

South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

23rd January 2025

Dear Sir / Madam,

BALDOCK SERVICES, GREAT NORTH ROAD, RADWELL, BALDOCK, HERTFORDSHIRE, SG7 5TR.

**THE TOWN AND COUNTRY PLANNING ACT 1990:
APPROVAL OF RESERVED MATTERS OF THE LAYOUT, SCALE, APPEARANCE AND LANDSCAPING
AND DISCHARGE OF CONDITION 1 PURSUANT OF OUTLINE APPLICATION REF: 21/03374/OP.**

On behalf of the applicant, Extra MSA Cambridge Limited, we hereby submit an application for the Approval of Reserved Matters of the layout of the site, the scale and appearance of buildings and landscaping pursuant of Outline Application Ref. 21/03374/OP. The Outline Application approved the following development at Baldock Services, Great North Road, Radwell, Baldock, Hertfordshire, SG7 5TR:

'Erection of a Drive-Thru Coffee Shop with associated car parking with all matters reserved except for access.

The application comprises:

- Completed planning application forms;
- A planning application fee of £648.00 (incl VAT) (PP -13682925);
- This covering letter prepared by Zerum; and,
- A Suite of Plans and Drawings, as set out below;
 - Location Plan (ref. BALDTRM 001 - Baldock Drive-thru location plan);
 - Existing Layout (ref. BALDTRM 002 - Baldock Drive-thru existing layout);
 - Elevations (ref. BALDTRM 003 - Baldock Drive-thru elevations);
 - Building Plan (ref. BALDTRM 004 - Baldock Drive-thru building plan);
 - Layout Plan (ref. BALDTRM 005 - Baldock Drive-thru layout plan);
 - Sections (ref. BALDTRM 006 - Baldock Drive-thru section); and,
 - Landscaping Plan (ref. 3100-SFH-XX-XX-DR-L-0001 Landscape Proposals - Drive Thru).

The remainder of this letter provides further details on the proposals of this Reserved Matters application and the proposed delivery of the drive-thru coffee shop at the site.

Background

On 31st January 2021, an outline application (ref. a) for the erection of a Drive-Thru Coffee Shop with associated car parking with all matters reserved except for access was approved by North Herts Council.

As part of the outline consent, Condition 1 states the following:

'Before the development hereby permitted is commenced, approval of the details of the siting, scale, layout, design and external appearance of the development, and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained in writing from the Local Planning Authority.

Reason: To comply with the provisions of Article 3 of the Town and'

This reserved matters application (PP-13682925) contains the details of the **layout, the scale and appearance of buildings and landscaping**. The details are contained within the submitted plans and set out in the next section of this letter.

Proposed Works

This Reserved Matters Application seeks consent for the layout, the scale and appearance of buildings and landscaping of the Drive-Thru Coffee Shop, which was approved as part of outline application (ref. 21/03374/OP).

Layout

Drawing ref. BALDTRM 005 - Baldock Drive-thru layout plan is submitted and shows the proposed layout of the application site.

There will be two access points along the western boundary, the first providing access to the drive thru and the second being taken to solely access the car park. All cars will exit using the most southerly western access.

The Drive-Thru building will be positioned north east within the red line boundary in between the two access points.

There will be 10no. car parking spaces (2 of which will be disabled car park spaces) located to the south west of the site.

Drawing ref. BALDTRM 004 - Baldock Drive-thru building plan has been submitted with this application. The drawing shows the internal layout of the proposed Drive-Thru building.

Scale and Appearance of Buildings

The application proposes a single storey Drive- Thru Coffee Shop (Use Class E / Sui Generis). The maximum height of the building will be 4866mm. There will be a sign projecting from the roof the building extending to 8096mm from ground level. These figures both sit within the approved parameters plan ref. BALDT 005A from outline consent ref. 21/03374/OP.

In terms of the appearance of the building, the application proposes the aluminium profiled verge fascia finished in dark grey with aluminium powder coated shopfront frames fitted with double glazing. The southern elevation will contain exposed timber rafters.

There will be a signage blade comprising of aluminium above roof line to be designed and supplied by the developer.

Further details on the materiality of the building are contained with drawing ref. BALDTRM 003 - Baldock Drive-thru elevations.

Landscaping

A soft landscaping scheme (ref. 3100-SFH-XX-XX-DR-L-0001 Landscape Proposals - Drive Thru) has been submitted with the application. A variety of soft landscaping is proposed, including shrub planting, grass turf, hedges and wildflower areas. The document also includes information on the maintenance of the proposed landscaping elements.

Planning Assessment

As part of the outline planning consent (ref. 21/03374/OP), Condition 1 states the following:

'Before the development hereby permitted is commenced, approval of the details of the siting, scale, layout, design and external appearance of the development, and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained in writing from the Local Planning Authority.'

Reason: To comply with the provisions of Article 3 of the Town and'

This Reserved Matters application also seeks to discharge Condition 1. The submitted plans enable this as they include detail of the siting, scale, layout, design and external appearance of the development

Summary

This planning application seeks approval of Reserved Matters of the layout of the site, the scale and appearance of buildings and landscaping pursuant of Outline Application Ref. 21/03374/OP. The application also seeks to discharge Conditions 1 of Outline Consent Ref: 21/03374/OP

The submitted information outlines what works are being proposed to facilitate the delivery of the Drive Thru Coffee Shop pursuant to the Outline Consent Ref: 21/03374/OP.

I trust that the above sets out the basis for the submission however if I can be of any further assistance then please do not hesitate to contact me.

Yours faithfully,

Meghan Gleeson



Senior Planner