

Application No: 22/01454/FULL

Received: 11.10.2022

**BASILDON BOROUGH COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990**

Town and Country Planning (Development Management Procedure) Order 2015

To: Mr Thomas Phillips
Peter Colby Commercials
School Lane
Norwich
NR7 8TL

For: Mr Peter Colby
Peter Colby Commercials
Ltd
Peter Colby Commercials,
School Ln,
Norwich
NR7 8TL

In pursuance of the powers exercised by them as local planning authority this Council, having considered your application to carry out the following development:-

Change of use to lorry trailer hire business together with associated workshop, welfare unit and site office.

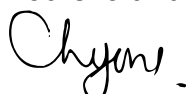
On land at

**Sadlers Hall Farm
London Road
Bowers Gifford
Basildon
Essex
SS13 2HD**

In accordance with the plan(s) accompanying the said application, the Council do hereby give notice of their decision to **GRANT PERMISSION** for the said development subject to the compliance with the conditions set out overleaf:-

Planning Services, Basildon Centre, St. Martin's Square, Basildon, Essex SS14 1DL

Yours faithfully



Mrs. Christine Lyons.
Head of Planning - Growth

Dated:30.11.2023

1. The development hereby permitted shall be carried out in accordance with the Location Plan, the drawing numbered DR-05-002 (Titled "Proposed Units - Plans and Elevations) received at the Local Planning Authority offices on 11 October 2022; the revised drawings numbered DR-03-002 Rev.A (Titled 'Proposed Site Plan) and DR-03-003 (Titled 'Proposed Site Plan), and the drawing numbered DR-05-003 (Titled 'Proposed Office/Security Unit - Plans and Elevations) received at the Council Offices on 23 August 2023.
2. No machinery shall be operated, processes carried out, vehicles unloaded or loaded or customers admitted to the premises except during the following times: 8 am to 6 pm Monday to Saturday, and at no time on Sundays or Public and Bank Holidays.
3. Within three months of the date of this permission hereby granted the vehicle parking areas as shown on the approved drawing numbered DR03-002 Rev.A (Proposed Site Plan shall have hard surfaced, sealed and marked out in parking bays, with each space measuring 2.9m wide by 5.5m in length. The vehicle parking areas and associated turning area shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use.
4. The vehicle turning areas highlighted on the drawing numbered DR-50-001 (Proposed Vehicle Tracking Plan). shall be provided on the site and maintained free from obstruction within the site at all times for that sole purpose.
5. Lorry trailers stationed on the site shall be limited to a total of 60 at any one time, and shall be limited to the areas highlighted on the drawing numbered DR-03-002 Rev.A received the Council Offices on 23 August 2023 and not stored on any other parts of the site.
6. Within two months of the date of this permission hereby granted details of the landscaping to be carried out on the site shall have been submitted to and approved in writing by the Local Planning Authority. The proposed landscaping shall be located within the areas highlighted on the DR-03-002 Rev.A, received the Council Offices on 23 August 2023, and carried out in the first available planting season following approval.
7. The landscaping scheme as approved in accordance with condition No.6 shall be carried out in the first planting and seeding seasons following the occupation of the building or completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.
8. Within three months of the date of this permission hereby granted the existing galvanised palisade fencing along the London Road frontage of the site shall be replaced with paladin fencing, the exception being the boundary with the garden of Sadlers Hall farmhouse, which shall be

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replaced with close boarded timber fencing, with the remaining security gates and fencing along the eastern boundary to the painted green, as stated on the approved drawing number DR-03-002 Rev.A (Proposed Site Plan). Details of colour and type of paladin fencing shall be submitted to and approved in writing by the Local Planning Authority before it is installed.

9. Within three months of the date of this permission hereby granted details of the colour of the paint treatment to be used for the external walls of the workshop shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be carried out in full within six months of the date of this permission.
10. Within three months of the date of this permission hereby granted the garage block adjacent to the farmhouse and building within the garden of the farmhouse (as shown hatched on the drawing numbered DR-03-003 (Proposed Site Plan) shall have been demolished/cleared/removed and the debris/uses removed from the site.
11. Within three months of the date of this permission hereby granted a detailed 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 should include but not be limited to:
 - (i) Limiting discharge rates to 4.2l/s for all storm events up to and including the 1 in 100 year plus 45% allowance for climate change storm event. All relevant permissions to discharge from the site into any outfall should be demonstrated.
 - (ii) Provide sufficient storage to ensure no offsite flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 45% climate change event.
 - (iii) Demonstrate that all storage features can half empty within 24 hours for the 1 in 30 plus 45% climate change critical storm event.
 - (iv) Final modelling and calculations for all areas of the drainage system.
 - (v) The appropriate level of treatment for all runoff leaving the site, in line with the Simple Index Approach in chapter 26 of the CIRIA SuDS Manual C753 (Table 26.3).
 - (vi) Detailed engineering drawings of each component of the drainage scheme.
 - (vii) A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
 - (viii) An updated drainage strategy incorporating all of the above bullet points including matters already approved and highlighting any changes to the previously approved strategy.

The scheme shall subsequently be implemented within six months of this permission.

12. Within three months of the date of this permission hereby granted a maintenance plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to and approved in writing by the Local Planning Authority.

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Should any part be maintainable by a maintenance company, details of long term funding arrangements should be provided.

13. The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the Local Planning Authority.
14. Details of external lighting to be provided as part of the development shall be submitted to and approved in writing prior to its installation. To development shall be carried out in accordance with the approved details.
15. Within three months of the date of this permission hereby granted details of the electric vehicle charging points and associated works to be provided on the site shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be carried out in full within six months of the date of this permission, and permanently retained thereafter.

The reasons for the above conditions are:

- 1 To ensure a satisfactory development.
- 2 In the interests of the amenities of this locality and neighbouring occupiers.
- 3 To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety and that appropriate parking is provided in accordance with Policy DM8 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.
- 4 To ensure that vehicles can enter and leave the highway in a forward gear in the interest of highway safety in accordance with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.
- 5 To safeguard the visual amenities of the site.
- 6 In the interest of visual amenity, and to safeguard and improve the appearance of the area in accordance with Section 197 of the Town and Country Planning Act 1990 (as amended).
- 7 To secure the provision and retention of the landscaping in the interests of the visual amenity of the area and in accordance with Section 197 of the Town and Country Planning Act 1990 (as amended).
- 8 To safeguard the amenities of the adjacent Listed Building and this Green Belt site.
- 9 To safeguard the amenities of the adjacent Listed Building and this Green Belt site.
- 10 To safeguard the amenities of the adjacent Listed Building and this Green Belt site.

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- 11 To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

To ensure the effective operation of SuDS features over the lifetime of the development.

To provide mitigation of any environmental harm which may be caused to the local water environment.

Failure to provide the above required information before commencement of works may result in a system being installed that is not sufficient to deal with surface water occurring during rainfall events and may lead to increased flood risk and pollution hazard from the site.

- 12 To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk.

Failure to provide the above required information prior to occupation may result in the installation of a system that is not properly maintained and may increase flood risk or pollution hazard from the site.

- 13 To ensure the SuDS are maintained for the lifetime of the development as outlined in any approved Maintenance Plan so that they continue to function as intended to ensure mitigation against flood risk.

- 14 In the interest of the amenities of this locality.

- 15 In order to encourage the use of electric cars as a sustainable mode of transport.

Informative(s)

1. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Where appropriate, it will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions of the area.

Planning applications that accord with the policies of the Basildon District Local Plan Saved Policies document will be approved in a timely fashion, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise - taking into account whether:

Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or

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Specific policies in that Framework indicate that development should be restricted.

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A handwritten signature in black ink, appearing to read 'Ch Lyons'.

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NOTES

- (1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for Communities and Local Government in accordance with Section 78 of the Town and Country Planning Act 1990 within **six months of the date of this notice**. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Room 308A Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.) The Secretary of State has power to allow a longer period for the giving of a notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.
- (2) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Council of the district in which the land is situated, as the case may be, a Purchase Notice requiring that Council to purchase his interest in the land in accordance with the provision of Part V1 of the Town and Country Planning Act 1990.
- (3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
- (4) If consent under provisions of the Building Regulations is required, this should be obtained prior to commencement of work. You can contact our Building Services on telephone no 01268 208026, if in any doubt.
- (5) The provisions of Section 13 of the Essex Act 1987 (access for fire brigade) may apply to this development and will be determined at the Building Regulation stage.