

**FIRST SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**10<sup>th</sup> September 2024**

**Agenda Item 6**

**Application Ref. 23/00974/DEEM3**

**Land at High Street, Knutton**

Since the publication of the main agenda report, an updated acoustic report has been submitted and further comments have been received from the **Environmental Health Division (EHD)**.

The EHD has no objections subject to the following conditions:

- Construction to meet the recommendations of the acoustic report;
- Requirement for a noise limiting device within each function room;
- restriction on hours of opening or on the time that music can be played within the function rooms to no later than 11pm;
- Submission of details of a system of cooling and ventilating the building;
- Submission of a noise management plan in relation to the outdoor amenity space, potential smoking areas and deliveries/collections;
- Any external lighting to be designed and maintained to meet current standards and best practice.

Officer's comments

Officers consider that subject to the imposition of additional conditions, noise impact concerns have been sufficiently addressed.

**Amended Recommendation**

**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. **Landscaping Scheme;**
6. **Completion of the access road;**
7. **Provision of pedestrian accesses;**
8. **Details of works to the footway;**
9. **Provision of tactile pedestrian crossing;**
10. **Car park to be sustainably drained, hard surfaced in a bound material and marked out;**
11. **Vehicular access to remain ungated;**
12. **Secure cycle storage;**
13. **Electric vehicle charging provision;**
14. **Highway & Environmental Construction Management Plan;**
15. **Provision of bat and bird boxes and sparrow terraces as per enhancements plan;**
16. **Construction to meet the recommendations of the acoustic report;**
17. **Noise limiting device within each function room;**
18. **Noise management plan;**
19. **Details of any kitchen ventilation/extraction system;**
20. **Details of external lighting;**
21. **Hours of opening;**
22. **Submission of details of a system of cooling and ventilating the building.**