

ITEM NO:	
4	<u>Location:</u> Northway Filling Station Great North Road Hinxworth Baldock Hertfordshire SG7 5EX <u>Applicant:</u> . <u>Proposal:</u> Temporary consent allowing for the erection of a detached food-to-go building (Greggs Pod) and other associated minor site alterations including the formation of vehicle parking for a period of two years (development already commenced) <u>Ref.No:</u> 25/02260/FP <u>Officer:</u> Melissa Tyler

Date of expiry of statutory period : 08.04.2026

Reason for Delay (if applicable)

Reason for Referral to Committee (if applicable)

Submitted Plan Nos

21 22 23C 24 25 26 02 P15706-510 P15706-511

1.0 Policies

2.0 Site History

3.0 Representations

4.0 Planning Considerations

4.1 Site and Surroundings

4.2 Proposal

4.3 **Key Issues**

4.4 **Conclusion**

4.5 **Alternative Options**

4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

4.6.1 I can confirm that the applicant is in agreement with the pre-commencement conditions that are proposed.

5.0 **Recommendation**

5.1 PLEASE AMEND AS APPROPRIATE: That planning permission be **GRANTED** subject to the following conditions: **/REFUSED** for the following reasons:

1. 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.

2. The 'Greggs / retail ' pod hereby permitted shall be discontinued and removed on or before 2 years from the date of this approval, unless planning permission is sought to formalise the development in perpetuity.

Reason: Permission has been granted for a temporary period solely to monitor the use and the appropriateness of the development in regards to amenity.

3. The premises shall only be open for customers and deliveries between the following hours:

05:30hrs to 20.00hrs Monday to Sundays.

Reason: To protect the amenity of existing residents and in accordance with Policy D3 of the North Hertfordshire Local Plan 2011-2031.

4. The premises here by permitted shall be used for E(a) - Display/Sale of goods other than hot food

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

5. The approved details of landscaping shall be carried out before the end of the first planting season following either the first occupation of any of the buildings or the completion of the development, whichever is the sooner; and 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 during the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to vary or dispense with this requirement.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality, and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011 to 2031.

6. Prior to occupation details of the proposed sustainable drainage planters, including their location, dimensions, construction, planting specification, drainage arrangements and long-term maintenance regime, have been submitted to and approved in writing by the Local Planning Authority.

The approved sustainable drainage planters shall be installed in full prior to the first occupation of the development and shall thereafter be retained and maintained in accordance with the approved details.

Reason: To ensure that appropriate sustainable drainage measures are incorporated into the development in the interests of flood risk management and sustainable water management in accordance with SP11 and NE8 of the North Hertfordshire Local Plan 2011-2031.

Proactive Statement:

7. Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.