facility shall be implemented within a period of six months of the completion of the self storage facility.

Any trees or plants which either, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority agrees alternatives in writing. This also applies to any existing trees that are shown to be retained within the approved landscape scheme.

Reason: The plans do not currently show an adequate landscaping scheme which is integral to the amenity of the development and to ensure that that the Local Planning Authority may be satisfied with the variety, suitability and disposition of species within the entire site.

12 Prior to the construction of the 'outline' site namely the industrial units on the northern part of the site for either B1, B2 or B8 uses, a detailed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. It shall include the species, stock size, density (spacing), and position of trees, shrubs and other plants in addition to details for ground remediation and preparation of planting beds and tree pits.

The landscaping scheme relating to the 'outline' part of the site shall be implemented within a period of six months of the completion of the industrial units.

Any trees or plants which either, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority agrees alternatives in writing. This also applies to any existing trees that are shown to be retained within the approved landscape scheme.

Reason: The plans do not currently show an adequate landscaping scheme which is integral to the amenity of the development and to ensure that that the Local Planning Authority may be satisfied with the variety, suitability and disposition of species within the entire site.

13 Prior to the operation of the self storage facility hereby approved, a plan showing the location of one Electric Vehicle Recharging Point shall be submitted and approved in writing to the Local Planning Authority. The Electric Vehicle Recharging Point shall be installed as shown on the approved plans and shall thereafter be retained.

Note: Electric Vehicle Recharging Point means a free-standing, weatherproof, outdoor recharging unit for electric vehicles with the capacity to charge at both 3kw (13A) and 7kw (32A) that has sufficient enabling cabling to upgrade that unit and to provide for an additional Electrical Vehicle Recharging Point. Charging points shall be located in a prominent position on the site and should be for the exclusive use of zero emission vehicles. Also, to prepare for increased demand in future years, appropriate cable provision should be included in the scheme design and development in agreement with the Local Planning Authority.

Reason: To promote and facilitate the uptake of electric vehicles on the site in line with the Council's Low Emission Strategy (LES) and the National Planning Policy Framework which states that 'developments should be located and designed where practical to incorporate facilities for charging plug in and other ultra low emission vehicles.

14 Prior to the occupation of the self storage facility (including the roof and forecourt) hereby approved or the occupation of any of the individual industrial units (including any forecourt areas) within the northern part of the site for either B1, B2 or B8 uses hereby approved a detailed lighting scheme including lighting levels at the boundary of the site shall be submitted to and approved in writing by the Local Planning Authority. Any lighting shall be carried out in accordance with the approved details.

Reason: The plans do not currently show any lighting to serve the development and without details it is unclear whether the visual qualities of the area will be affected as a result of their levels, number and position.

15 HWAY18 Cycle parking details to be agreed

16 Prior to the first occupation of the self storage unit, the initial 25m of the vehicular access, measured from the back of the public highway, shall be surfaced, sealed and positively drained within the site. Elsewhere within the site all areas used by vehicles shall be surfaced and drained, in accordance with the approved plans.

Reason: To prevent the egress of water and loose material onto the public highway.

17 Prior to the operation of the self storage unit, the initial 25m of the vehicular access, measured from the back of the public highway, shall be surfaced, sealed and positively drained within the site. Elsewhere within the site all areas used by vehicles shall be surfaced and drained, in accordance with the approved plans.

Reason: To prevent the egress of water and loose material onto the public highway.

18 Prior to first occupation of any of the industrial units on the northern part of the site for either B1, B2 or B8 uses, details of the internal road layout shall be submitted to, and approved in writing, by the Local Planning Authority. No building on the northern part of the site for either B1, B2 or B8 uses shall be occupied until the internal road has been provided, up to base-course level, in accordance with these approved plans. The wearing course shall be laid within two years of the base-course being laid or prior to the occupation of the penultimate industrial unit, whichever is the sooner.

Reason: To ensure that there is a safe and free passage of highway users within the development site.

19 The occupation of any part of the northern part of the site for either B1, B2 or B8

uses shall not take place until the following highway works (which definition shall include works associated with any Traffic Regulation Order required as a result of the development, signing, lighting, drainage and other related works) have been carried out in accordance with details which shall have been previously submitted to and approved in writing by the Local Planning Authority, or arrangements entered into which ensure the same.

- Provision of a pedestrian tactile crossing across the access onto Monks Cross Drive.

Reason: In the interests of the safe and free passage of highway users

7.0 INFORMATIVES:

Notes to Applicant

1. STATEMENT OF THE COUNCIL'S POSITIVE AND PROACTIVE APPROACH

In considering the application, the Local Planning Authority has implemented the requirements set out within the National Planning Policy Framework (paragraphs 186 and 187) in seeking solutions to problems identified during the processing of the application. The Local Planning Authority took the following steps in order to achieve a positive outcome:

-Negotiation in respect to landscaping, fencing and highway works

2. GREAT CRESTED NEWTS

You are advised that if evidence of great crested newts is found during development, work should stop immediately and Natural England contacted for advice on the best way to proceed.

3. INFORMATIVE:

The developer's attention is drawn to the various requirements for the control of noise on construction sites laid down in the Control of Pollution Act 1974. In order to ensure that residents are not adversely affected by air pollution and noise, the following guidance should be adhered to, failure to do so could result in formal action being taken under the Control of Pollution Act 1974:

(a) All demolition and construction works and ancillary operations, including deliveries to and despatch from the site shall be confined to the following hours:

Monday to Friday 08.00 to 18.00

Saturday 09.00 to 13.00

Not at all on Sundays and Bank Holidays.

(b) The work shall be carried out in such a manner so as to comply with the general recommendations of British Standards BS 5228: Part 1: 1997, a code of practice for "Noise and Vibration Control on Construction and Open Sites" and in particular Section 10 of Part 1 of the code entitled "Control of noise and vibration".

(c) All plant and machinery to be operated, sited and maintained in order to minimise disturbance. All items of machinery powered by internal combustion engines must be properly silenced and/or fitted with effective and well-maintained mufflers in accordance with manufacturers instructions.

(d) The best practicable means, as defined by Section 72 of the Control of Pollution Act 1974, shall be employed at all times, in order to minimise noise emissions.

(e) All reasonable measures shall be employed in order to control and minimise dust emissions, including sheeting of vehicles and use of water for dust suppression.

(f) There shall be no bonfires on the site

4. INFORMATIVE:

You are advised that prior to starting on site consent will be required from the Highway Authority for the works being proposed, under the Highways Act 1980 (unless alternatively specified under the legislation or Regulations listed below). For further information please contact the officer named:

Works to the highway - Section 62 Tom Forrest (01904) 555594

Contact details:

Author: Lindsay Jenkins Development Management Officer

Tel No: 01904 554575