

Late Representation – Verbal Update

Planning (Urgent Referrals) Committee - Wednesday 14th June 2017

Amended recommendation

For clarity, the recommendation should read:

Approve with Conditions and Subject to the signing of a deed of modification to an existing Section 106 Agreement.

Proposed amendments to planning conditions attached to application DC/2016/02383:

Condition 2 should read:

The development hereby granted shall be carried out strictly in accordance with the following details and plans :-

Drw.no's. 15-227-L01; 15-227-P01-B; 15-227-P02; 15-227-P03; 15-227-P04; 15-227-P06; 15-227-P07; 15-227-P08; 15-227-P10; 15-227-P11; 101 (Sheet 1 of 2); 201 (Sheet 2 of 2); SPT-AJP-VV-00-DR-D-0001 Rev.P02.

Reason: To ensure a satisfactory development.

Condition 20 to read:

Prior to the commencement of development, a detailed scheme of street lighting on the existing stub access road and the proposed access roads within the development site shall be submitted to and approved in writing by the Local Planning Authority. The approved street lighting scheme shall be carried out in full prior to the occupation of any part of the development.

Reason: In the interests of highway safety.

Recommended additional conditions to application DC/2016/02383:

- Prior to commencement of works, a 5m no development buffer shall be put in place from the southern bank top of Fine Jane's Brook and no construction works or storage shall take place within it, other than that required by condition 17.

Reason: to safeguard the conservation of species/habitats.

- (a) Prior to commencement of development, full details of a scheme for the eradication of Japanese Knotweed shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for implementation and clearly identify the extent of the Japanese Knotweed on a scaled plan.

- (b) A validation report confirming that the remediation treatment has been carried out and that the site is free of Japanese Knotweed shall be submitted to and approved by the Local Planning Authority.

Reason: To eradicate Japanese Knotweed from the development site and to prevent the spread of the plant through development works

- Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

- Prior to the commencement of development a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority.

The provisions of the approved Construction Traffic Management Plan shall be implemented in full during the period of construction.

Reason: In the interests of highway safety.