

PLANNING COMMITTEE

14th October 2020

Planning Application 20/01060/FUL

Erection of one three-storey building to provide 12no. one bed apartments for affordable rent

Car Park Land Adjacent Clive Works, Edward Street, Enfield, Redditch

Applicant: Mr Carl Taylor: Accord Housing Association
Ward: Central Ward

(see additional papers for site plan)

Case Officer: Steven Edden, Principal Planning Officer (DM), who can be contacted on Tel: 01527 548474 Email: steve.edden@bromsgroveandredditch.gov.uk for more information.

Site Description

The site is roughly rectangular in shape and covers an area of approximately 0.16 hectares (ha). It has historically served as a car park to the (now demolished) Victoria Works Industrial building to the west. Members will be aware that residential development on the Victoria works site was approved in outline form under application 18/01515/OUT. The subsequent reserved planning matters application for 75 units (ref 19/01600/REM) was granted permission in June 2020.

The site is currently overgrown containing a number of self-set trees and shrubs; with some existing mature trees primarily to the south-east corner.

The site bounds the railway line serving the Train Station to the east and is accessible from Edward Street to the west.

To the north of the site lies a car park serving 'The Business Centre', whilst to the south is the former 'Clive Works' site which has been cleared of its former buildings. Members may recall that application 19/01060/OUT: Outline application for residential development (up to 73 units) was presented before the Planning Committee on 15.01.2020 where the Committee resolved to delegate the granting of planning permission to the Head of Planning and Regeneration subject to the completion of a S106 agreement.

The site falls within a Primarily Employment Area and lies just outside the Town Centre as defined on the Borough of Redditch Local Plan No.4 Policies map, the railway line marking the western boundary to the Town Centre.

Background

A similar application submitted by the Accord Group was presented to the Planning Committee on 17th June 2020 where members resolved to delegate authority to the Head of Planning and Regeneration to grant planning permission subject to the satisfactory completion of a S106 planning obligations and 13 Planning Conditions. Application

PLANNING COMMITTEE

14th October 2020

19/01622/FUL proposed, on the same site to erect two three-storey buildings to provide 19no. one bed apartments for affordable rent and 90 sq. m. of office space for use by Accord Group.

Proposal Description

Full planning permission is sought of the erection of 12no. one bed apartments. All would be provided as affordable rented properties. The development would be provided within a single three storey block with 4no. 1 bed flats over each floor. The block would be identical to the building referred to as 'Block 2' under application 19/01622/FUL.

The existing vehicular access to the site onto Edward Street would be closed and a new 4.1m wide access to the south of the proposed apartment block would be created together with a 2m wide pavement on the site side.

12 car parking spaces would be provided for the 12 flats (equalling a ratio of 1 space per dwelling) which would be allocated and managed by the applicant (Accord Group).

6 Sheffield bike stands at 1 metre centres would be provided to the immediate east of the apartment block (one cycle space for each of the 12 flats) and an enclosed area for the storage of bins would be located to the southern boundary of the site together with a small electricity substation.

Relevant Policies:

Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development
Policy 5: Effective and Efficient use of Land
Policy 6: Affordable Housing
Policy 19: Sustainable travel and Accessibility
Policy 20: Transport Requirements for New Development
Policy 24: Development within Primarily Employment Areas
Policy 31: Regeneration for Town Centre
Policy 39: Built Environment
Policy 40: High Quality Design and Safer Communities

Others

NPPF National Planning Policy Framework (2019)
Redditch High Quality Design SPD
SPG Employment Land Monitoring
SPG Open Space Provision
SPD Affordable Housing Provision
Worcestershire Waste Core Strategy (WWCS)

PLANNING COMMITTEE

14th October 2020

Relevant Planning History

19/01622/FUL	Erection of two three-storey buildings to provide 19no. one bed apartments for affordable rent and 90 sq. m. of office space for use by Accord Group	Delegated to grant subject to S106 17.06.2020
--------------	--	--

Consultations

WCC Highways

No objections

Comments summarised as follows:

The proposed development is in a town centre commercial and sustainable location off an unclassified one-way road. The site benefits from an existing vehicular access. Edward Street benefits from footpaths and street lighting on both sides of the road. The site is located within acceptable walking distance of amenities, bus route and bus stops, bus station and Redditch Railway Station.

A new vehicular access is proposed, I have not requested a speed survey to determine splay length since the footpath fronting the proposed development is 2.5m in width and a 65m distance can be achieved towards on-coming traffic without visibility being impeded, which is acceptable in this instance. Pedestrian visibility splays have been provided on the site layout plan.

12 car parking spaces and 12 cycle parking spaces are provided in accordance with WCC parking standards. All 12 of the proposed car parking spaces should be fitted with an electrical vehicle charging point.

Highway contributions of £8,078.64 have been calculated based on the number of trips to be generated by the proposed development. This contribution should be used to provide dropped kerbs to access the outbound bus stop on Bromsgrove Road opposite Edward St and for lining and signing for cycle route: Plymouth Road to Rectory Road.

The Highway Authority concludes that there would not be an unacceptable impact on highway safety and therefore there are no justifiable grounds on which an objection could be maintained.

Conditions regarding construction of the vehicular access, provision of electric vehicle charging points, a residential welcome pack and closure of the existing vehicular access are recommended

North Worcestershire Water Management

No objection to the proposed development subject to the imposition of a condition regarding a site drainage strategy

PLANNING COMMITTEE

14th October 2020

Worcestershire Regulatory Services - Contaminated Land

No objection subject to land remediation conditions

Worcestershire Regulatory Services - Noise

We have reviewed 'Planning Noise Assessment: Edward Street, Redditch' prepared by STROMA Built Environment ref: 08-19-79215-AC-1v4 and are happy to support the conclusions drawn that document.

Providing the development is constructed in accordance with the recommendations contained within this document, no objections are raised.

Waste Management

No objection

NHS/Medical Infrastructure Consultations

Redditch and Bromsgrove CCG have identified that the development will give rise to a need for additional primary healthcare provision to mitigate impacts arising from the development.

The existing GP practices do not have capacity to accommodate the additional growth resulting from the proposed development. The development could generate approximately 24 residents and subsequently increase demand upon existing constrained services. Affected practices: St Stephen's Surgery; Elgar House Surgery; The Dow Surgery; Hillview Medical Centre; Maple View Medical Practice; The Bridge Surgery.

A developer contribution will be required to mitigate the impacts of this proposal. Redditch and Bromsgrove CCG calculates the level of contribution required in this instance to be £3,795. Redditch and Bromsgrove CCG therefore requests that this sum be secured through a planning obligation linked to any grant of planning permission, in the form of a Section 106 planning obligation.

Town Centre Co-ordinator

No objection

Housing Strategy

I am pleased to support this application which would provide much needed affordable rented accommodation that will assist in meeting Redditch Borough Council's housing need. Its location gives easy access to public transport and shopping facilities and represents a good use of land.

Community Safety Officer

Comments summarised as follows:

The following matters should be addressed:

Appropriate security should be in place during the construction phase to include robust perimeter fencing of the site and suitable alarm systems. The contactor details and emergency contact number should be displayed along the perimeter fencing.

PLANNING COMMITTEE

14th October 2020

It is recommended that special attention is paid to the standard of sound proofing measures particularly in respect of party walls.

Details of the proposed external lighting for the development including the parking area should be provided in order to minimise environmental impact. It is anticipated that all door-sets and windows will comply with Building Regulations Approved Document Q (ADQ) and be certificated to PAS24:2016 or equivalent. Enhanced specification measures are recommended in the interests of security. It is recommended that the communal and shared entrance door-set should be fitted with an access control system and that Mail Delivery should be via a secure letter box system and subject to surveillance. Consideration should be given to that marking the allocated car parking spaces with an unspecific identifier rather than identifying the spaces to a particular apartment since the absence of a vehicle in that space can be used as a reconnaissance measure by burglars to assess if a property is unoccupied. It is recommended that the area for the storage of bicycles be appropriately secured.

Arboricultural Officer

Comments summarised as follows:

The proposed site on Edward Street is mainly hard standing as it was previously used as a car park. The trees on site have little amenity value and vary in age and species and I would raise no objection to their removal in order to facilitate the proposed development. I have noted that the scheme proposes to introduce new trees which is supported provided these are native species trees with a five year plan to offer a replacement for any new tree planted that dies or is damaged within this period.

Public Consultation Response

None

Assessment of Proposal

Principle of development

The site falls within a Primarily Employment Areas where Policy 24 states that non employment development will only be permitted where:

- i) such development would not cause or accentuate a significant shortage of land for employment use in the Borough or area concerned; and
- ii) it is no longer viable as an employment area either following a period of unsuccessful marketing or undertaking a viability assessment. Consultation must be undertaken with the Economic Development and Regeneration Service by the applicant to ascertain this; or
- iii) the site is no longer appropriate for employment use because of at least one of the following reasons and these problems are incapable of resolution in the foreseeable future:

PLANNING COMMITTEE

14th October 2020

It impinges upon residential amenity;

It causes substantial transport network, highway or traffic problems:

It creates other adverse environmental effects; or

Technical reasons such as land stability or fundamental infrastructure problems.

Under consideration of application 19/01622/FUL, the Councils Economic Development team commented that the site had been actively marketed for employment use for well in excess of the 2 years and 3 month period set out in the Councils Employment Monitoring SPG, without success and your officers concluded that the loss of the site not cause or accentuate a significant shortage of land for employment use in the Borough.

It remains the case that based on the evidence submitted, the site is no longer viable for continued employment use and that therefore the requirements of Policy 24, criteria i) and ii) have been satisfied. As such the principle of residential development on this site is acceptable.

Density of Development

The 2019 National Planning Policy Framework requires local planning authorities and developers to make effective use of previously developed land, especially if this would help to meet identified needs for housing where land supply is constrained.

Section 11 of the Framework emphasises the importance of making effective use of land, and with respect to density, Para 123 comments that:

“Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site”

The paragraph continues by stating that minimum density standards should be considered and that local planning authorities should refuse applications which they consider fail to make efficient use of land.

Policy 5 of the Borough of Redditch Local Plan (Effective and efficient use of land) encourages densities in excess of 70 dwellings per hectare “in locations close to public transport interchanges”.

The density of the development proposed under application 19/01622/FUL represented 115 dph. The current proposal, offering a lower quantum of development still represents a density of 83 dph which is in line with current national guidance and local policies and as such is considered to be appropriate.

PLANNING COMMITTEE

14th October 2020

Layout and appearance of development

The development is considered to offer a strong frontage to Edward Street without being so close to the highway such that the development would result in a loss of amenity to future residential occupiers of the Victoria works site having regards to loss of privacy.

As under the consideration of application 19/01622/FUL, your officers consider that three storey development is appropriate given the context of the site.

The apartment block has been designed to be a contrasting feature building to the recently granted planning permission at the Victoria Works site (ref 19/01600/REM) providing attractive elevations to both the front (west) and rear (east). It is contemporary in appearance and clad in black timber with a standing seam metal roof. Brass coloured windows are considered to provide an interesting visual contrast to the darker façade.

The elevations have large full height glazed doors to balconies and smaller secondary windows with repetition and symmetry in the fenestration.

The building is considered to represent a welcome addition to this important gateway location on the approach to the train station and is thus considered to be appropriate in design terms.

Impact of the proposals on highway safety

In relation to transport issues, Section 9 (Promoting sustainable transport) of the NPPF requires that:

“Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.”

Subsequent paragraphs set out the Government’s priorities for maximising travel choice, with particular emphasis on public transport, cycling and walking.

In relation to the parking provision for one bedroomed flats units, the County’s ‘Streetscape Design Guide’ states:

“For both residential and commercial developments in town and city centres the applicant may choose not to provide car parking spaces at all. Consideration must be given to the opportunity to access the site sustainably, the availability and capacity of public car parks, existing parking restrictions, the number of linked trips and the implementation of an approved Travel Plan or welcome pack.”

PLANNING COMMITTEE

14th October 2020

The application site lies in a highly sustainable location, adjacent to the Town Centre and within 2 minutes' walk of the rail and bus stations. A residential welcome pack condition is recommended to be imposed in the case of planning permission being granted.

Notwithstanding the above, due to the reduced quantum of development now proposed on the site it has been possible to ensure that all 12 of the proposed flats would receive an allocated car parking space.

WCC Highways have stated that they consider visibility via the new proposed 4.1metre wide access onto Edward Street to be acceptable subject to a planning condition requiring the permanent closure of the existing vehicular access to the site.

The proposed development therefore does not raise any transport or highway concerns.

Waste Matters

The capacity and location proposed for the communal bin stores has been agreed by the Councils Waste Management Team who have raised no objection to the application.

Residential amenity considerations

Your officers are satisfied that no loss of residential amenity would result from granting permission and that the scheme would provide occupiers of the development with a good standard of amenity with future residents benefiting from a communal garden area to the rear of the apartment block.

No objections have been received from the wider community following the expiry of the publicity period.

Community Safety matters

Your officers are satisfied that appropriate security would be in place during the construction period. At present the Victoria Works Site to the immediate west of the application site has been secured using a solid timber hoarding (with appropriate contractor details displayed) and the application for building regulation approval is being overseen by the Councils building control team (NWBC) as is the former Redditch Trades and Labour Club site, which is also being developed by the Accord Group. The applicant is likely to be employing NWBC as the approved Inspector in this case, assuming that planning permission is granted. A Construction Environment Management Plan (CEMP) will deal with matters pertaining to site security.

WRS have commented that the submitted 'Planning Noise Assessment' ref: 08-19-79215-AC-1v4 is acceptable and appropriate sound proofing measures would need to be incorporated in order to comply with Building Regulations. Security for windows and doors would also be covered under the Building Regulations.

PLANNING COMMITTEE

14th October 2020

A planning condition is recommended to address external lighting measures proposed which would include lighting for the parking court and external motion activated light to be provided at the entrance to the building. Each unit is proposed to have dusk / dawn lights fitted on the balcony elevations.

An additional planning condition is recommended to cover security matters arising from the use of communal areas, bicycle storage mail delivery and the recommended use of recording allocated car parking spaces with an unspecific identifier.

Affordable housing

The Borough of Redditch Local Plan Policy 6 (Affordable Housing) requires the provision of 30% affordable housing on sites of 11 or more dwellings. In this case, the applicant is the Accord Housing Group who proposes to provide all 12 of the units as affordable rent. The S106 agreement attached to this application is the mechanism for controlling the provision of affordable housing on the site in perpetuity.

Housing Land Supply

As referred to with respect to recent reports presented to the Planning Committee for new residential development, currently, the Council cannot demonstrate a 5 year supply of housing land within the Borough. At 1st April 2019 the 5 year housing land supply was only 3.29 years.

Paragraph 11 of the National Planning Policy Framework (NPPF) says that in such circumstances, policies which are the most important for determining the application are out-of-date supply of housing should not be considered up-to-date.

Significant weight should be afforded to the fact that the scheme would make a meaningful contribution to the Councils housing figures where the Council cannot demonstrate a 5 year supply of housing land as required under the NPPF.

Sustainability

The application site is located within easy walking distance of Redditch Town Centre which provides the expected wide range of commercial, retail and leisure facilities. It is also within two minutes' walk of the Town's rail and bus stations. The proposed residential redevelopment therefore benefits from the Frameworks "presumption in favour of sustainable development" and also complies with the Frameworks objective of significantly boosting the supply of housing.

In addition, the scheme meets the Frameworks requirement to make "effective use" of under-utilised land, with the proposed density of redevelopment reflecting the site's highly sustainable location.

PLANNING COMMITTEE

14th October 2020

Solar thermal collector panels would be installed to the west and east facing roof slope to the apartment block providing hot water for heating.

Section 106 Planning obligation

In accordance with Paragraph 56 of the NPPF and Section 122 of the CIL regulations, planning obligations have been sought to mitigate the impact of this major development, if the application were to be approved. A S106 agreement has been drafted and the obligations in this case would cover:

- Contributions towards off site open space provision due to increased demand/requirements from future residents, required in compliance with the SPD. In this case, a contribution to support improvements to the existing toddler and junior play area at the site at Terrys Field together with open space improvements for informal recreation at Plymouth Road has been agreed
- Contributions for refuse and re-cycling bins for the new development in accordance with Policy WCS.17 of the adopted Worcestershire Waste Core Strategy
- Contributions to Worcestershire Highways in accordance with the Infrastructure Delivery Plan (IDP) and the WCC Local Transport Plan Development Control (Transport) Policy
- Contributions to the NHS Clinical Commissioning Group (CCG) towards GP Surgeries
- The provision of 30% (3 units) on the site to be restricted to affordable housing in perpetuity
- Contributions towards securing improvements and environmental enhancements to the Town Centre in accordance with Policy 31 of the BOR LP4
- A Section 106 (Planning Obligation) monitoring fee

The applicant confirms its agreement to make financial contributions / obligations with respect to the matters set out above. At the time of writing, the planning obligation is in draft form.

Planning Conditions

Sections 100ZA (4-6) of the Town and Country Planning Act 1990 requires the applicant's written agreement to the terms of a pre-commencement condition. Written agreement to the terms of relevant recommended conditions has been sought and agreed by the applicant.

PLANNING COMMITTEE

14th October 2020

Other matters

Application 19/01622/FUL remains a current / pending application, and were the S106 agreement to be completed and the planning decision notice released, that consent could then be implemented. It is important to note that the layout of development proposed under this application is such that application 19/01622/FUL could not be implemented if the current application were to be implemented. Likewise, the current application 20/01060/FUL could not be implemented, if the planning permission relating to application 19/01622/FUL were to be implemented.

Conclusion

The site has been identified as being suitable for residential development. As referred to earlier in this report, the Council cannot currently demonstrate a five year supply of housing. Significant weight should be afforded to the contribution the scheme would make in this respect.

The detailed design, form and layout of the development is considered to be appropriate in its context and subject to suitable conditions and completion of a legal agreement is considered to be a policy compliant form of development. No issues have been identified which would make this application unacceptable in planning terms.

RECOMMENDATION:

That having regard to the development plan and to all other material considerations, authority be delegated to the Head of Planning and Regeneration to GRANT planning permission subject to:-

a) The satisfactory completion of a S106 planning obligation ensuring that:

- * Contributions are paid to the Borough Council in respect to off-site open space, and equipped play in accordance with the Councils adopted SPD
- * Contributions are paid to the Borough Council towards the provision of waste and recycling facilities for the new development
- * Contributions are paid to the Borough Council towards the provision of improvements and environmental enhancements to the Town Centre
- * Contributions are paid to Worcestershire County Council for the provision of localised improvements to bus stop infrastructure and lining and signing for cycle routes.
- * Contributions are paid to the NHS Clinical Commissioning Group (CCG) towards GP Surgeries
- * A minimum of 3 units of accommodation are restricted to affordable housing in perpetuity
- * A S106 monitoring fee/s are paid to the Borough Council

and

PLANNING COMMITTEE

14th October 2020

b) The conditions as listed below:

Conditions:

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason: In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) Prior to their first installation, details of the form, colour and finish of the materials to be used externally on the walls (including all windows and doors), roofs and all hardsurfacings shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area

- 3) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed boundary treatment and other means of enclosure, hard surfacing materials, new planting, trees and shrubs to be retained, together with measures to be taken for their protection while building works are in progress.

Reason: In the interests of the visual amenity of the area

- 4) All hard and soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing by the local planning authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes or species unless the local planning authority gives written approval to any variation.

Reason: In the interests of the visual amenity of the area

- 5) The development hereby approved shall be carried out in accordance with the following plans and drawings:

appropriate references to be inserted here

**PLANNING
COMMITTEE**

14th October 2020

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

- 6) No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the local planning authority. The Plan shall include details of measures to prevent mud or other detritus being carried onto the highway, details of site operative parking areas, material storage areas and the location of site operatives facilities, adherence to construction working hours of 8am-6pm Monday to Friday and 8am-1pm on Saturdays with no construction working on Sundays. The measures set out in the approved Plan shall be carried out and complied with in full during the construction of the development hereby approved.

Reason: To ensure the provision of adequate on-site facilities and in the interests of highway safety.

- 7) Prior to the first occupation of the development hereby approved, a scheme for the provision of bat roost opportunities and bird nest boxes within the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented by suitably qualified personnel to the satisfaction of the Local Planning Authority prior to the first use of the development approved.

Reason: In the interests of biodiversity and in accordance with the provisions of National Planning Policy Framework

- 8) The Development hereby approved shall not be occupied until the first 5 metres of the access into the development, measured from the edge of the carriageway, has been surfaced in a bound material.

Reason: In the interests of highway safety.

- 9) The Development hereby permitted shall not be first occupied until each of the car parking spaces has been fitted with an electric vehicle charging point. The charging points shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851 and the Worcestershire County Council Streetscape Design Guide. The electric vehicle charging points shall be retained for the lifetime of the development unless they need to be replaced in which case the replacement charging point(s) shall be of the same specification or a higher specification in terms of charging performance.

Reason: To encourage sustainable travel and healthy communities.

- 10) The Development hereby approved shall not be occupied until the applicant has submitted to and had approval in writing from the Local Planning Authority a residential welcome pack promoting sustainable forms of access to the

PLANNING COMMITTEE

14th October 2020

development. The pack shall be provided to each resident at the point of occupation.

Reason: To reduce vehicle movements and promote sustainable access

- 11) The Development hereby approved shall not be occupied until the existing vehicular / pedestrian access is permanently closed and reinstated in accordance with details that shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the safe and free flow of traffic using the adjoining highway

- 12) Unless otherwise agreed by the Local Planning Authority development, other than that required to be carried out as part of an approved scheme of remediation, must not commence until conditions 1 to 6 have been complied with:

1. A preliminary risk assessment must be carried out. This study shall take the form of a Phase I desk study and site walkover and shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and any other relevant information. The preliminary risk assessment report shall contain a diagrammatical representation (conceptual model) based on the information above and shall include all potential contaminants, sources and receptors to determine whether a site investigation is required and this should be detailed in a report supplied to the Local Planning Authority. The risk assessment must be approved in writing before any development takes place.

2. Where an unacceptable risk is identified a scheme for detailed site investigation must be submitted to and approved in writing by the Local Planning Authority prior to being undertaken. The scheme must be designed to assess the nature and extent of any contamination and must be led by the findings of the preliminary risk assessment. The investigation and risk assessment scheme must be compiled by competent persons and must be designed in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Contaminated Land, CLR11".

3. Detailed site investigation and risk assessment must be undertaken and a written report of the findings produced. This report must be approved by the Local Planning Authority prior to any development taking place. The investigation and risk assessment must be undertaken by competent persons and must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Contaminated Land, CLR11".

4. Where identified as necessary a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to identified receptors must be prepared and is subject to the approval of the Local

PLANNING COMMITTEE

14th October 2020

Planning Authority in advance of undertaking. The remediation scheme must ensure that the site will not qualify as Contaminated Land under Part 2A Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

5. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development, other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority.

6. Following the completion of the measures identified in the approved remediation scheme a validation report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval of the Local Planning Authority prior to the occupation of any buildings.

7. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where necessary a remediation scheme must be prepared, these will be subject to the approval of the Local Planning Authority. Following the completion of any measures identified in the approved remediation scheme a validation report must be prepared, which is subject to the approval in writing of the Local Planning Authority prior to the occupation of any buildings.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors

- 13) No development above foundation level of the scheme hereby approved shall take place until a site drainage strategy has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the results of an assessment into the potential of disposing of surface water by means of a sustainable drainage system (SuDS) and shall provide an appropriate level of runoff attenuation and treatment. The approved scheme shall be completed prior to the first use of the development hereby approved.

Reason: In order to ensure satisfactory drainage conditions that will not create or exacerbate flood risk on site or within the surrounding local area.

PLANNING COMMITTEE

14th October 2020

- 14) Details of any external lighting to illuminate the development shall be submitted to and approved in writing by the Local Planning Authority before the development hereby permitted is occupied. The development shall be carried out in accordance with the approved details and there shall be no other external illumination of the development.

Reason: In the interests of crime prevention and to safeguard local amenities

- 15) Prior to the first occupation of the development a detailed schedule of measures to minimise the risk of crime in a visually appropriate manner and meet the specific security needs of the development shall submitted to and approved in writing by the Local Planning Authority. The detailed scheme of measures thus approved shall then be fully implemented prior to the first occupation of the development.

Reason: In the interests of crime prevention and community safety.

Informatives

- 1) The local planning authority have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with this planning application through negotiation and amendment.
- 2) The applicant should be aware that this permission also includes a legal agreement under S106 of the Town and Country Planning Act 1990 (as amended) and that the requirements of that and the conditions listed above must be complied with at all times.

Procedural matters

This application is reported to Planning Committee for determination because the application is for major development. Further, the application requires a S106 Agreement. As such the application falls outside the scheme of delegation to Officers.