

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00241/RM	Reserved matters application for approval of layout, scale and appearance of buildings and landscaping pursuant of outline permission 21/03374/OP granted 31.01.2022 (amended by plans received on 25/04/25, 06/05/25 and 14/05/25)	Baldock Services Great North Road Radwell Baldock Hertfordshire SG7 5TR

Submitted Plan Nos

BALDTRM 002A BALDTRM 001A BALDTRM 006 BALDTRM 003B BALDTRM 004B BALDTRM 005C
3100-SFH-XX-XX-DR-L-0001 Rev B

1.0 Policies

CGB1	Rural Areas beyond the Green Belt.
CGB4	Exist buildings in the RA Beyond GB
D1	Sustainable design
D3	Protecting living conditions
D4	Air quality
ETC3	New retail, leisure, other main TC devel
NE2	Landscape
NE4	Biodiversity and geological sites
SECN12	Achieving well-designed places
SECN14	Meeting climate change,coastal,flooding
SECN15	Conserve + enhance natural environment
SECN7	Ensuring vitality of town centres
SECN8	Promoting healthy and safe communities
SECN9	Promoting sustainable transport

SP1 Sustainable development in North Herts

SP12 Green infrastructure, landscape and biod

SP2 Settlement Hierarchy and Spatial Distrib

SP5 Countryside and Green Belt

SP6 Sustainable transport

SP9 Design and Sustainability

T2 Parking

T1 Assessment of transport matters

2.0 **Site History**

2.1 21/03374/OP - Erection of a Drive-Thru Coffee Shop with associated car parking with all matters reserved except for access – Approved 31/01/22.

3.0 **Representations**

3.1 **Environmental Health** - I have no objections to the proposals, however, I would have expected to see information in relation to EV charging points/locations. I cannot see these on the lay out plans etc.

3.2 **Ecologist** – No ecological objections.

3.3 **Hertfordshire Highways** – Does not wish to restrict permission subject to conditions.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a grass verge that rises upwards to young trees and other vegetation at the top of a slope. The area is considered part of the landscaped setting of Baldock Services access off the A1(M) to the west. The site is adjacent to the exit road to these services. A petrol filling station is on the other side of the exit road. Further west is the main service station car park and buildings.
- 4.1.2 The character of the wider locality is rural agricultural, with trees and vegetation and grassed lawn strips around the edges of the service station site, and agricultural fields beyond in all directions. There is also a storage business to the south, on the other side of the A507. The site is in the Rural Area beyond the Green Belt

4.2 **Proposal**

- 4.2.1 This application seeks approval of the Reserved Matters of appearance, landscaping, layout and scale for outline permission 21/03374/OP for the erection of a drive-thru coffee shop.
- 4.2.2 The principle of development and access for the coffee shop on this site has been established under the outline permission approved under ref: 21/03374/OP. Therefore, the principle of development will not be assessed in this report.

4.3 **Key Issues**

- 4.3.1 The key considerations are:

- ☐ Appearance, Layout and Scale
- ☐ Landscaping

Appearance, Layout and Scale

- 4.3.2 The proposed siting and footprint of the coffee shop building are consistent with the indicative plans submitted with the original outline permission. This is also the case with the internal access roads, parking areas, and pedestrian paths. These aspects of the proposal are acceptable.
- 4.3.3 The proposed building is considered to be of a size, scale, height and design appropriate to a new small drive-thru coffee shop unit, and is similar to such units found at other service stations (including a drive-thru at Royston Gateway in the District). The building would have a brick fin integrated totem which would be an unusual feature, however it's proposed for signage which is considered would soften its impacts and serves as justification for it.
- 4.3.4 The building would have a comparable height but a smaller overall size to a petrol station opposite to the NW, and would be in keeping with the character and appearance of the wider service station site. The building would be considered to sit comfortably within the sloping grass outer bank of the service station area, and would be lower than trees at the top of the bank. New crossings and a path would provide pedestrian access to the coffee shop from the main service station car park. Customer access to the building would be via a main entrance door on its SW elevation which is acceptable. It's not known where refuse bins would be sited and how they would be collected, however it's considered that these details can be required to be submitted by condition.

- 4.3.5 There are no nearby properties that would be adversely affected. It's not considered that the opening hours or use need to be restricted by condition as there are no dwellings nearby. The appearance, layout and scale are considered acceptable. The proposal complies with Policies SP9, D1 and D3 of the Local Plan and Section 12 of the NPPF.

Landscaping

- 4.3.6 The submitted plans include a detailed plan of hard and soft landscaping, which is considered would be of an acceptable quality for the site and the locality. This application is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, due to the previous outline application being determined prior to the mandatory date being introduced. No details of the gabion retaining wall have been provided, however these will be required by condition.
- 4.3.7 As such, the reserved matter for landscaping of the proposed development is acceptable. This is in accordance with Policy NE4 of the Local Plan.

4.4 **Conclusion**

- 4.4.1 The proposal is considered acceptable in planning terms in accordance with the relevant local and national planning policies.

5.0 **Recommendation**

- 5.1 That the reserved matters be given **Conditional Approval of Details** subject to the following conditions:

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 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.

3. Prior to commencement of the construction of the drive-thru building, details of samples of external materials of the elevations of that building shall be provided to the LPA. The building shall be completed in accordance with the approved details.

Reason: In the interests of character and appearance. To comply with Policy D1 of the Local Plan.

4. Before the occupation of the development hereby permitted, the footpaths and raised crossing facilities between the main car park and the drive-thru shall be implemented in accordance with the approved drawing (no. BALDTRM 006 dated April 2025) and retained thereafter available for that specific use.

Reason: To ensure construction of a satisfactory development and in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018). To comply with Policy T1 of the Local Plan and Section 9 of the NPPF.

5. Prior to commencement of the gabion retaining wall, details of its external materials and appearance shall be submitted to the LPA. The gabion retaining wall shall be completed in accordance with the approved details, unless otherwise agreed in writing by the LPA.

Reason: In the interests of character and appearance. To comply with Policy D1 of the Local Plan.

6. Prior to the first use of the approved building, details of refuse storage and collection for the development shall be submitted to the LPA. The development shall be completed in accordance with these approved details, unless otherwise agreed in writing by the LPA.

Reason: In the interests of character and appearance. To comply with Policy D1 of the Local Plan.

Biodiversity Net Gain

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

Proactive Statement:

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.

Signed  Shaun Greaves Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 27 May 2025	