

TABLED UPDATE FOR ITEM 2.10, 19/501160/REM – reserved matters details for Coleshall Farm, Ferry Road, Iwade

Further to the report on Pages 84 to 101 of the agenda, Members will note the following:

1. Further to Page 84 of the agenda, the application has been called in by both Cllr Roger Clark and Cllr Corrie Woodford.
2. With regard to the proposed conditions, further to the conditions wording as set out on Pages 91 to 93 of the agenda, following correspondence with the planning agent I propose amendments / omissions as follows. With my comments in brackets:

Conditions

1. Omit. [This condition is not needed as full hard and soft landscaping details have now been provided];
2. No development shall commence at the site before a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The management plan shall include the following:
 - (a) Routing of construction and delivery vehicles to / from site
 - (b) Parking and turning areas for construction and delivery vehicles and site personnel
 - (c) Timing of deliveries
 - (d) Provision of wheel washing facilities
 - (e) Temporary traffic management / signage
 - (f) suppression of dust during the construction of the development.

The measures approved shall be employed throughout the period of construction unless any variation has been approved by the Local Planning Authority

Reason: In the interests of highway safety and convenience.

[Members will note the addition of Part (f) and other refinements to the wording]

3. Prior to the occupation of the building hereby approved, the car parking spaces, turning area, and vehicle loading/unloading shown on drawing no 1827/PA/003/Rev C, shall be provided on site as specified, and thereafter shall be retained for such purposes to the satisfaction of the Local Planning Authority.

Reason: To ensure there is sufficient space for car parking, turning and vehicle loading / unloading.

[Conditions 3 and 4 have been combined.]

4. Not needed as combined with (3).
5. Prior to the occupation of the building, details of a secure and covered cycle parking facility shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full and retained thereafter.

Reason: To ensure there is sufficient cycling parking provision in the interests of sustainable travel.

[Wording refined].

6. Prior to the occupation of the building, details of electric vehicle charging facilities shall be submitted to and approved in writing by the Local Planning Authority. The agreed facilities shall be implemented in accordance with the agreed details and retained in perpetuity.

Reason: To encourage sustainable modes of transport.

[Wording refined].

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

Site Location Plan

Existing site plan and topographical survey (1827/PA/002)

Proposed first floor plan (1827/PA/020)

Proposed roof plan (1827/PA/030)

Proposed elevations (1827/PA/040)

Proposed elevations and sections (1827/PA/041)

Proposed elevations (1827/PA/042)

Proposed elevations sections – illustrative (1827/PA/043)

Proposed site plan (1827/PA/003 Rev C)

Proposed ground floor (1827/PA/010 Rev C)

Swept path analysis (402.05494.00006.14.TR01.1)

General Arrangement Plan (Colour) SLR-06594-0001 P04

General Arrangement Plan (SLR-06594-0002 P07)

Softworks Plan (SLR-06594-0003 P06)

CGI View from NE

Arboricultural Development Statement

Reason: For the avoidance of doubt and in the interests of proper planning.

[Plan numbers updated to reflect latest amended plans.]

8. With the exception of the facing brick and the roofing material, the proposed development shall be constructed in the materials shown on plan numbers 1827/PA/040, 1827/PA/041 and 1827/PA/042, unless otherwise agreed in writing by the Local Planning Authority

Reason: In the interests of visual amenity.

[Amended to clarify that there is no 'existing building' and to exclude the facing brick and roof material, for which details are to be submitted.]

9. Details of the proposed facing brick and roofing material shall be submitted to and approved in writing by the Local Planning Authority before any development beyond the construction of the foundations takes place. The development shall then be constructed using the agreed facing materials.

Reason: In the interests of visual amenity.

[Added given the importance of agreeing a high-quality brick and facing material for this development.]

10. No construction work in connection with the development shall take place on any Sunday or Bank Holiday, nor on any other day except between the following times: Monday to Friday 0730 - 1800 hours, Saturdays 0830 - 1300 hours unless in association with an emergency or with the prior written approval of the Local Planning Authority.

Reason: In the interests of residential amenity.

[Previously condition (9). Very minor wording change.]

11. Details of any mechanical ventilation system that may be installed shall be submitted to and approved in writing by the Local Planning Authority and upon approval shall be installed, maintained and operated in a manner which prevents the transmission of odours, fumes, noise and vibration to neighbouring premises.

Reason: In the interests of residential amenity.

[Previously condition (10). Minor wording changes.]

12. Old condition (11) not needed as combined with (2) above.
13. Prior to the occupation of the building details of the lighting columns, the type and luminance of the lighting units with glare shields and details of lux levels both inside and outside the site, shall be submitted to and approved in writing by the Local Planning Authority. All external lighting shall be switched off (with the exception of any agreed security lights) when the site is not in use.

Reason: In the interests of residential amenity.

[Previously condition (12). Minor wording changes.]

JRW – 16/7/2019.