DELEGATED FILE NOTE

CASE OFFICER: ...Anne McDonald.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00275/FP	Change of use of former HGV testing centre to car parking, offices and storage for Johnson Matthey	Heavy Goods Vehicle Testing Station Orchard Road Royston Hertfordshire SG8 5HA

Submitted Plan Nos

Location plan Site plan

1.0 Policies

LP8 Development in Towns

LP55	Car Parking Standards
LP36	Employment Provision
XETC2	Employment Development outside Emp Areas

2.0 **Site History**

2.1 Previous history listed in Uniform shows that a change of use to mixed B-Class uses was granted in 2017 and a Prior Approval was granted for the demolition of the building, also in 2017. Neither of these permission has been implemented.

3.0 **Representations**

3.1 The site notice was posted on 21/02/18 and expired on 14/03/18. All other consultations expired on 22/03/18.

3.2 Royston Town Council – no objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is positioned on the south side of Orchard Road, within the long established industrial estate area. As existing, the site was last used as an HGV testing centre. As a result, there are large areas of hardstanding on the site. The existing buildings comprise an offices area and the large drive through HGV testing building, which has roller shutter doors on either end. There are photos in Anite.

4.2 **Proposal**

4.2.1 The application is seeking full planning permission for the change of use of the site to additional parking, office and storage area for use by Johnson Matthey. The application sets out that 168 parking spaces in a new layout is to be provided. The offices are to be used as offices by the company the rest of the space for storage. A DAS has been submitted in support of the application.

4.3 **Key Issues**

4.3.1 I have no objection to this application. The site is existing with a large area of hardstanding and vacant buildings and other than imposing a new car parking layout

on the hardsurfaced area, no other works are proposed. I note from the planning history that a change of use application for mixed B class uses has been approved. However, due to the former use, the building has the large vehicle drive through / testing area, that may not be attractive to many other users. The DAS sets out that this area is to be used for storage and the offices are to be used for growing staff numbers and office re-organisation purposes.

4.3.2 Johnson Matthey is a large business in the industrial estate who employs many people, with insufficient parking on site. They rent parking on a couple of other sites nearby, and have a travel plan in place which encourages car sharing and using public transport to work. However, the firm are growing their operations at the site and parking is an issue. This application will help to provide some additional spaces.

4.3.3 I consider the use of the site is preferable than it remaining vacant in the industrial estate. I have no objection to the use of the site by Johnson Matthey who can utilise the hardstanding, offices and HGV area for storage. An informative is recommended stating that if any external changes are required that these will need planning permission.

4.3.4 I note from the DAS that it is believed that no additional lighting within the new car park is considered necessary at this time, and that a condition is recommended agreeing details before implementation. I have happy with this approach.

4.3.5 As the company already has a well established travel plan in place, which is not to be stopped even if these spaces are provided, I do not consider it necessary to impose a condition requiring a green travel plan.

4.4 **Conclusion**

4.4.1 No objection. Grant conditional permission.

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

   Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

   Reason:To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. No external lighting is to be installed in the car parking area, or erected on the existing buildings, unless the details of the lighting are submitted to and agreed in writing by the Local Planning Authority, prior to the installation of any lighting.

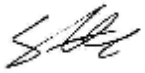
Reason: To ensure that the lighting is appropriate for the location.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Informative/s:

This permission does not allow for any external changes to the existing buildings on the site. If any external changes to the building are required, planning permission needs to be first sought and obtained before any changes commence.

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 21 March 2018	