

UPDATE REPORT

**FOR DEVELOPMENT CONTROL COMMITTEE
MEETING OF 25 May 2021**

Item B1 2018/0596 – Land north of Co-operative Street

Since publication of the report, Members' attention is drawn to the following:

Factual errors in the report

There are references in the Committee Report to a public footpath running through the site, also to Musbury Brook and Park Road, these are all incorrect as the site does not have these features within or adjacent to it.

Changes to planning conditions

The planning conditions as stated on the Agenda are incorrect and relate to another site, the full list of conditions should read as follows:

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

Reason: To accord with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out in accordance with the following:

- Submitted application form.
- Location Plan (1) Co-operative Street 10.12.2018
- Proposed Site Plan and Cross Section (WARB – 12-11-19-C)
- Proposed Plans and Elevations (WARB –12–11-19 – C)
- Swept Path Plan by DTPC Limited Consultants 02.03.2020
- Landscape and Boundary Treatment Plan (Ref: AW 08/12/18)

Reason: To ensure the development complies with the approved plans and submitted details.

3. No above foundation level development shall commence until full details (including physical samples) of the following have been submitted to and approved in writing by the Local Planning Authority:

- Natural coursed stone to be used on the elevations
- Natural blue slates to be used on the roofs
- Porous block paving

The development shall thereafter be implemented in strict accordance with the approved details.

Reason: In the interests of securing a high quality finish to the development.

4. The approved scheme of landscaping and boundary treatment shall be implemented in full for each plot, prior to the first occupation of the dwelling on that plot.

Reason: In the interests of visual and neighbour amenity.

5. Construction works shall not be permitted outside the following hours:

- Monday to Friday: 08:00 to 18:00
- Saturday: 08:00 to 13:00

No construction works shall take place on Sundays or Bank Holidays.

Access and egress for delivery vehicles shall also be restricted to the working hours indicated above.

Reason: In the interests of neighbour amenity.

6. No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present, which has been submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interests of protecting nesting birds.

7. Notwithstanding any information submitted with the application, no development shall take place until an investigation and risk assessment has been submitted to and approved in writing by the Local Planning Authority.

The submitted report shall include:

- i) A Preliminary Risk Assessment report (phase 1), including a conceptual model of the site indicating sources, pathways and receptors, and a site walk over survey;
- ii) Where potential risks are identified by the Preliminary Risk Assessment, a Phase 2 Site Investigation report shall also be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The investigation shall address the nature, degree and distribution of land contamination on site and shall include an identification and assessment of the risk to receptors focusing primarily on risks to human health, groundwater, surface water and the wider environment; and
- iii) Should unacceptable risks be identified the applicant shall also submit and agree with the Local Planning Authority in writing a contaminated land remediation strategy prior to commencement of development. The development shall thereafter be carried out in full accordance with the duly approved remediation strategy or such varied remediation strategy as may be agreed in writing with the Local Planning Authority.

Reason: In the interests of mitigating any hazards posed by contaminated land, and in the interests of reducing pollution.

8. Pursuant to condition 7 and prior to first occupation of any of the dwellings, a verification report, which validates that all remedial works undertaken on site were completed in accordance with those agreed with the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of mitigating any hazards posed by contaminated land, and in the interests of reducing pollution.

9. Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

10. The site access works, road layout and parking arrangements for both the proposed dwellings and the existing dwellings (7 spaces for existing dwellings on Co-operative Street), as shown on the proposed site plan (drawing number WARB – 12-11-19-C) shall be implemented to the satisfaction of the Local Planning Authority, prior to the first occupation of the dwellings, hereby approved. The parking areas shown on the approved plans shall be constructed, laid out and surfaced in bound porous materials. The parking areas shall thereafter always remain available for the parking of domestic vehicles associated with the dwellings.

Reason: In the interests of highway safety.

11. Details of any street lighting, (including levels of illuminance), if it is to be erected, shall be submitted to and approved in writing by the Local Planning Authority, prior to the 1st occupation of the dwellings. The approved scheme shall be implemented in full, in accordance with an approved timetable to the satisfaction of the Local Planning Authority.

In order to satisfy the Local Planning Authority and Highway Authority that the final details of the retaining structure are acceptable before work commences on site.

12. The approved Construction Method Statement shall be adhered to throughout the construction period. It shall provide for:

- i) The parking of vehicles of site operatives and visitors
- ii) The loading and unloading of plant and materials
- iii) The storage of plant and materials used in constructing the development
- iv) Wheel washing facilities within the site
- v) Measures to deal with dirt, debris, mud or loose material deposited on the adopted highway network as a result of clearance and construction works
- vi) The maximum size (loaded weight) of construction vehicles servicing the development
- vii) Measures to control the emission of dust and dirt during construction

- viii) A scheme for recycling/disposing of waste resulting from clearance and construction works
- ix) Details of working hours
- x) Timing of deliveries
- xi) Measures to ensure that construction and delivery vehicles do not impede access to neighbouring properties.

Reason: In the interest of highway safety.

13. No development shall commence until details of the proposed arrangements for the future management and maintenance of the proposed road and associated infrastructure including surface water drainage within the development, have been submitted to and approved by the local planning authority. The road and infrastructure shall thereafter be maintained in accordance with the approved management and maintenance details until such time as either the highway works have been adopted or a private management and maintenance company has been established.

Reason: To ensure that the highway works and infrastructure serving the development are completed and thereafter maintained to an acceptable standard in the interest of residential/highway safety.

14. Prior to the occupation of any approved dwelling, electric vehicle charging points shall be installed for each dwelling.

Reason: To ensure that the development provides sustainable transport options.

Item B6 2021/0086 – Land South of Hugh Business Park

Application number should read 2021/0086 and not 2020.

Item B7 2020/0136 – Land opposite former Deerplay Inn

Application number on the list of Agenda items should be 2020/0136 and not 2020/0028.

Additional information has been received from the Applicant's Agent in respect of the proposed reasons for refusal. The letter is attached in full to this report.

Mike Atherton
Head of Planning
21 May 2021