

Planning Committee Update – 6th March 2024

Agenda Item	Application Reference	Additional Info Received/ Updates to Committee
5	21/01322/FUM	<p>Planning conditions The applicant has confirmed their agreement to the proposed planning conditions including Conditions 3, 4, 6, 7, 8, 9 and 10 (pre-commencement conditions).</p> <p>Representation Further representation received from occupier of 1 Old Fir Close requesting that Members of the Planning Committee consider the comments made to the LPA on 5th October 2023 and 6th October 2023 (viewable on public access). Copies of these have also been appended to the Members Briefing Packs.</p> <ul style="list-style-type: none"> - Officers consider that the points raised have been considered within the main body of the committee report with respect to the CEMP and lighting (see also proposed conditions 8 and 15). - In respect of the request for off-site highway speed restrictions – these were not requested by the LHA and therefore would not be reasonable or necessary to secure (see section 7.3 of the report). <p>Recommendation Approve as set out at Section 1 of the Officer’s report.</p>
6	23/00870/RMM	<p>Planning conditions The applicant has confirmed their agreement to Condition 8 (pre-commencement condition).</p> <p>The applicant has requested the detail required at Conditions 16 (Lighting) and 21 (LEAP equipment) is provided and agreed prior to first occupation rather than prior to works proceeding above ground level.</p> <p>Given that the roads would likely go through a design and adoption process with the LHA, the requirement for lighting to be agreed at a later stage is reasonable, subject to its provision prior to occupation or in agreed phases. Likewise, the requirement for the LEAP details prior to occupation</p>

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aligns with the trigger for agreeing and delivering the wider open spaces scheme secured under the S106 agreement and again seems reasonable.

Therefore, it is recommended that the triggers for requiring the details to be agreed for conditions 16 and 21 are amended to “Prior to first occupation”.

Correction

At Para 7.6.1 – NPPF paragraphs 127 and 130 are referenced – These were updated in latest NPPF (December 2023) to paras 131 and 135 (Chapter 12).

Plan Schedule

The plan schedule (Appendix 1) is proposed to be amended to include the following additional/ amended plans which were previously submitted but not included on the published plan schedule);

1925/P/340.03 Site Sections 1	4th August 2023
1925/P/340.04 Site Sections 2	4th August 2023
1925/P/340.05 Site Sections 3	4th August 2023
SK01 Highways Layout 1 of 2, Rev I	4th August 2023
ABBEY24303.03 Tree Protection Plan	4th August 2023
ABBEY24306.66 Biodiversity Plan	4th August 2023
ABBEY23203-11 Landscape Plan 1 of 5 B	5th October 2023
ABBEY23403-11 Landscape Plan 2 of 5 B	5th October 2023
ABBEY24303-11 Landscape Plan 3 of 5 B	5th October 2023
ABBEY24303-11 Landscape Plan 4 of 5 B	5th October 2023
ABBEY24303-11 Landscape Plan 5 of 5 B	5th October 2023

One plan is proposed to be removed from the published plan schedule;

ABBEY24303-11 Site Wide Landscape Plan, Rev A, received 5th October 2023 (this detail is already captured in more detail in the above Landscaping plans 1 to 5).

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		<p>Representations Further representations have been made by the occupiers of 10 Oates Lane. Members will receive a copy of this which will be an exempt item. Officers have considered the representation made.</p> <p>Recommendation To allow officers to finalise the planning conditions as set out above and approve the application as set out at Section 1 of the Officer’s report.</p>
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