 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	1 st August 2018
	REPORT OF:	HEAD OF PLACES & PLANNING
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AGENDA ITEM:	8	WARD: Redhill East

APPLICATION NUMBER:		18/01049/F	VALID:	17/05/2018
APPLICANT:	Mr David Morriss		AGENT:	LHL Group
LOCATION:	AUTOBODY LANGUAGE LTD, 35 HOLMETHORPE AVENUE, REDHILL, SURREY			
DESCRIPTION:	Demolition of existing commercial premise and construction of new commercial units. As amended on 06/06/2018. As amended on 02/07/2018. As amended on 13/07/2018.			
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.				

This application is referred to Committee in accordance with the Constitution as the proposed floorspace is greater than 100 sqm.

SUMMARY

This application is for redevelopment of an existing industrial site within the Holmethorpe Industrial Estate, which is designated an Employment Area. The existing building would be demolished and a total of 1215sqm of commercial floorspace is proposed, 300sqm less than existing, in the form of three conjoined units ranging in size from 382 sqm to 419 sqm. It is considered appropriate to consider a flexible permission for B1(c) (light industry) and B2 (general industry), to give flexibility in seeking end users.

A revised access is proposed to Holmethorpe Avenue which is considered by the Highway Authority to be acceptable. The development would provide 30 parking spaces, 4 less than existing, but given the reduction in floorspace this would result in an improved parking ratio and as such is considered acceptable.

The proposed buildings would be of a contemporary functional metal-clad design, replacing the brick building currently on site. The proposed buildings are of an appropriate design, scale and massing in this Employment Area. Separation distances to residential areas are acceptable and the railway embankment also provides effective screening to the east. Whilst the site is proximate to residential properties at 25 and 27 Holmethorpe Avenue, their context is already one of uncompromising commercial activity and development, and the business park at 29

Holmethorpe Avenue lies between. Whilst resulting in change to that context, the proposed development is not considered to result in harm to residential amenity.

RECOMMENDATION(S)

Planning permission is **GRANTED** subject to conditions.

Consultations:

Highway Authority: No objection subject to condition.

The County Highway Authority has assessed the application on safety, capacity and policy grounds and is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway with respect of access, net additional traffic generation and parking. The County Highway Authority therefore has no highway requirements subject to conditions

Environmental Health (Contaminated Land): There is potential for contamination to be present associated with the historical and current use of the site, as such conditions to deal with contaminated land and an informative to provide additional guidance is recommended.

Representations:

Letters were sent to neighbouring properties on 24 May 2018, a site notice was posted 6th June 2018. Neighbours were re-notified on the revised plans for a 14 day period commencing 8th June 2019 (revised block plan) and again on 13th July (amended car park layout). The latest consultation concludes on 27 July 2018.

1 response has been received raising the following issues:

Issue	Response
Inadequate parking, Hazard to highway safety, Increase in traffic and congestion	See paragraphs 6.8-6.9

1.0 Site and Character Appraisal

- 1.1 The application site is located within Holmethorpe Industrial Estate, which is designated an Employment Area in the Borough Local Plan.
- 1.2 The site is located on the southern side of Holmethorpe Avenue in the south-eastern part of the industrial estate and occupied by Autobody repair centre. To the north the site has a frontage to Holmethorpe Avenue, to the east it is bounded by an access road and the railway line and to the south and west by other large industrial units within the estate.
- 1.3 The whole of the site is hard-surfaced with parking to the site frontage and occupied by a large single storey industrial gabled building. The premises have been extended over the years and have been subject to a number of now historic planning permissions.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The applicant did not approach the Council for pre-application advice therefore the opportunity to secure improvements did not arise.

- 2.2 Improvements secured during the course of the application: Revised location and block plans were secured to accurately depict the proposed development, together with an application form to correct the floorspace figures shown at Q18. A revised car parking layout was submitted to show an increase in parking spaces from 24 previously proposed to 30 spaces now proposed.
- 2.3 Further improvements could be secured through the use of conditions and a legal agreement to secure affordable housing provision.

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|------------|--|--|
| 3.1 | 81P/1051/F | Erection of 1,527 sq ft of offices at first floor level together with supporting columns, and walls. | Approved with conditions
10 June 1982 |
|-----|------------|--|--|

4.0 Proposal and Design Approach

- 4.1 This is a full application for the demolition of the existing commercial premise and the construction of new commercial units to accommodate B1c and B2 (light industry and general industry) employment uses. The application proposes a total of 1215sqm of commercial floorspace, 300sqm less than existing, in the form of three conjoined starter units ranging in size from 382 sqm to 419 sqm.
- 4.2 No detailed plans have been provided of mezzanine accommodation and the floorspace proposed does not include for this. As such the application has been assessed on the basis of ground floor accommodation only. A separate application would be required to secure additional mezzanine accommodation.
- 4.3 The proposed buildings would have an eaves height of 5m and varied ridge height, with the tallest building having a ridge height of approx 7m. External materials consist of a brickwork base with a combination of horizontal and vertical composite profiled cladding over the steel portal frame. The colour and exact appearance of these materials can be controlled by condition.
- 4.4 No change is proposed to existing vehicular and pedestrian access arrangements. Following amendment the application now proposes 30 parking spaces as opposed to 24 previously proposed. The car parking bays would be in permeable block paving whilst the primary circulation areas would be laid to tarmac. Planting is proposed to break up the car park.
- 4.5 An area has been identified for refuse and recycling towards the eastern boundary. The refuse area is proposed to be enclosed with treated softwood timber screening.
- 4.6 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by

demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:
Assessment;
Involvement;
Evaluation; and
Design.

4.7 Evidence of the applicant's design approach is set out below:

Assessment	The character of the surrounding area is assessed as an industrial estate.
	No site features worthy of retention were identified.
Involvement	No community consultation took place.
Evaluation	The statement does not include any evidence of other development options being considered.
Design	The statement does not explain why the proposal was chosen

4.8 Further details of the development are as follows:

Site area	2415 sqm
Existing floorspace	1515 sqm
Proposed floorspace	1215 sqm
Existing parking spaces	34
Proposed parking spaces	30
Parking standard	1 space per 30 sqm (40.5 maximum)

5.0 Policy Context

5.1 Designation

Urban Area
Employment Area

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS4 (Valued Townscapes and Historic Environment)
CS5 (Valued People/Economic Development),
CS10 (Sustainable Development),
CS11 (Sustainable Construction),
CS12 (Infrastructure Delivery),
CS17 (Travel Options and accessibility)

5.3 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation	Pc4,
Employment	Em1, Em2, Em3, Em8,
Movement	Mo5, Mo7

5.4 Other Material Considerations

National Planning Policy Framework	
National Planning Practice Guidance	
Supplementary Planning Guidance	Surrey Design Local Distinctiveness Design Guide A Parking Strategy for Surrey Parking Standards for Development
Other	Human Rights Act 1998 Community Infrastructure Levy Regulations 2010

6.0 **Assessment**

6.1 The application site is situated within the urban area where there is a presumption in favour of sustainable development and within a designated employment area where the principle of industrial development is acceptable in land use terms.

6.2 The main issues to consider are:

- Design appraisal
- Neighbour amenity
- Highway matters
- Community Infrastructure Levy

Design appraisal

6.3 Policies Em3 and Em8 of the Local Plan set out design criteria for new commercial development, calling for best use of the physical characteristics of the site including retention of trees and a high standard of design respectful of its surroundings in a comprehensive layout. The proposed buildings are functional in design and appearance, similar to many other modern commercial premises and appropriate to an employment area. The railway bank to the east helps screen and enclose the industrial estate to the east and the proposed buildings whilst taller than the existing by 1.5m (tallest building) would remain noticeably smaller than many of the nearby larger units on the estate. The buildings are considered of acceptable scale and mass. A 1.8m high powder coated palisade fencing is indicated to enclose the site boundaries, elevational details are provided and are considered

acceptable and would be subject to condition. The development is considered to meet the design criteria of policies Em2, Em3 and Em8.

- 6.4 Some indicative landscaping is shown on the plans. Appropriate landscaping, particularly to the site frontage, would soften the appearance of the site and lead to a general improvement in the appearance of the area. The detail of the landscaping can be controlled by conditions.

Flexible Planning Permission

- 6.5 The application seeks a consent for B1(c) uses as stated at Q18 of the application form. However the current use is a car body repair shop which is a B2 use. The application does not clarify whether the proposed end user will be the current user or not and it is considered appropriate to consider a flexible planning permission for B1(c) or B2 use to allow marketing to a wider range of future occupiers. It is considered that B1(c) and B2 would be acceptable uses on this site and the designation as an Employment Area. The flexible permission in this case is therefore considered to be consistent with policy. An informative to the effect that the permission authorises these alternative uses could be added to the decision.

Neighbour amenity

- 6.6 The site is included within an Employment Area as indicated under policy Em8 of the Local Plan. Whilst large-scale residential development has taken place to the north-east and south of the site, the railway embankment and other commercial/industrial premises respectively form effective screening and therefore, the development would have very little impact on the wider residential amenity in the vicinity and for this reason planning controls over noise or working hours are not considered necessary.
- 6.7 It is noted that 25 and 27 Holmethorpe Avenue have residential accommodation within them, at first floor level. These two properties are located approx 63m from the site, separated by the new Business Park at 29 Holmethorpe Avenue. This separation distance is sufficient to prevent harm to neighbour amenity noting also the character of the area reflects its designation as an Employment Area, where commercial activity is to be expected and encouraged. The proposal would not make any material changes in the character or amenity of the area and therefore it would not be reasonable or appropriate to limit hours of activity.

Highway matters

- 6.8 The County Highway Authority has assessed the application on safety, capacity and policy grounds and is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway with respect of access, traffic generation and parking provision.
- 6.9 A revised access is proposed to Holmethorpe Avenue which is considered by the Highway Authority to be acceptable. The parking standards for both B1c

and B2 uses require 1 car space per 30 sqm. The existing use provides 34 spaces, 1 space per 44.6 sqm of floorspace. The proposed use would provide 30 spaces, 1 space per 40.5sqm. Whilst this is a reduction in the number of spaces on the site, given the 300 sqm reduction in floorspace proposed, it results in an improved parking ratio compared to the existing situation. In light of this it is considered that the proposal represents an adequate level of parking provision. Subject to the imposition of conditions relating to access, parking, bike storage provision and a construction transport management plan the Highway Authority has no objection to the proposal.

Community Infrastructure Levy (CIL)

- 6.10 The Community Infrastructure Levy (CIL) is a fixed charge which the Council will be collecting from some new developments from 1 April 2016. It will raise money to help pay for a wide range of infrastructure including schools, road, public transport and community facilities which are needed to support new development. This development would not be CIL liable.

CONDITIONS

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

Reason: To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Plan Type	Reference	Version	Date Received
Block Plan	Y-BSP-5912-17-09	A	13.07.2018
Floor Plan	Y-BSP-5912-17-05	A	13.07.2018
Roof Plan	Y-BSP-5912-17-06	A	13.07.2018
Location Plan	Y-BSP-5912-17-01		17.05.2018
Elevation Plan	Y-BSP-5912-17-04		15.05.2018
Elevation Plan	Y-BSP-5912-17-07		15.05.2018
Survey Plan	Y-BSP-5912-17-03		15.05.2018
Block Plan	Y-BSP-5912-17-02		15.05.2018

Reason: To define the permission and ensure the development is carried out in accord with the approved plans and in accordance with National Planning Practice Guidance.

3. No development shall take place until written details of the materials to be used in the construction of the external surfaces, including fenestration and roof, have been submitted to and approved in writing by the Local Planning Authority, and on development shall be carried out in accordance with the approved details.

Reason: To ensure that a satisfactory external appearance is achieved of the development with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Ho13.

4. No development shall commence on site until a scheme for the landscaping of the site including the retention of existing landscape features has been submitted to and approved in writing by the LPA. Landscaping schemes shall include details of hard and soft landscaping, including any tree removal/retention, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation and management programme.

The landscape scheme shall also include details of the refuse store including the timber screen enclosure.

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation or within the first planting season following completion of the development hereby approved or in accordance with a programme agreed in writing with the local planning authority.

Any trees shrubs or plants planted in accordance with this condition which are removed, die or become damaged or become diseased within five years of planting shall be replaced within the next planting season by trees, shrubs of the same size and species.

Reason: To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies Pc4, Pc12, Ho9 of the Reigate and Banstead Borough Local Plan 2005.

Informative:

The use of a landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant condition. The planting of trees and shrubs shall be in keeping with the character and appearance of the locality.

5. The development shall not be occupied until the boundary treatment indicated on the approved plans has been erected in accordance with the positions, design and materials indicated on the approved plans. Thereafter the boundary treatment shall be retained as approved. The details shall not be varied without approval in writing by the Local Planning Authority.

Reason: To preserve the visual amenity of the area and protect neighbouring residential amenities with regard to the Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Pc4.

6. Prior to commencement of development a written comprehensive environmental desktop study report is required to identify and evaluate

possible on and off site sources, pathways and receptors of contamination and enable the presentation of all plausible pollutant linkages in a preliminary conceptual site model. The study shall include relevant regulatory consultations such as with the Contaminated Land Officer and be submitted to the Local Planning Authority and is subject to the approval in writing of the Local Planning Authority and any additional requirements that it may specify. The report shall be prepared in accordance with the Environment Agency's Model Procedures for the Management of Contaminated Land (CLR 11) and British Standard BS 10175.

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Core Strategy CS10 and the provisions of the NPPF

7. In follow-up to the environmental desktop study report and prior to the commencement of development, a contaminated land site investigation proposal, detailing the extent and methodologies of sampling, analyses and proposed assessment criteria required to enable the characterisation of the plausible pollutant linkages identified in the preliminary conceptual model, shall be submitted to the Local Planning Authority. This is subject to the written approval in writing of the Local Planning Authority, and any additional requirements that it may specify, prior to any site investigation being commenced on site. Following approval, the Local Planning Authority shall be given a minimum of two weeks written notice of the commencement of site investigation works.

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Core Strategy CS10 and the provisions of the NPPF

8. Prior to commencement of the development, a contaminated land site investigation and risk assessment, undertaken in accordance with the site investigation proposal as approved that determines the extent and nature of contamination on site and is reported in accordance with the standards of DEFRA's and the Environment Agency's Model Procedures for the Management of Contaminated Land (CLR 11) and British Standard BS 10175, shall be submitted to the Local Planning Authority and is subject to the approval in writing of the Local Planning Authority and any additional requirements that it may specify. If applicable, ground gas risk assessments should be completed inline with CIRIA C665 guidance.

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Core Strategy CS10 and the provisions of the NPPF

- 9
 - a. Prior to commencement of the development a detailed remediation method statement should be produced that details the extent and method(s)

by which the site is to be remediated, to ensure that unacceptable risks are not posed to identified receptors at the site and details of the information to be included in a validation report, has been submitted to and approved in writing by the Local Planning Authority, and any additional requirements that it may specify, prior to the remediation being commenced on site. The Local Planning Authority shall then be given a minimum of two weeks written notice of the commencement of remediation works.

b. Prior to occupation, a remediation validation report for the site shall be submitted to the Local Planning Authority in writing. The report shall detail evidence of the remediation, the effectiveness of the remediation carried out and the results of post remediation works, in accordance with the approved remediation method statement and any addenda thereto, so as to enable future interested parties, including regulators, to have a single record of the remediation undertaken at the site. Should specific ground gas mitigation measures be required to be incorporated into a development the testing and verification of such systems should be in accordance with CIRIA C735 guidance document entitled 'Good practice on the testing and verification of protection systems for buildings against hazardous ground gases' and British Standard BS 8285 Code of Practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings.

Reason: To demonstrate remedial works are appropriate and demonstrate the effectiveness of remediation works so that the proposed development will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Core Strategy CS10 and the provisions of the NPPF

10. Unexpected ground contamination: Contamination not previously identified by the site investigation, but subsequently found to be present at the site shall be reported to the Local Planning Authority as soon as is practicable. If deemed necessary development shall cease on site until an addendum to the remediation method statement, detailing how the unsuspected contamination is to be dealt with, has been submitted in writing to the Local Planning Authority. The remediation method statement is subject to the written approval of the Local Planning Authority and any additional requirements that it may specify.

Note: Should no further contamination be identified then a brief comment to this effect shall be required to discharge this condition.

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Core Strategy CS10 and the provisions of the NPPF

11. No development shall commence until a Construction Transport Management Plan, to include details of:
 - (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials

- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding behind any visibility zones
- (f) measures to prevent the deposit of materials on the highway
- (g) on-site turning for construction vehicles

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

12. The development hereby approved shall not be first occupied unless and until the proposed vehicular accesses to Holmethorpe Avenue have been constructed in accordance with the approved plans, all to be permanently retained.

Reason: The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

13. The development hereby approved shall not be first occupied unless and until the existing accesses from the site to Holmethorpe Avenue has been permanently closed and any kerbs, verge, footway, fully reinstated.

Reason: The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

14. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked. Thereafter the parking /turning areas shall be retained and maintained for their designated purposes.

Reason: The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

15. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with a scheme to be submitted to and approved in writing for a minimum of 5 bicycles to be stored in an accessible, covered and secure location. Thereafter the bicycle storage area shall be retained and maintained for its designated purpose.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2012 and Policy MO7 Parking, of the Reigate and Banstead Local Plan 2005.

16. The development hereby permitted shall be used only for purposes within the B1 (c) light industry or B2 general industry use classes and no others without the express consent of the local planning authority.

Reason:

In order to define the acceptable uses with regard to the employment needs and character of the area in accordance with Policies Em1 and Em2 of the Reigate and Banstead Borough Local Plan 2005.

INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions, in particular the use of solar pv to the roof and electric charging points are encouraged.
3. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
 - (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
 - (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
 - (c) Deliveries should only be received within the hours detailed in (a) above;
 - (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowzers and wheel washes;
 - (e) There should be no burning on site;
 - (f) Only minimal security lighting should be used outside the hours stated above; and
 - (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit.

In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - www.ccscheme.org.uk/index.php/site-registration.

4. The applicant is advised that the essential requirements for an acceptable communication plan forming part of a Method of Construction Statement are viewed as: (i) how those likely to be affected by the site's activities are identified and how they will be informed about the project, site activities and programme; (ii) how neighbours will be notified prior to any noisy/disruptive work or of any significant changes to site activity that may affect them; (iii) the arrangements that will be in place to ensure a reasonable telephone response during working hours; (iv) the name and contact details of the site manager who will be able to deal with complaints; and (v) how those who are interested in or affected will be routinely advised regarding the progress of the work. Registration and operation of the site to the standards set by the Considerate Constructors Scheme (<http://www.ccscheme.org.uk/>) would help fulfil these requirements.
5. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway or verge to form a vehicle crossover or to install dropped kerbs. Please see: www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs.
6. When an access is to be closed as a condition of planning permission an agreement with, or licence issued by, the Highway Authority Local Highways Service will require that the redundant dropped kerb be raised and any verge or footway crossing be reinstated to conform with the existing adjoining surfaces at the developers expense.
7. The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture / equipment.
8. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
9. Environmental Health would like to draw the applicant attention to the specifics of the contaminated land conditional wording such as 'prior to commencement', 'prior to occupation' and 'provide a minimum of two weeks notice'.

The submission of information not in accordance with the specifics of the planning conditional wording can lead to delays in discharging conditions,

potentially result in conditions being unable to be discharged or even enforcement action should the required level of evidence/information be unable to be supplied. All relevant information should be formally submitted to the Local Planning Authority and not direct to Environmental Health.

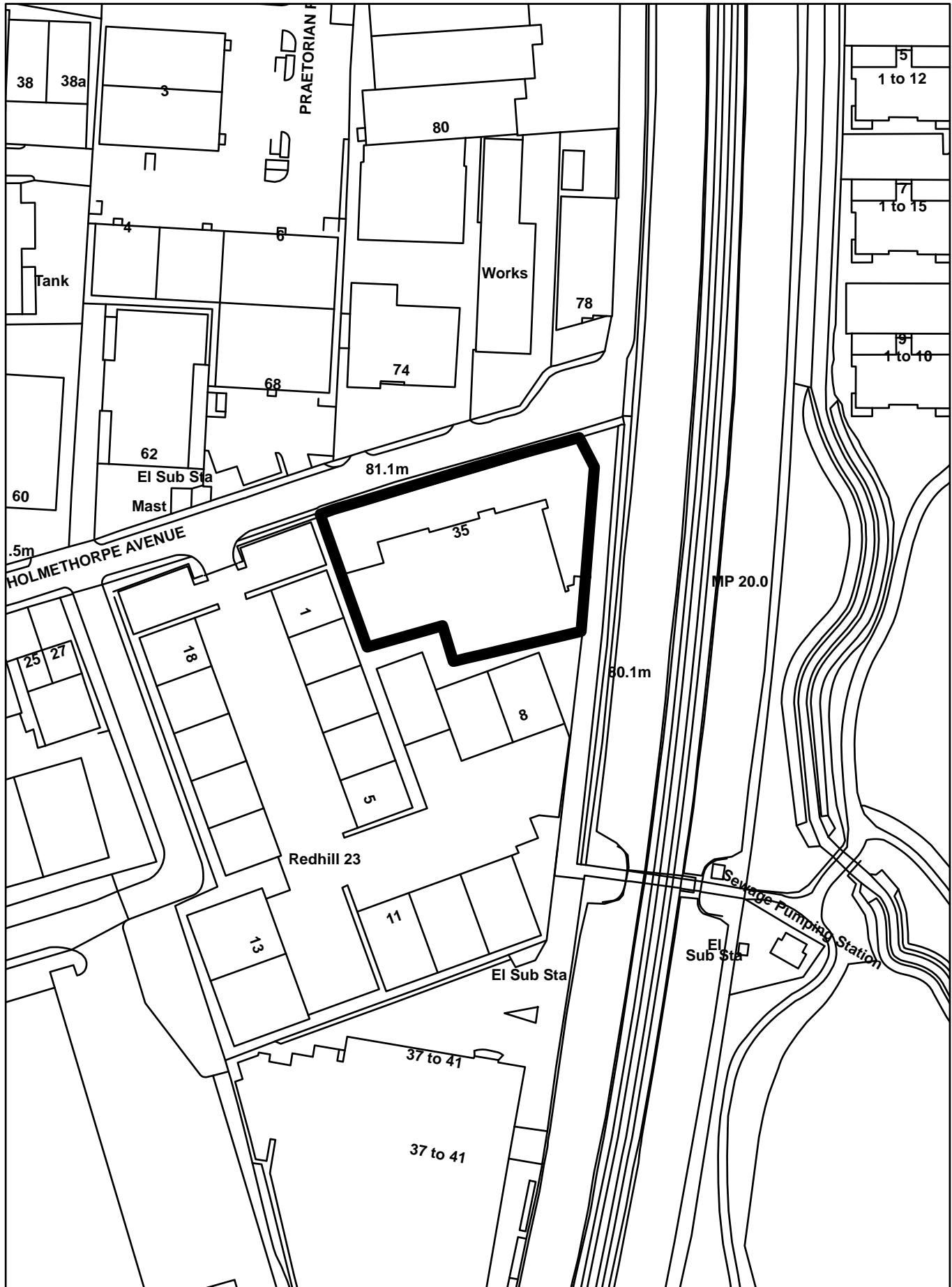
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies CS1, CS4, CS5, CS10, CS11, CS17, and Pc4, Em1, Em2, Em3, Em8, Mo5, and Mo7 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

Proactive and Positive Statements

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development where possible, as set out within the National Planning Policy Framework.

18/01049/F - Autobody Language Ltd, 35 Holmethorpe Avenue, Redhill





HAZARD / ACTIVITY LEADING TO UNUSUAL, SIGNIFICANT OR UNACCEPTABLE RISKS DURING CONSTRUCTION ARE IDENTIFIED ON THIS DRAWING AS:

This list below identifies certain risks but does not cover all possible unusual etc situations which may be during the construction process, it is therefore the main contractors responsibility to identify any further risks/hazards and take appropriate action.

Risks / Hazards particular to this drawing are listed below in numerical references, please refer to architectural risk register for further details:

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A 13/07/18 JJP Carparking provision increased to 30 following local authority comments. SB

Rev	Date	Drawn	Description	Checked
PLANNING				
Client	ABL Limited			Issued From York
Project	Unit 35, Holmethorpe Ind Est			Date 13/07/2018
Title	Proposed Block Plan			Scale 1:1500 @ A3
Drawing Number			Revision	Drawn JJP Auth
Y-BSP-5912-17-09			A	Do not scale from this drawing. Work to stated dimensions, and any discrepancy to be reported to the architect. If this drawing is re-used for any other purpose without the permission of LHL Group Ltd.

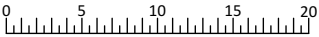
LHL Group Property and Construction Consultants

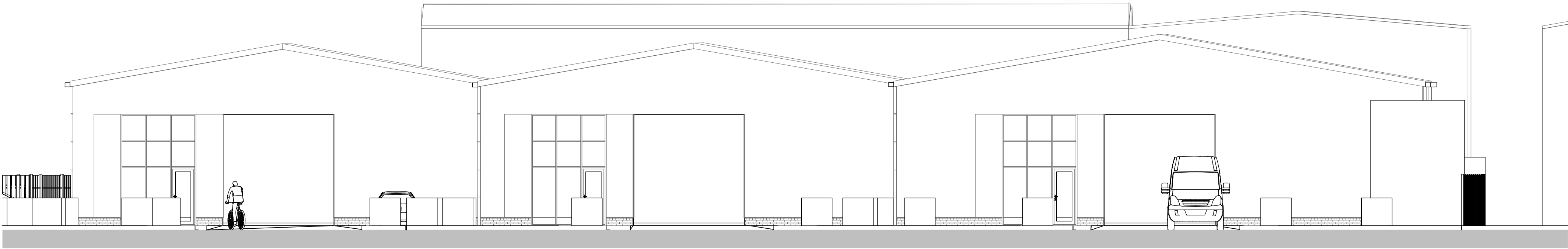
The Chocolate works Suite 2
Bishopthorpe Road The Riverside Building
York Livingstone Road
YO23 1DE Heslie HU13 0DZ

Offices also in:
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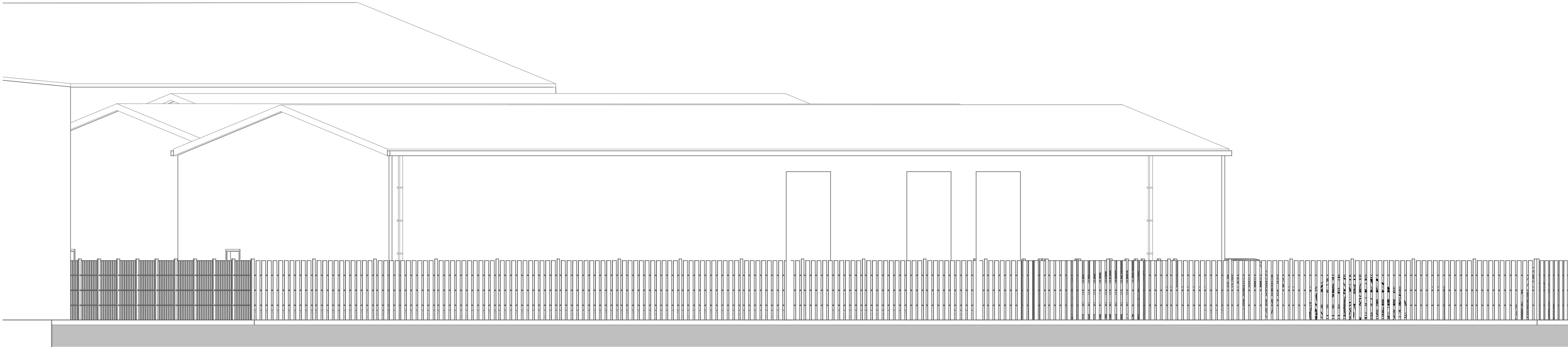
LHL GROUP
PROPERTY AND CONSTRUCTION CONSULTANTS





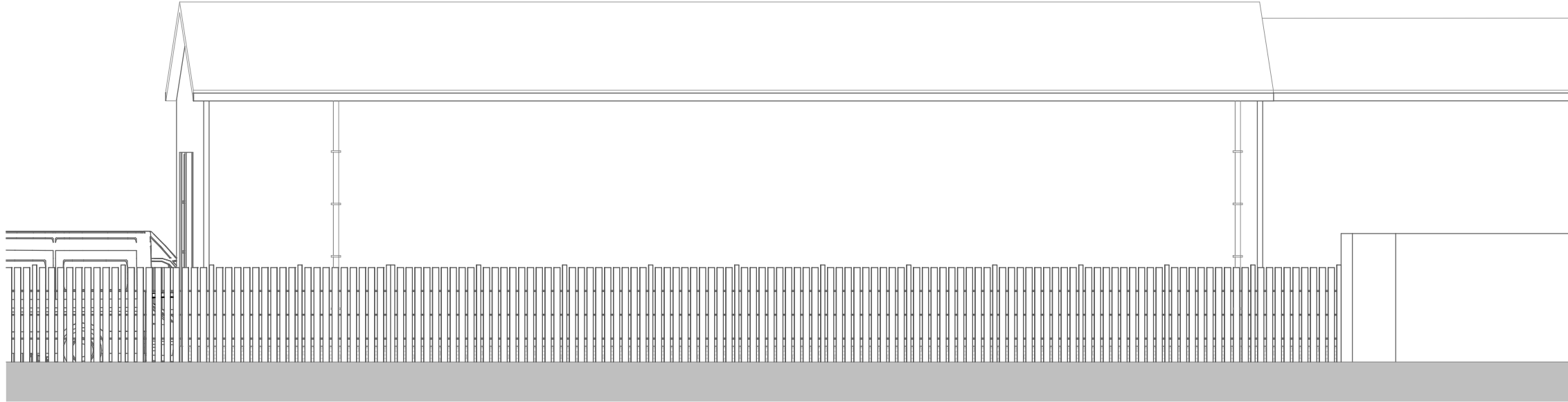
E 1
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Front Elevation
1:100



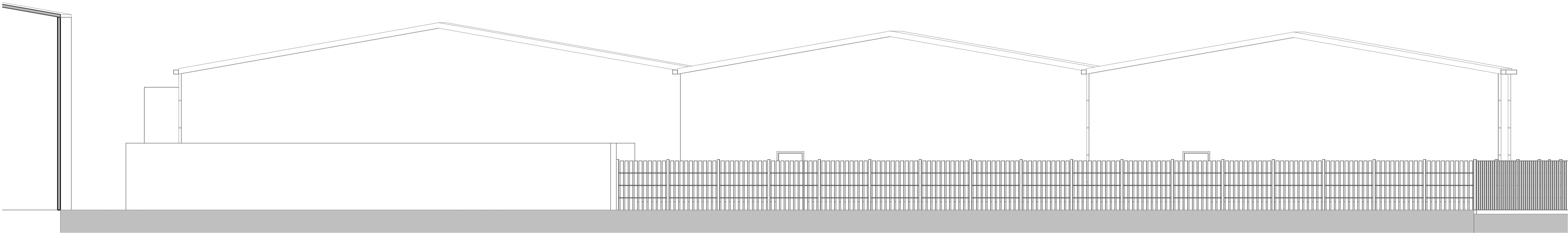
E 2
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Side Elevation
1:100



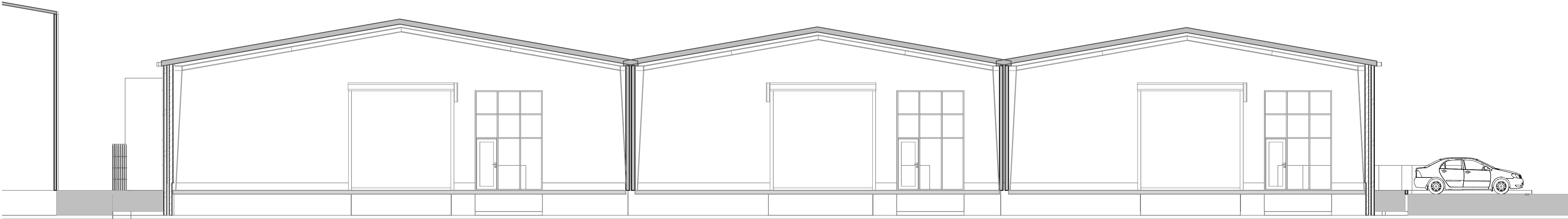
E 3
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Side Elevation
1:100



E 4
-

Rear Elevation
1:100



A-A
-

Cross Section
1:100

HAZARD / ACTIVITY LEADING TO UNUSUAL, SIGNIFICANT OR UNACCEPTABLE RISKS DURING CONSTRUCTION ARE IDENTIFIED ON THIS DRAWING AS:

This list below identifies certain risks but does not cover all possible unusual etc situations which may be during the construction process, it is therefore the main contractors responsibility to identify any further risks/hazards and take appropriate action.

Risks / Hazards particular to this drawing are listed below in numerical references, please refer to architectural risk register for further details: #####



Rev	Date	Drawn	Description	Checked
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PLANNING

Client	ABL Limited	Issued From	York
Project	Unit 35, Holmethorpe Ind Est	Date	15/05/2018
Title	Proposed Elevations	Scale	1:100 @ A1
		Drawn	JJP Auth

Drawing Number

Y-BSP-5912-17-07

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A	13/07/18	JJP	Carparking provision increased to 30 following local authority comments.	SB
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Rev	Date	Drawn	Description	Checked
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PLANNING

Client	ABL Limited	Issued From	York
Project	Unit 35, Holmethorpe Ind Est	Date	13/07/2018
Title	Proposed Ground Floor	Scale	1:100 @ A1
Drawn	JJP	Auth	

Drawing Number	Y-BSP-5912-17-05	Revision	A
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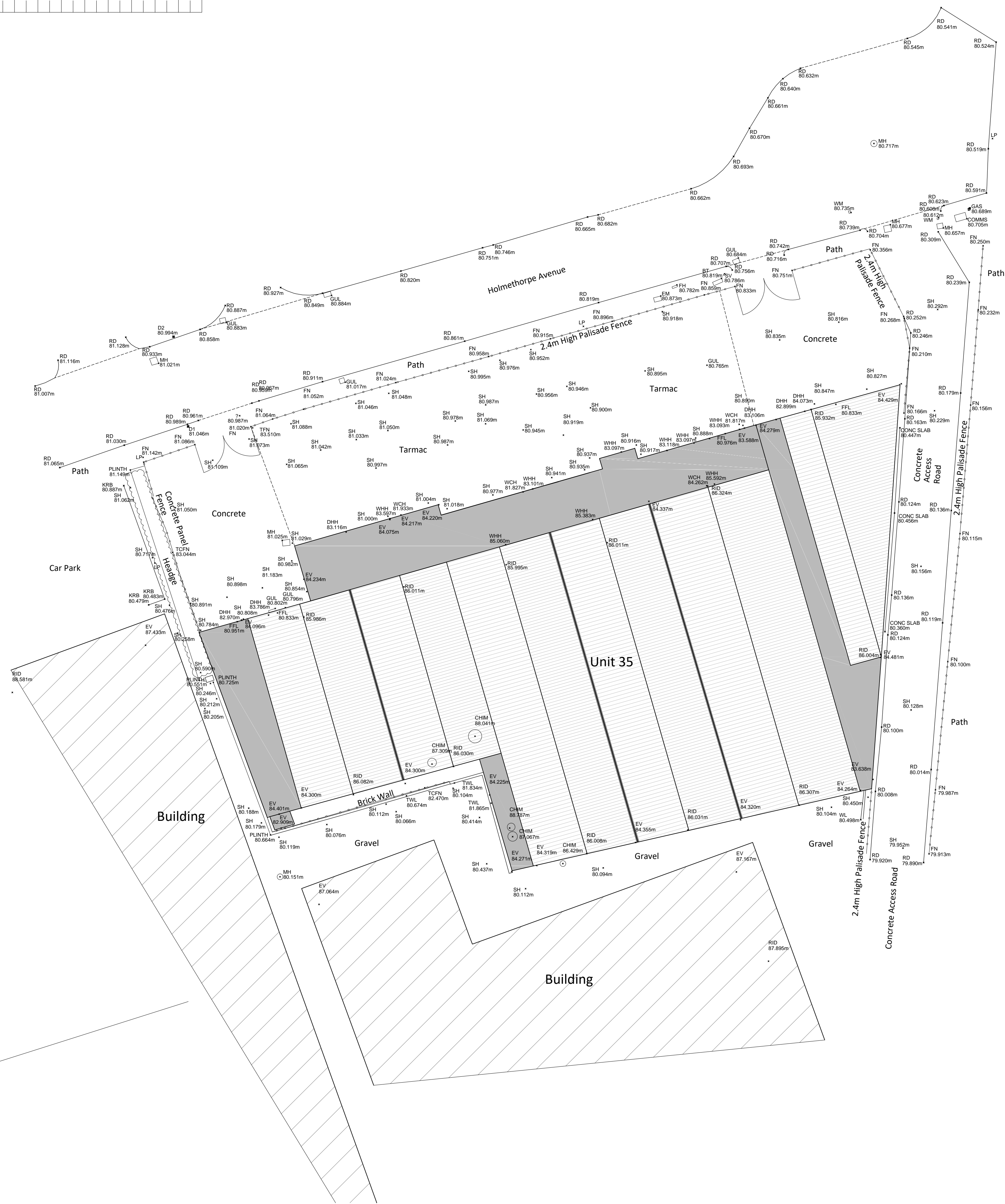
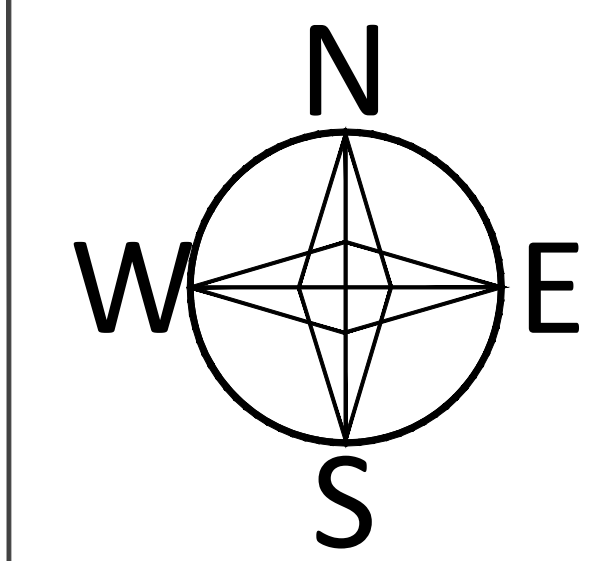
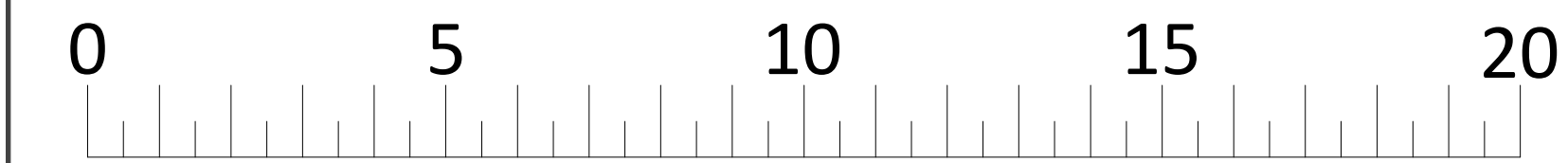
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GF-Ground Floor
1:100



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The list below identifies certain risks but does not cover all possible unusual etc situations which may be encountered during the construction process, it is also therefore the main contractor's responsibility to identify any further risks / hazards and take appropriate action.

Risks / Hazards particular to this drawing are listed below in numerical references, please refer to architectural risk register for further details:
N/A - Existing Survey

NOTES:

1. Levels related to OSGB 1936-GRID OSTN15 GPS Datum
2. Co-ordinates related to UK GRID OSTN15
3. Drawing scale 1:200 when plotted on A1 drawing sheet
4. All services visible on day of the survey show, other may be present on site but not shown due to obstructions.
5. MH cover levels only shown
6. Please note this building line deviates from displayed position at various heights

KEY TO SYMBOL/ANNOTATION

- LEVELS**
- FFL - Finished Floor Level
 - SOFF - Soffit Level
 - WCH - Window Cill Height
 - WHH - Window Head Height
 - DHH - Door Head
 - SH - Spot Height
 - RID - Ridge Height
 - EV - Eaves Height
 - MH - Man Hole
 - GUL - Gully
 - IC - Inspection Chamber
 - ACO - Drainage Channel
 - FH - Fire Hydrant
 - LP - Lamp post
 - WM - Water Meter
 - ST - Stop Tap
 - SV - Sluice Valve
 - VENT - Vent
 - SVP - Soil Vent Pipe
 - BT - Telecommunication
 - COMS - Communications
 - TP - Telegraph Pole
 - RI - Rodding Eye
 - FN - Fence
 - TFN - Top Of Fence
 - CFN - Concrete Fence
 - TCFN - Top Of Concrete Fence
 - GATE - Gate
 - HS - Hard Standing
 - CONC - Concrete
 - PT - Path
 - RD - Road
 - RF - Roof
 - ST - Step
 - SIGN - Sign Post
 - POST - Post
 - TBLD - Temp building
 - CH - Ceiling Height
 - SSCH - Suspended Ceiling Height
 - USB - Underside beam
 - USJ - Underside joist
 - USD - Underside Deck

Rev	Date	Drawn	Description	Checked

PLANNING

Client	ABL Limited	Issued From	Hull
Project	Site 35, Holmethorpe Industrial Estate	Date	Feb 2015
Title	Existing Topographical Survey	Scale	1:200 @ A1
		Drawn	JR
		Auth	SB

Drawing Number	Revision	Do not scale from this drawing. Work to figure dimensions, and any discrepancy to be reported to the Architect.
Y-BSP-5912-15-03		

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Existing Topographical Survey