

FIRST SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
3rd December 2019

Agenda Item 8a

Application Ref. 18/00997/FUL

Compound C and Compound E, Lymedale Cross

Since the publication of the main agenda report the applicant has declined to provide further details regarding the proposed facing materials of the proposed buildings but they have confirmed that they envisage using similar colours and configuration of cladding panels to those of neighbouring units. They request that the details are secured by condition.

Officers Comments

Whilst your officers wanted to secure full and precise details of facing and roofing materials prior to a decision being made, including the colour and configuration of the cladding panels (which would break up the façade of the proposed buildings), it is accepted that a condition can secure these details by revising the wording of condition 3 of the recommendation.

The RECOMMENDATION is revised as follows;

A. Subject to the applicant first entering into a Section 106 obligation by the 8th February 2020 to secure a contribution sum of £2,407 towards Travel Plan monitoring, PERMIT the application subject to conditions relating to the following matters:-

- 1. Standard Time limit for commencement of development**
- 2. Approved plans**
- 3. Submission and approval of facing and roofing materials – similar colour and style to adjacent buildings.**
- 4. Boundary treatments for Site A**
- 5. Revised Travel Plan Framework clearing this**
- 6. Provision of access, parking, turning and servicing areas**
- 7. Details and provision of access, layout and signage of the Overspill Parking Area**
- 8. Cycle storage provision**
- 9. Submission and approval of a Construction Management Plan (CMP)**
- 10. Provision of replacement 65 space car park adjacent to Site B**
- 11. Prior approval of external lighting**
- 12. Electric vehicle charging provision**
- 13. Prior approval of noise impacts from plant and machinery**
- 14. Prior approval of noise impacts from HGV loading and unloading areas**
- 15. Land contamination investigations and mitigation measures**
- 16. Construction and demolition hours**
- 17. Submission and approval of Surface Water Drainage Strategy**

B. Should the matters referred to in (A) above not be secured within the above period, then the Head of Planning be given delegated authority to refuse the application on the grounds that without such matters being secured the development would fail to secure sustainable development objectives, or, if he considers it appropriate, to extend the period of time within which the obligation can be secured.