

**SECOND SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**21<sup>st</sup> May 2024**

**Agenda Item 4**

**Application Ref. 23/00771/FUL**

**Land at High Street / Acacia Avenue, Knutton**

Since the publication of the main agenda comments have been received from the Highway Authority who confirm that they have no objections to the proposal subject to conditions relating to submission of technical details, visibility splays, access points, pedestrian crossing, boundary treatments and bicycle storage. A request for a Construction and Environmental Management Plan and highway dilapidation survey to be submitted have also been requested.

In addition to the above a financial contribution of £10,000 to be secured through a Section 106 agreement is also requested which would go towards a residential travel plan monitoring scheme.

Officer response

The conditions and Section106 contribution as requested by the Highway Authority are considered appropriate and necessary to ensure that the proposal would have an acceptable impact on highway safety.

**Revised Recommendation**

- (A) Subject to the applicant entering into a Section 106 obligation by 19<sup>th</sup> July 2024 to secure a financial contribution towards travel plan monitoring and the management of the on-site Public Open Space;**

**PERMIT the application subject to conditions relating to the following matters:-**

- 1. Standard time limit for commencement of development;**
- 2. Approved plans;**
- 3. Facing and roofing materials;**
- 4. Boundary treatments;**
- 5. Hardstandings;**
- 6. Landscaping Scheme;**
- 7. Additional highways details to be provided;**
- 8. Full details of access arrangements to be provided;**
- 9. Footpath /footway improvement works;**
- 10. Road design details;**
- 11. Visibility splay provision;**
- 12. Highway dilapidation survey;**
- 13. Provision of access, internal roads, private drives and parking areas;**
- 14. Surfacing materials and surface water drainage for the private drives and parking areas;**
- 15. Secure cycle storage;**
- 16. Electric vehicle charging provision;**
- 17. Highway & Environmental Construction Management Plan (CEMP);**
- 18. Tree protection measures;**
- 19. Prior approval of detailed plans for areas of open space and play equipment;**
- 20. Contaminated land;**
- 21. Detailed surface water drainage scheme;**
- 22. Provision of bat and bird boxes and sparrow terraces as per enhancements plan;**

- 23. Waste storage and collection arrangements
- 24. Affordable Housing Provision
- 25. Travel Plan

(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.