DELEGATED FILE NOTE

CASE OFFICER: ...Richard Tiffin.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01025/FP	Installation of 2No new extract stacks from the existing roof of TC2 building within the Johnson Matthey site.	Johnson Matthey Plc Orchard Road Royston Hertfordshire SG8 5HE

Submitted Plan Nos

825 P1; 825 P2; 825 P3; 825 P4; 825 P5; 825 P6

1.0 Policies

LP36	Employment Provision

SECT7	Requiring Good Design
XD4	Air Quality
XETC2	Employment Development outside Emp Areas

2.0 **Site History**

2.1 Various applications for infrastructure on the JM site.

3.0 **Representations**

3.1 **Royston Town Council** – No objection

3.2 **Local residents** – None received

3.3 **Env Agency and Env Protection** – No objections raised or conditions imposed.

4.0 **Planning Consideration**

4.1 **Site and Surroundings**

4.1.1 The application building, the Technology (TC2) building, occupies a position behind the main Technology building fronting Orchard Road.

4.2 **Proposal**

4.2.1 The application seeks permission for two extract stacks 5m and 3m tall on the top the this industrial building.

4.3 **Key Issues**

4.3.1 The key issues here centre on the impact of the new building on the amenities of the area, including the impact of extracted gases. The latter is covered by the respective responses of both the Env Agency as the permit authority and the Council's Env Protection team. In terms of impact on the general amenities of the area, I can see no grounds for objection given the general nature and scale of industrial operations on the site (JM) and the relatively modest impact of these stacks.

4.4 **Conclusion**

4.4.1 That permission be granted subject to standard conditions.

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.

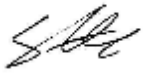
   Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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.

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.

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF

Date: 4 June 2018	