

Development Committee – 18 January 2024

Minutes of the meeting of the Development Committee held on **18 January 2024** when there were present:-

Chairman: Cllr A H Eves
Vice-Chairman: Cllr Mrs V A Wilson

Cllr R P Constable
Cllr D S Efde
Cllr R C D Linden

Cllr Mrs L Shaw
Cllr C M Stanley
Cllr I H Ward
Cllr S A Wilson

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Mrs E J Brewer and Cllr J L Lawmon.

SUBSTITUTE MEMBERS

Cllr A Cross - for Cllr Mrs E L Brewer

OFFICERS PRESENT

L Nicholson	Director of Place
C Corrigan	Planning Manager
Y Dunn	
K Rodgers	Team Leader
C Buckley	Team Leader
E Davis	Planning Officer
V Meanwell	Democratic Services Officer

ALSO PRESENT

T Newcombe - Birketts

PUBLIC SPEAKERS

S Glenn for Item 5
N Diment for Items 6 & 7

9 MINUTES

The Minutes of the meeting held on 7 December 2023 were approved as a correct record and were signed by the Chairman.

10 DECLARATIONS OF INTEREST

Cllr Mrs L Shaw declared a non-registrable interest in all items by virtue of membership of Essex County Council and would not be voting on items 7 and 8 on this agenda.

Cllr A H Eves declared a non-registrable interest in item 6 by virtue of being in the same trade as the applicant.

Cllr C M Stanley declared a non-registrable interest in all items by virtue of membership of Rayleigh Town Council

Cllr D S Efde declared a non-registrable interest in all items by virtue of membership of Rochford Parish Council.

Cllr I H Ward declared a non-registrable interest in all items by virtue of membership of Rayleigh Town Council

11 23/00742/FUL – 43 BROOK ROAD, RAYLEIGH.

The Committee considered the application for a proposed rear extension.

Cllr C M Stanley moved a Motion seconded by Cllr Mrs L Shaw to approve the application subject to the conditions set out on 6.7 of the report and additional conditions as detailed on the addendum. This was approved by a show of hands.

(8 Members voted in favour of the Motion, 0 against and 2 abstained)

Resolved

That the application be approved, subject to the following conditions: -

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The external surfaces of the development hereby approved shall be constructed of materials and finish as detailed in the application or shall match (ie. be of an identical appearance to) those of the corresponding areas of the existing building unless alternative materials are proposed in which case details shall be submitted to and agreed in writing by the Local Planning Authority prior to their use.
- 3 The development hereby permitted shall be carried out in complete accordance with the following approved plans: 1554-02 Revision B; 1554-01 Revision A; 1554-03; 1554-04.
4. No mechanical extraction or ventilation equipment or any windows or doors shall be installed on the external walls or roof of the extension hereby approved save for the doors as shown on the approved plans referenced in condition 3.

5. The floorspace within the extension hereby approved shall be used solely for the purpose of storage and for no other purpose including other use (e.g., as a workshop for the processing/painting of timber) in connection with the authorised use of the site in perpetuity. (DP)

12 23/00829/FUL – PLOT 8 AIRPORT BUSINESS PARK, CHERRY ORCHARD WAY, ROCHFORD.

The Committee considered the application for proposed commercial unit (use class B2/B8) with ancillary office space, together with parking, landscaping and other associated works.

Cllr S A Wilson moved a Motion seconded by Cllr R P Constable to approve the application subject to the condition set out in the report. This was approved unanimously.

Resolved

The application be approved subject to the applicants entering into a Unilateral Undertaking under section 106 of the Act to provide for the monitoring of a workplace travel plan including relevant fee to be paid before occupation to cover the 5-year period. And subject to the following conditions:-

Commencement Condition

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

Development in Accordance with Approved Plans

- (2) The development shall be undertaken in strict accordance with the details of the approved plans referenced: 2248-JSA-P8-XX-DR-A-01201 (Site Location Plan), 2248-JSA-P8-XX-DR-A-01202 P3 (Site Plan), 2248-JSA-P8-XX-DR-A-01203 P1 (Soft Landscape Plan), 2248-JSA-P8-XX-DR-A-02201 P5 (Ground Floor GA Plan), 2248-JSA-P8-XX-DR-04201 P5 (GA Elevations), 2248-JSA-P8-XX-DR-A-04202 P5 (Development Gross Internal Area Schedule), 2248-JSA-P8-XX-DR-A-02202 P5 (First and Roof Level GA Plans), 2248-JSA-P8-XX-DR-A-90203 P1 (Refuse and Recycling Compound), 2248-JSA-P8-XX-DR-A-90202 P1 (Cycle Store), 2248-JSA-P8-XX-DR-A-90201 P1 (Proposed Perimeter Fence), NT1101-AGL-24-XX-D-E-0002 P01 (External Lighting Lux Levels), NT1101-AGL-24-XX-D-E-0001 P01 (External Lighting), 2248-JSA-P8-XX-DR-A-01204 P1 (Tree Pit Detail)

Provision of Parking Spaces

- (3) All car parking spaces and operational spaces, as indicated by plan reference 2248-JSA-P8-XX-DR-A-01202 P3 (Site Plan), shall be fully constructed and

available for use prior to the first occupation of the development hereby permitted. All parking spaces, including disabled parking space and motorcycle space, as shown by the plan, shall be retained in perpetuity over the lifetime of the use.

Prior Approval of Extraction Plant and Machinery

- (4) Prior to the installation of any external extraction equipment to the building hereby approved details shall have been submitted to and agreed in writing by the Local Planning Authority; any equipment shall be installed in accordance with the details as may be agreed.

Provision of Refuse Stores

- (5) Prior to the first operation of the development hereby permitted the refuse and cycle storage facilities as cited by plan reference 2248-JSA-P8-XX-DR-A-01202 P3 (Site Block Plan), 2248-JSA-P8-XX-DR-A-90203 P1 (Refuse and Recycling Compound) and 2248-JSA-P8-XX-DR-A-90202 P1 (Cycle Store) shall have been erected and available for use. This facility shall be retained in perpetuity over the lifetime of the use.

Sustainable Design and BREEAM

- (6) Prior to the first occupation of the building hereby approved the applicant shall submit details to the Local Planning Authority to demonstrate that the development has met the BREEAM attainment level of 'Very Good'.

Control on Further Lighting Provision

- (7) Notwithstanding the details of the submitted Lighting Plan reference NT1101-AGL-24-XX-D-E-0002 P01 (External Lighting Lux Levels), NT1101-AGL-24-XX-D-E-0001 P01 (External Lighting), other than the details shown by the plans, prior to the installation of any free standing lighting columns exceeding 1 metre in height to serve the development at any time in the future, details shall have first been submitted to and agreed in writing by the Local Planning Authority. These details shall include the number, location, the height (relative to ground level) of all lighting columns including their luminosity. The lighting shall be installed in accordance with the details as may be agreed.

Further Details of Electric Vehicle Charging Point Provision

- (8) Notwithstanding the details of the approved Site Plan reference 2248-JSA-P8-XX-DR-A-01202 P3 (Site Plan), and 2248-JSA-P8-XX-DR-A-01203 P1 (Soft Landscape Plan) (Soft Landscape Detail Plan), prior to the undertaking of any

ground works involving preparatory work, including the placing of any infrastructure provision on site, including electric cabling, details shall be submitted relating to the total number and type of electric vehicle charging points to be provided on site to the Local Planning Authority for its written approval. This provision as shall have been agreed shall be subsequently implemented in full such that all electric vehicular charging points are operational prior to the first occupation of the building. This provision or an equivalent replacement/or as may be upgraded in future shall be retained in perpetuity over the lifetime of the use.

Provision of Seating and Tables Area

- (9) Prior to the first occupation of the development a seating and tables area shall be provided in accordance with details which shall have been submitted to the Local Planning for its written approval. The works shall thereafter be undertaken in accordance with the agreed details.

Landscaping

- (10) The soft landscaping, as shown by the Landscaping Plans reference(d) 2248-JSA-P8-XX-DR-A-01203 P1 shall be implemented in its entirety during the first planting season (October to March inclusive) following commencement of the development, or in any other such phased arrangement as may be agreed in writing by the Local Planning Authority. Any tree, shrub, or hedge plant (including replacement plants) removed, uprooted, destroyed, or be caused to die, or become seriously damaged or defective within five years of planting shall be replaced by the developer(s) or their successors in title, with species of the same type, size and in the same location as those removed in the first available planting season following removal.

Further Details and Approval Relating to Tree Planting

- (11) Notwithstanding the details of the 2248-JSA-P8-XX-DR-A-01203 P1 (Soft Landscape Detail Plan), prior to the implementation of any soft landscaping works a revised soft landscape plan shall have been submitted to the Local Planning Authority for its written approval. This plan shall indicate the provision of additional tree specimens and hedging, in particular the extent and location of all individual tree specimens and buffer vegetation to be planted on the site as the current provision proposed is considered inadequate. These trees subject to further consideration and approval in terms of overall numbers and species type shall all be root ball specimens of at least 6 feet in height at their time of planting. The extent of the buffer planting shall also be enhanced in accordance with details which shall have been submitted to the Local Planning Authority for its written approval prior to the implementation of any planting on the site. The planting works thereafter shall be implemented in full compliance with the details of the revised soft landscaping plan.

Sustainable Drainage

(12) No works except demolition and site preparation shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall include but not be limited to:

- Limiting discharge rates to 2.0l/s for all storm events up to and including the 1 in 100 year rate plus 40% allowance for climate change.
- Provide sufficient storage to ensure no off site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 40% climate change event,
- Demonstrate that all storage features can half empty within 24 hours for the 1 in 30 plus 40% climate change critical storm event, *OR, if impracticable*
- Demonstrate that features are able to accommodate a 1 in 10 year storm event within 24 hours of a 1 in 30 year event plus climate change
- Final modelling and calculations for all areas of the drainage system. Apply MADD factor = 0, Cv values =1.0
- Detailed engineering drawings of each component of the drainage scheme.
- A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
- A written report summarising the final strategy and highlighting any minor changes to the approved strategy.

The scheme shall subsequently be implemented prior to occupation.

(13) No works shall take place until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution has been submitted to, and approved in writing by, the local planning authority. The scheme shall subsequently be implemented as approved.

(14) Prior to occupation a scheme specific maintenance plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, shall be submitted to and agreed, in writing, by the Local Planning Authority. Should any part be maintainable by a maintenance company, details of long term funding arrangements should be provided.

(15) The applicant or any successor in title shall maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the Local Planning Authority.

Archaeological

- (16) No development or preliminary groundworks of any kind shall take place until a programme of archaeological investigation has been secured in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.
- (17) No development or preliminary groundworks of any kind shall take place until the completion of the programme of archaeological investigation identified in the WSI defined in 16 above.

Highways

- (18) All development shall accord with the submitted Construction Management Plan, including any ground works or demolition. The approved plan shall be adhered to throughout the construction period. The Plan shall provide for;
- I. vehicle routing,
 - II. the parking of vehicles of site operatives and visitors,
 - III. loading and unloading of plant and materials,
 - IV. storage of plant and materials used in constructing the development,
 - V. wheel and underbody washing facilities.
- (19) Prior to occupation of the development the areas within the site identified for the purpose of loading/unloading/reception and storage of materials and manoeuvring shall be provided clear of the highway and retained thereafter for that sole purpose.
- (20) The proposed development shall not be occupied until such time as the vehicle parking area indicated on the approved plans, including any parking spaces for the mobility impaired, has been hard surfaced, sealed and marked out in parking bays. The vehicle parking area and associated turning area shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.
- (21) The cycle parking facilities as shown on the approved plan are to be provided prior to the first occupation of the development and retained at all times.

Provision of visibility splays

- (22) Prior to occupation of the development, the proposed new access points shall be provided with a clear to ground visibility splay with dimensions of 2.4metres by

43 metres as measured from and along the nearside edge of the carriageway in both directions. Such vehicular visibility splays shall be provided before the access is first used by vehicular traffic and retained free of any obstruction at all times. The access points shall be provided as shown in principle on Pulsar Drawing 23050/ 001.

Use restrictions

- (23) The development hereby approved at no time from first implementation or at any other time thereafter shall be used to provide self-storage facilities under the B8 use which are prohibited and excluded as part of this planning permission.

Workplace travel plan

- (24) Prior to first occupation of the development hereby approved, the workplace travel plan by Pulsar dated September 2023 shall be implemented. For a period of five years following the first occupation of the development the use of the premises shall be the subject of the agreed workplace travel plan. 1. INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991.

2. INFORMATIVE - Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.
3. INFORMATIVE - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087.
4. INFORMATIVE: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

13 23/00715/FUL – PLOT 13 AIRPORT BUSINESS PARK, CHERRY ORCHARD WAY, ROCHFORD.

The Committee considered the application for the erection of a commercial unit operating under class B2/B8 with ancillary office space, together with parking, landscaping and other associated works.

Cllr R P Constable moved a Motion seconded by Cllr D S Efde to approve the application subject to the conditions set out in the report. This was approved unanimously.

Resolved

The application be approved subject to the applicants entering into a Unilateral Undertaking under section 106 of the Act to provide for the monitoring of a workplace travel plan including relevant fee to be paid before occupation to cover the 5-year period and subject to the following conditions: -

Commencement Condition

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

Development in Accordance with Approved Plans

- (2) The development shall be undertaken in strict accordance with the details of the approved plans referenced:
2245-JSA-P13-OO-DR-A-02201_P5_Ground Floor GA Plan.
2245-JSA-P13-01-DR-A-02202_P5_First Floor GA Plan.
2245-JSA-P13-RL-DR-A-02203_P5_Roof GA Plan.
2245-JSA-P13-XX-DR-A-01202-P2 Site Location Plan.
2245-JSA-P13-XX-DR-A-01202-P4-Site Plan.
2245-JSA-P13-XX-DR-A-01203-P2-Soft Landscape Plan.
2245-JSA-P13-XX-DR-A-03201_P2_Site Sections.
2245-JSA-P13-XX-DR-A-04201_P3_GA Elevations and Sections.
2245-JSA-P13-XX-DR-A-90201-P2-Perimeter Fence.
2245-JSA-P13-XX-DR-A-90202-P1-Cycle Store.
2245-JSA-P13-XX-DR-A-90203-P1-Smoking Shelter- Layout.
2245-JSA-P13-XX-DR-A-90204-P1-Refuse Recycled Compound
2106-BWB-DDG-XX-DR-D-0500 Rev P5- Proposed Drainage Layout Plan

Provision of Parking Spaces and Cycle Storage

- (3) All car parking spaces, cycle storage facilities and operational spaces, as indicated by plan reference 2245-JSA-P13-XX-DR-A-01202-P4 (Site Plan) shall be fully constructed and available for use prior to the first occupation of

the development hereby permitted. All parking spaces, including disabled parking space and motorcycle space and cycle shelters as shown by the plan, shall be retained in perpetuity over the lifetime of the use.

Prior Approval of Extraction Plant and Machinery

- (4) Prior to the installation of any external extraction equipment to the building hereby approved details shall have been submitted to and agreed in writing by the Local Planning Authority; any equipment shall be installed in accordance with the agreed details.

Provision of Refuse Stores

- (5) Prior to the first operation of the development hereby permitted the refuse storage facilities as cited by plan reference 2245-JSA-P13-XX-DR-A-01202-P4 (Site Plan) shall have been erected and available for use. This facility shall be retained in perpetuity over the lifetime of the use.

Control on Further Lighting Provision

- (6) Notwithstanding the details of the submitted site layout plan, prior to the installation of any free-standing lighting columns exceeding 1 metre in height to serve the development at any time in the future, details shall have been submitted to and agreed in writing by the Local Planning Authority. These details shall include the number, location, the height (relative to ground level) of all lighting columns including their luminosity. The lighting shall be installed in accordance with the details agreed.

Provision of Electric Vehicle Charging Point Provision

- (7) Notwithstanding the details of the approved Site Layout Plan reference 2245-JSA-P13-XX-DR-A-01202-P4 on the first use and occupation of the development hereby permitted a minimum of 14 active and operational Electric Vehicle charging points shall have been provided. This provision shall comprise 10 in number of 3-7kW charge points and 4 in number of 7-22kW charge points. This facility once established should be maintained as such or subject to equivalent replacement over the lifetime of the use.

Sustainable Design and BREEAM

- (8) The development shall meet BREEAM attainment level of 'Very Good'.

Further Approval Relating to Tree and Buffer Planting

- (9) Notwithstanding the details of the soft landscape detail as indicated by those plans referenced 2245-JSA-P13-XX-DR-A-01202-Rev P4 (Site Plan) and 2245-JSA-P13-XX-DR-A-01203 Rev P2 (Soft Landscaping Plan) prior to the implementation of any soft landscaping works a revised soft landscaping plan shall have been submitted to the Local Planning Authority for its written approval. This plan shall indicate in particular the extent and location of all individual tree specimens and buffer vegetation and a greater number of individual tree specimens to be planted on site as the current provision is inadequate. These trees subject to further consideration and approval in terms of overall numbers and species type shall all be root ball specimens of at least 6 feet in height at their time of planting. The extent of the buffer planting as annotated on the plan shall also be enhanced in accordance with details which shall have been submitted to the Local Planning Authority for its written approval prior to the implementation of any planting on site. Details shall also be submitted showing an enhanced planting treatment along the site perimeter on the outer side of the security fencing. The planting works thereafter shall be implemented in full with the details of the revised soft landscaping plan.

Implementation of Landscaping

- (10) The soft and hard landscaping provision to be revised as required by condition 9 shall be implemented in its entirety in accordance with the submitted and approved details within the first planting season (soft landscaping) and within one year respectively (boundary treatments) from the date of occupation of any development. Any tree, shrub, or hedge plant (including replacement plants) removed, uprooted, destroyed, or be caused to die, or become seriously damaged or defective, within five years of planting, shall be replaced by the developer(s) or their successors in title with species of the same type, size and in an agreed location in the first available planting season following removal.

Archaeology (safeguarding)

- (11) No development or preliminary groundworks of any kind shall take place until a programme of archaeological investigation has been secured in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.
- (12) No development or preliminary groundworks of any kind shall take place until the completion of the programme of archaeological investigation identified in the written scheme of investigation cited by condition 11.

Surface Water Drainage and Flooding (safeguarding)

- (13) The development permitted by this planning permission shall be carried out in accordance with the submitted Proposed Drainage Layout Plan referenced 2106-BWB-DDG-XX-DR-D-0500 Rev P5- (submitted in response to LLFA holding objection) and approved Flood Risk Assessment and the following mitigation measures detailed within the FRA: • Limiting the discharge from the site to 2.1 l/s. • Provide attenuation storage (including locations on layout plan) for all storm events up to and including the 1:100 year storm event inclusive of climate change. • Provide an updated drainage plan and drainage calculations. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.
- (14) Prior to occupation of the development a maintenance plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities on the site has been submitted to and agreed, in writing, by the Local Planning Authority. Should any part be maintainable by a maintenance company, details of long-term funding arrangements should be provided.
- (15) The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the Local Planning Authority.
- (16) The development hereby permitted shall not be commenced until the existing pipes within the extent of the site, which will be used to convey surface water, are cleared of any blockage, and are restored to a fully working condition.

Roof Plan Details

- (17) Notwithstanding the details of the roof plan referenced 2245-JSA-P13-RL-DR-A-02203_P5_Roof GA Plan; prior to first installation further details shall have been submitted to the Local Planning Authority including a revised roof plan for its written approval relating to the number, location and extent of all plant and machinery installations including solar panels on the roof of the building. The development shall subsequently be implemented in accordance with the approved details.

Restriction of B8 use (No Self Storage)

- (18) The development hereby approved at no time from first implementation or at any other time thereafter shall be used to provide self-storage facilities under the B8 use which are prohibited and excluded as part of this planning permission.

Addition of seating and tables

- (19) Prior to the first occupation of the development a seating and tables area shall be provided in accordance with details which shall have been submitted to the Local Planning for its written approval. The works shall thereafter be undertaken in accordance with the agreed details.

Sub station details

- (20) Prior to works commencing to construct the sub station hereby approved, floor and elevation plans and details of the materials to be used shall be submitted to and agreed in writing with the Local Planning Authority. Once agreed, these details and materials shall be implemented on site and retained in the agreed form.

14 23/00342/FUL – ROCHFORD RECREATION GROUND PAVILION, STAMBRIDGE ROAD, ROCHFORD.

The Committee considered the application for a single storey front and side extension, alterations to fenestration and addition of a patio area to front and 1.2m wide tarmac footpath.

Cllr Mrs L Shaw moved a Motion seconded by Cllr I H Ward to approve the application subject to the conditions set out in the report and addendum. This was approved unanimously.

Resolved

That the application be approved subject to the following conditions: -

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

2. The development hereby approved shall be carried out in total accordance with the approved plans numbered 04C (Site Plan), 01C (Location Plan) and 03B (Proposed Floor Plan and Elevations).
3. No development involving the use of any facing or roofing materials shall take place until details of all such materials have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details unless any variation is agreed in writing by the Local Planning Authority.
4. The development hereby permitted (Use Classes E(b) and E(d)) shall be used for assembly and leisure and restaurant / café use only and for no other purpose (including any other purpose in Class E of the Schedule to the Town and County Planning (Use Classes)) Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that order, with or without modification.
5. Use of the extended building (as a whole) hereby permitted shall only take place between the hours of 09.00 and 23.00 Monday to Sunday.
6. No development, ground works or demolition shall take place until a method statement for no-dig construction is submitted to and approved in writing by Rochford District Council for the construction of the proposed pathway linking the car park and the pavilion building as shown on plan reference 04 received by the Local Planning Authority on 18th May 2023. The path shall be constructed as a starting phase of development to provide suitable ground protection for the development access. The finished surface may be left until the end phase of development. The details to be submitted shall be further supported by a statement for arboricultural supervision to ensure compliance during the construction phase with the supply of evidence of photos of the installation.
7. No demolition, ground works or development shall take place until all trees as identified on the tree protection plan as supplied by Andrew Day consulting, have been protected in accordance with the plan and method statement as provided. Prior to demolition and during the construction phase photos shall be sent to the local planning authority showing the barriers and ground protection to ensure compliance.

8. No floodlights or other means of artificially illuminating any part of the site shall be installed and/or operated, whether or not in association with the use of the site hereby permitted without the written prior approval of the Local Planning Authority.
9. Prior to first beneficial use of the extended building hereby approved, details of cycle parking for 10 bicycles shall be submitted to and agreed in writing by the Local Planning Authority. The approved facility shall be secure, convenient, and covered. The cycle parking as agreed shall be provided prior to first beneficial use of the extended building and retained in perpetuity.
10. Areas within the curtilage of the site for the purpose of the reception and storage of building materials shall be identified clear of the highway.
11. Prior to commencement of the development, ground gas investigation of the site (as recommended in the submitted Phase 1 Contamination Risk Assessment prepared by Ground and Environmental Services Limited dated May 2023) shall be undertaken and a report containing the results of the investigations and which details any gas protection measures found to be necessary prepared by a suitably qualified person, shall have been submitted to and approved in writing by the Local Planning Authority. Any protection measures agreed shall be carried out in the construction of the extension hereby approved. (DP)

The meeting closed at 21.16.

Chairman

Date

If you would like these minutes in large print, Braille or another language please contact 01702 318111.