



SWINDON
BOROUGH COUNCIL

GRANT PLANNING PERMISSION

Application Number: S/14/2100/SASM

Ward: Blunsdon And Highworth

Parish: Blunsdon St Andrew

Proposal: Erection of a concrete batching plant with associated aggregate storage area, HGV parking spaces, office hut and welfare hut and new vehicular access.

Site Address: 21 Turnpike Road, Blunsdon Swindon SN26 7EA

Agent:
Mr Christopher Roberts
Turley
10 Queen Street
Bristol
BS1 4NT

Applicant:
Gibbs Surfacing Ltd
21 Turnpike Road
Blunsdon
Swindon
SN26 7EA

WARNING:
IF YOU DO NOT COMPLY WITH THE CONDITION(S) BELOW,
THE COUNCIL MAY TAKE LEGAL ACTION AGAINST YOU

Conditions

Time Limit

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 (1) of the Town & Country Planning Act 1990.

Plans

2. This approval shall be in respect of Site Location Plan (Drawing Number 15-105-PD-001 Rev 01) at scale 1:1250 and Revised Noise Impact Assessment received by the Local Planning Authority 11th December 2015; Plan layout (Drawing Number A000/00000A) at scale 1:200; and Elevation Drawing (Drawing Number A000/00000A) at scale 1:100 received by the Local Planning Authority 16th March 2016.

Reason: To define the scope of the development hereby permitted, in accordance with section 72 of the Town and Country Planning Act 1990.

Town and Country Planning Act 1990

Permission for Development

1. The Local Planning Authority HEREBY GRANT PLANNING PERMISSION for the development proposed in the application subject to the scheduled conditions. Which is hereby expressly incorporated herewith and of which brief details are, by way of identification only, set out in the schedule (see overleaf).
2. “The Local Planning Authority”, and “the application” referred to above, are those described in the schedule overleaf.
3. The scheduled conditions have been imposed for the reasons set out in the schedule.

Notes

If the Applicant is aggrieved by the decision of the Local Planning Authority to grant permission for the proposed development with conditions, the applicant may appeal to the Secretary of State in accordance with section 78 of the Town and Country Planning Act 1990, within 6 months of the date of the decision. Appeals must be made on a form that is obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or alternatively you may appeal online at www.planningportal.gov.uk

If the permission to develop land is granted with conditions and the owner of the land claims that the land has become incapable of reasonable/beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council a purchase notice requiring that his interest in the land be purchased in accordance with the provisions of Part 6 of the Town and Country Planning Act 1990.

Hours of Operation

3. The premises shall not be used in connection with the development hereby permitted, outside the following hours: -
08.00 to 18.00; Monday - Friday and 08.00 to 12.00 Saturday and not at all on Sundays or Bank Holidays.

Reason: To safeguard the amenities of the area.

No Storage of Materials

4. No materials, other than those involved in the manufacture of concrete, shall be deposited or stored at the site without the prior written consent of the Local Planning Authority.

Reason: To enable the Local Planning Authority to monitor the impact of the proposal.

Dust Mitigation

5. The aggregates should be treated where necessary to minimise fugitive dust emissions, particularly during dry weather, using local control measures. As a minimum, water sprays should be available at all times and used where it is clear that dust generated is likely to pass beyond the boundaries of the site.

Reason: To safeguard the amenities of the area.

Protection of Trees and Hedges

6. No tree, either within or adjacent to the subject site, or part thereof shall be lopped, topped, felled destroyed or wilfully damaged including severance of root(s), without the prior written consent of the Local Planning Authority.

Reason: To prevent loss or damage to the trees on and adjacent to the site in interests of amenity.

Visibility

7. Before the development is first brought into use, the area between the nearside carriageway edge and lines drawn between a point 4.5m back from the carriageway edge along the centre line of the access, and points on the carriageway edge 43m from and on both sides of the centre line of the access, shall be cleared of obstruction to visibility at and above a height of 1.05m above the nearside carriageway level, and thereafter maintained free of obstruction at all times.

Reason: In the interests of highway safety.

Access

8. Prior to the commencement of any works on site, and notwithstanding previously submitted plans, layout and construction details for the means of access to the site shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

Parking

9. The area allocated for 5no. parking spaces and associated turning on the submitted plan shall be kept clear of obstruction, and shall not thereafter be used for any other purpose.

Reason: In the interests of amenity and highway safety.

Entrance gates 5.0m back

10. Any entrance gates erected shall be hung to open away from the highway only, and shall be set back a minimum distance of 5.0m from the back edge of the highway.

Reason: In the interests of highway safety.

Turning Area

11. The development hereby approved shall not be brought into use until the turning area provided on the submitted plan has been properly consolidated and surfaced to the satisfaction of the Local Planning Authority. Such turning area shall not thereafter be used for any other purpose.

Reason: In the interests of highway safety.

Provision for surface water disposal

12. Before the development hereby authorised is brought into use, details of the provision for the sustainable disposal of surface water within the site, inclusive of SUDS, so as to prevent its discharge onto the highway, shall be submitted to and approved in writing by the Local Planning Authority, and fully implemented to the satisfaction of the Local Planning Authority.

Reason: In the interests of amenity and highway safety.

Wheel cleaning

13. Prior to the commencement of any site development works, including site preparation works, wheel cleaning facilities shall be provided, used so to prevent mud and detritus being brought on to the public highway, and maintained on site for the duration of the site construction all in accordance with details to be submitted to and agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety.

Cycle parking

14. Before the development hereby permitted is brought into use, secure parking facilities for 4no. cycles conforming to Swindon Borough Council's Parking Standards shall be completed in accordance with details and materials to be submitted to and approved in writing by the Local Planning Authority, and shall be retained and maintained thereafter for the duration of use.

Reason: In the interest of cycle user safety and transport sustainability.

Acoustic Barrier

15. The development shall not be brought into use until the acoustic mitigation recommended in the revised noise impact assessment by Hepworth Acoustics received by the Local Planning Authority on 11th December 2015 has been constructed in accordance with the details set out in paragraph 4.13 and in Figure 2 of this assessment. The approved barrier shall be retained on the site as long as the development remains unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity.

Further noise mitigation measures

16. The developer shall undertake and submit to the Local Planning Authority an operational assessment within 3 months of the commencement of the concrete batching process to provide validation that the proposed mitigation measures achieve the high level of performance as set out in the revised noise impact assessment received by the Local Planning Authority 11th December 2015. In the event that the assessment identifies that the level of mitigation is insufficient within 6 months of the commencement of the use further mitigation measures shall be undertaken in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be carried out in their approved form and retained for as long as the development remains on the site unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity.

Informatives

1. In addition to this consent, the proposed development will require separate Local Highway Authority approval for the construction of works in the highway. The Applicant is required to obtain this approval before works commence and is therefore recommended to contact Swindon Borough Council's Street Works Management Department in this respect as soon as possible.

2. A drainage strategy is required demonstrating the provisions made for the disposal of surface water so as to prevent its discharge onto the highway. This should include layout details, long section, and surface water attenuation details, which will need to be submitted for approval by the Local Planning Authority.

**Authorised by Richard Bell,
Head of Planning, Regulatory Services,
Heritage & Libraries**

Decision Dated: 15th April 2016

