



**MINUTES of
NORTH WESTERN AREA PLANNING COMMITTEE
8 MARCH 2023**

PRESENT

Chairman Councillor Mrs M E Thompson
Vice-Chairman Councillor J V Keyes
Councillors M F L Durham, CC, C P Morley, E L Stephens and S White

623. CHAIRMAN'S NOTICES

The Chairman welcomed everyone present and went over some general housekeeping arrangements for the meeting.

624. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Mrs J L Fleming, CC, S J N Morgan and R H Siddall.

625. MINUTES OF THE LAST MEETING

RESOLVED that the Minutes of the meeting of the Committee held on 8 February 2023 be approved and confirmed.

626. DISCLOSURE OF INTEREST

There were none.

627. 22/00833/FUL - FORMER ATHERSTONE LODGE, FAMBRIDGE ROAD, PURLEIGH, CM9 6NL

Application Number	22/00833/FUL
Location	Former Atherstone Lodge, Fambridge Road, Purleigh, CM9 6NL
Proposal	New commercial building comprising a cold store, ancillary operation spaces access drives and a loading bay.
Applicant	Mr B. Rigby of Ben Rigby Game Ltd.
Agent	Mr R. Knight of Arcady Architects
Target Decision Date	04.10.2022 Extension of time until 02.12.2022
Case Officer	Jonathan Doe
Parish	PURLEIGH

Following the Officer's presentation, the agent for the applicant, Mr R Knight, addressed the Committee. The Chairman then opened the discussion.

Councillor M F L Durham proposed that the application be approved, in accordance with the Officer's recommendation and this was duly seconded.

Councillor S White, proposed to amend condition 15 to include evergreen hedging like that already present at the site to allow for better screening of the proposed development. The Specialist: Development Management, then suggested that an additional condition be added to the application that would restrict the type of use to a cold storage facility with ancillary operating areas, including the loading and wrapping of meat and facilities for staff and for no other purpose to which Members agreed. The Chairman then put the proposal to the Committee, with the inclusion of the additional condition and amendment to condition 15 (Landscaping), and it was agreed.

RESOLVED that the application be **APPROVED** subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in complete accordance with approved drawings: 19/15/40 Cold store location plan; 19/15/41 Cold store existing site plan; 19/15/42 Cold store proposed site & roof plan; 19/15/43 Cold store proposed floor plans; 19/15/44 Cold store proposed elevations & section; 19/15/45 Cold store proposed street scene; Planning statement; Environmental noise impact assessment by Sharps Acoustics LLP dated 28th September 2022 with Addendum note dated 31st January 2023.
- 3 The use hereby permitted shall only be undertaken between 07:30 hours and 18:00 hours on weekdays and between 07:30 hours and 18:00 hours on Saturdays and not at any time on Sundays and Public Holidays. This shall include deliveries to and collections from the site.
- 4 The rating level of noise emitted by all fixed plant excluding the emergency generator shall not exceed 45dB at any noise sensitive premises between 07:00 and 23:00 and 42dB between 23:00 and 07:00 hours. The measurement and assessment shall be made according to BS 4142:2014+A1:2019.
- 5 Routine testing of the emergency diesel generator shown on approved plan 19/15/43 shall only be undertaken between 09:00 and 17:00 hours and for no longer than one hour on each occasion that such testing is carried out.
- 6 No development shall take place, including any ground works or demolition, until a Construction Management Plan has been submitted to, and approved in writing by, the local planning authority. The approved plan shall be adhered to throughout the construction period. The Plan shall provide for:
 - a. the parking of vehicles of site operatives and visitors
 - b. loading and unloading of plant and materials
 - c. storage of plant and materials used in constructing the development
 - d. wheel and underbody washing facilities.
- 7 Prior to occupation of the development, the southern vehicular access shall be upgraded and reconstructed at right angles to the highway boundary and to the existing carriageway as shown in principle in the Block Plan Layout Drawing No.19/15/42.

- 8 Any gate provided at the vehicular access shall be inward opening only and shall be set back a minimum of 17 metres from the back edge of the carriageway.
- 9 Prior to first use of the development, the Heavy Goods Vehicle turning area as shown within planning drawing No.19/15/42 shall be constructed, surfaced and maintained free from obstruction within the site at all times for that sole purpose and retained as such.
- 10 The proposed boundary planting shall be maintained a minimum of 1 metre back from the highway boundary and any visibility splay.
- 11 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 12 No pallets, meat, other goods, materials, plant (other than as shown on the approved plans), machinery, skips, containers, packaging or other similar items shall be stored or kept outside of the building.
- 13 Notwithstanding the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 as amended, no further display of advertising material shall be displayed within the site without express advertisement consent.
- 14 Before any above ground works associated with the development hereby permitted occur, a scheme for generating 25% of the predicted energy requirement of the development from decentralised renewable and/or low carbon sources (as defined in the NPPF or any subsequent revision) shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented before the development is first occupied and shall remain operational for the lifetime of the development.
- 15 Within the first available planting season (October to March inclusive) following the commencement of the development a hedgerow, as indicated on approved plan 19/15/42, shall be planted and maintained, a minimum of 1m from the carriageway of the adjacent highway, along the front, the eastern, site boundary. The hedgerow shall be of a specification which shall have been approved in writing by the local planning authority prior to its implementation to include hawthorn and at least one evergreen plant type such as laurel. The specification shall not include leylandii. Plants shall be planted as a double staggered row, with rows about 300mm apart and plants spaced at 450mm centres along each row. The plants shall be planted into ground previously cleared of all weed growth and mulched with a fabric / polythene sheet mulch and / or organic mulch. Shrub guards should be used to protect the plants.
- 16 No development works above ground level shall occur until details of a surface water drainage scheme to serve the development have been submitted to and agreed in writing by the local planning authority. The agreed scheme shall be implemented prior to the first occupation of the development. The scheme shall ensure that for a minimum: 1) The development should be able to manage water on site for 1 in 100 year events plus 40% climate change allowance. 2) Run-off from a greenfield site for all storm events that have a 100% chance of occurring each year (1 in 1 year event) inclusive of climate change should be no higher than 10/l/s and no lower than 1/l/s. The rate should be restricted to the 1 in 1 greenfield rate or equivalent greenfield rates with long term storage (minimum rate 1l/s) or 50% betterment of existing run off rates on brownfield sites (provided this does not result in a runoff rate less than greenfield) or 50% betterment of existing run off rates on brownfield sites (provided this does not result in a runoff rate less than greenfield) You are advised that in order to satisfy the soakaway condition the following details will be required:- details of the area to be drained, infiltration rate (as determined by BRE Digest 365), proposed length, width and depth of soakaway, groundwater level and whether it will be rubble filled. Where the local planning authority accepts discharge to an adopted sewer network you will be required to provide written confirmation from the statutory undertaker that the discharge will be accepted.

- 17 No development works above ground level shall occur until details of the foul drainage scheme to serve the development have been submitted to and agreed in writing by the local planning authority. The agreed scheme shall be implemented prior to the first use or occupation of the building hereby permitted.
- 18 Before the development hereby permitted commences, details of all external illumination of the site including the luminance and spread of light and the design and specification of the light fittings shall be submitted to and approved in writing by the local planning authority. All illumination within the site shall be retained in accordance with the approved details. There shall be no other lighting of the external areas of the site unless otherwise agreed in writing by the local planning authority.
- 19 All fixed plant and equipment including the back-up generator shall have a combined rated emissions level of 5dB(A) below background (determined in accordance with BS4142:2014 methodology) when operating at its maximum speed and output. Where mitigation is required to meet the noise criteria above, it must be installed prior to first use AND the applicant must also provide the Planning Authority with a validation report from a competent person that confirms that the noise impact arising from the plant and equipment. Where it does not demonstrate this, additional mitigation measures shall be proposed, agreed with the Planning Authority and implemented prior to first occupancy. Any mitigation installed must be retained and maintained thereafter. All noise-related survey reports required must include full details of the calculations and assumptions used in reaching conclusions both on noise impact and mitigation scheme design.
- 20 The building hereby permitted shall be used as a cold storage facility with ancillary operating areas, including the loading and wrapping of meat and facilities for staff, as detailed in the approved documentation and for no other use within Class B2 of the Schedule to the Town & Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order) and for no other purpose.

The meeting closed at 8.00 pm.

MRS M E THOMPSON
CHAIRMAN