

Corker, Dave

From: Corker, Dave
Sent: 19 May 2011 11:31
To: [REDACTED]
Cc: Cooper, Jamie
Subject: Aston Down - Condition 13

Dear Nick,

I have received reports that:

a white van entered the site at 05.10 and a Sindle tanker left the site at 05.22 on 4 May;

a tanker left the site at 03.25 on 6 May

a tanker left the site at 04.45 on 18 May.

Can you check your vehicle movement log and/or CCTV and let me know if this is correct.

Second, are the Sindle vehicles now parked in the compound in accordance with the planning permission granted recently rather than in the yard surrounded by the conifers by Building 15?

Regards,

Dave

Dave Corker

Principal Appeals & Enforcement Officer

Stroud District Council

Council Offices, Ebley Mill Stroud,

Glos, GL5 4UB.

Tel: 01453 754 224

Email: Dave.Corker@stroud.gov.uk

Website: www.stroud.gov.uk

[Please consider the environment before printing this email. Thank you.]

25/05/2011

LEDA PROPERTIES

Ref: NJH/mch

9 June 2010

D Corker Esq.
Stroud District Council
Council Offices
Ebley Mill
Stroud
Gloucestershire
GL5 4UB

LEDA Properties Ltd
Marcham Road
Abingdon
Oxon OX14 1TZ

Dear Mr Corker

ASTON DOWN, STROUD

Thank you for your letter dated 4 June 2010, in which you highlight a breach or breaches in relation to Condition 13.

As discussed in our telephone conversation, I have written to Alpha Hire specifically and also sent a round-robin letter to all other occupiers reiterating the permitted hours for commercial goods vehicles to enter or leave the site.

I attach herewith copies of each of those letters for your records.

Whilst writing, I also confirm that I have provided the security guards with a book in order to record any coming and going outside of the permitted hours which would then enable us, upon report of an incident, to take it up with the company concerned and also provide us with an accurate record in the event of any future report you receive.

Yours sincerely



Nick Hardcastle
Leda Properties Ltd



Enc.

STROUD DISTRICT COUNCIL
RECEIVED

14 JUN 2010



DEVELOPMENT SERVICES

Ref: NJH/mch

9 June 2010

P Evans Esq.
Alpha Hire
Hanger 101 (South)
Main Site
Aston Down
Stroud GL6 8GA

STROUD DISTRICT COUNCIL
RECEIVED

14 JUN 2010

DEVELOPMENT

Dear Paul

ALPHA HIRE COMPLIANCE WITH HOURS OF ACCESS FOR COMMERCIAL VEHICLES

We have received a letter from Stroud District Council following a complaint that a number of vehicles have entered or left the site outside the hours of 6:00 a.m. – 7:00 p.m. Monday – Saturday and your firm's vehicles have specifically been mentioned.

Although some would say that the timings are absolute, most people would recognise that there may be certain emergencies which necessitate occasional access outside of those hours, but these should be exceptions and not the norm.

Please can you therefore ensure that your commercial vehicles do not access or egress the site outside the hours of 6:00 a.m. – 7:00 p.m. Monday – Saturday nor at anytime on Sunday or Public Bank Holidays.

Thank you in advance for your co-operation.

Yours sincerely

Nick Hardcastle
Leda Properties Ltd

[Redacted signature block]

STROUD DISTRICT COUNCIL
COUNCIL CHAMBERS
100 MILLERS LANE
STROUD, GLOS. GL6 8AA

c.c. D Corker Esq., Stroud District Council

Ref: NJH/mch

9 June 2010

«Title» «LastName»
«Company»
«Address1»
«Address2»
«City»
«PostalCode»

Dear «FirstName»

PLANNING CONDITION 13
COMMERCIAL VEHICLES ACCESS/EGRESS RESTRICTIONS

Stroud District Council have written to us regarding several breaches of the restriction relating to the hours during which commercial vehicles should not enter or leave the site.

For the avoidance of doubt, no commercial vehicles should enter or leave the site before 6:00 a.m. or after 7:00 p.m. Monday – Saturday nor at anytime on Sunday or Public Bank Holidays.

If you wish to occupy premises at Aston Down you are required to adhere to this condition, otherwise we or the Council will be forced to take action to prevent the use or uses which are causing the breach.

If you have any queries, please do not hesitate to contact either myself or Steven Sensecall at Kemp & Kemp Property Consultants.

Yours sincerely

Nick Hardcastle
Leda Properties Ltd



c.c. S Sensecall Esq., Kemp & Kemp Property Consultants
D Corker Esq., Stroud District Council



STROUD DISTRICT COUNCIL

Council Offices Ebley Mill Stroud Gloucestershire GL5 4UB

Telephone 01453 766321

Facsimile 01453 750932

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Nick Hardcastle
LEDA Properties Ltd
Marcham Road
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Oxon OX14 1TZ

Your Contact: David Corker
Tel: 01453 754224
Email: dave.corker@stroud.gov.uk
Our Ref: S.10/0158/BRCON

Date: 4th June 2010

Dear Mr Hardcastle,

Aston Down, Stroud

I refer to your letter dated 20 April 2010 to my colleague Darryl Rogers regarding the position/progress regarding the planning conditions. Condition 13 states:

"No commercial or goods vehicle shall enter or leave the site nor shall any machinery be operated or any process carried out outside the hours of 06:00 to 19:00 on Mondays to Saturdays nor at any time on Sundays, Bank or Public Holidays."

I am aware that some of the uses currently operating from the site are not bound by this condition (or any of the conditions for that matter) because they are not included in the planning permission. They can continue to operate from the site and come and go at any time up until the expiry of the compliance period in the enforcement notices.

I am informed however that vehicles generated by uses that are permitted, Alpha Hire is specifically mentioned, have been entering and leaving the site on a Sunday and Bank Holiday Mondays. This I am advised is not an isolated incident.

I therefore request and require that you advise those of your tenants that are the covered by condition 13 to adhere to its requirements, to avoid the Council taking formal action should breaches be identified.

Yours sincerely,

David Corker
Principal Appeals and Enforcement Officer



Ref: NJH/mch

20th April 2010

D Rogers Esq.
Stroud District Council
Ebley Mill
Stroud
Gloucester
GL5 4UB

LEDA Properties Ltd
Marcham Road
Abingdon
Oxon OX14 1TZ

SCANNED

Dear Daryl

ASTON DOWN, STROUD

Further to our recent conversation, I agreed to drop you a short note and update you with regard to the current position/progress regarding the planning conditions in respect of the above.

I have outlined each issue and noted the current position in respect of each Condition. These are set out in the same order as the conditions in the decision letter for ease of reference.

- 1. Installation of a New Soakaway for the Main Site Sewage Treatment Plant**
Scheme submitted to Stroud District Council (SDC) and Cotswold District Council (CDC) for approval by letter dated 24th February 2010.
- 2. Surface Water Interceptors for Main and Outer Sites**
A draft scheme was sent to the Environment Agency prior to a meeting which was subsequently held earlier this month. The Agency has made several comments and suggestions and we are currently in the process of finalising the scheme for submission.
- 3. Traffic Monitoring Loop**
Information submitted to SDC and CDC to discharge condition 3 by letter dated 24th February 2010. Order placed with GCC for traffic monitoring equipment. Leda has constructed the concrete base for the box to house the monitoring equipment. The power cable to the Box will be installed once soil sampling regime is agreed. Upon confirmation that power is available to the box, GCC will install the loop within road.
- 4. Wildlife and Ecology Mitigation**
Ongoing implementation. Three main issues outstanding are the ongoing changes in the grassland mowing regime, planting of fruit and nut bearing trees and shrubs and the creation of new pond habitat in north west corner of west site. The latter two issues are dependant upon the soil sampling regime being agreed.
- 5. Outside Storage**
We are making progress slowly, the outside storage in the compound to the east of the main site being the main outstanding issue.
- 6. Complete Removal of Porta-cabins**
There are six porta-cabins which needed to be removed; 2 outside Hanger 52, 2 outside Hanger 103 and 2 outside Hanger 107. These have all been removed.

7. **Soil Sampling**
Robert Waever has agreed that our suggested scheme be test using some live digs that are required, following which he can review the records and we can formalise the scheme.
8. **Restriction on use of Buildings 10 and 107**
Actioned
9. **No New buildings or extensions**
Actioned
10. **No Subdivision**
Actioned
- 11.. **Vehicle Parking**
Following receipt of the decision notice, Kemp & Kemp wrote to all the occupiers outlining the conditions which they need to adhere to, vehicle parking being one of those. Each occupier was supplied with a copy of the Master Plan, a number of occupiers have obviously filed that away and since that time I have written to everyone reminding them on several occasions that they need to park in accordance with the Master Plan and have also supplied further copies of the Master Plan to several occupiers. This will of course take time to get everyone complying, but it is a continual process that I am working on.
12. **No manufacturing, repair or maintenance carried on outside building**
Actioned
13. **Restriction on goods vehicle movement**
Actioned
14. **No Illumination**
Actioned
15. **Access Via Main and Sale Gate**
Actioned
- 16 **Scheme to Control movement of traffic around perimeter runway**
Information was submitted to SDC and CDC by letter dated 24th February 2010 to discharge condition.
17. **No use of Building 15 as a depot.**
Planning application prepared and meeting arranged to discuss on 19th April at 10am.

Other Issues

B Site Gate Access

We are ready to instruct Cirencester Intruder Alarms to install the mechanised gate system and associated CCTV cameras but we need a power supply in order for this to operate. We have identified the source of the power supply but we are unable to install it due to the soil sampling condition.

Travel Plan

We have implemented the Travel Plan. The mini bus is operating and has been since 1st March 2010. It has been regularly populated by 4-5 people, am and pm during the first few weeks of operation and myself and the operator have visited all occupiers on site recently

following which we have revised the times slightly in order that the service is more appealing to a larger number of potential users.

The Aston Down Car Share website has been set up with Liftshare and we are working on ongoing promotion. The promotion of Cyclescheme and cycling to work is also underway and we have had our first two requests for the contribution towards safety gear. The notice board has been erected on the main site adjacent to the post box and is populated with relevant up to date newsletters and flyers in relation to the Travel Plan. We have written to all occupiers regarding the Cotswold Lorry Management Zone and lorry routing zone.

Highways Signage

I have made contact with the appropriate contacts who deal with the network to the east and west of the site in order that we can reintroduce appropriate highways signage directing vehicles from the M5 to the west and from the A419 to the east. We have submitted the plan showing the proposed locations for such signage and appropriate wording and we await feedback from GCC regarding cost and implementation.

D Site Cess Site

A contractor is ready to undertake work but this is on hold until the resolution of the soil sampling regime.

I trust this is a useful update but should you require any further information or clarification please do not hesitate to contact me.

I should be grateful if you could speak with Robert Weaver regarding the draft scheme in respect of the soil sampling regime as this is preventing us from progressing quite a number of the conditions.

Kind regards.

Yours sincerely



Nick Hardcastle
Leda Properties Ltd



Cc Nicky Brock, Kemp & Kemp Property Consultants