

## **Minutes of a meeting of the Strategic Planning Committee**

At 7.00 pm on Monday 23rd May, 2022 in the  
Council Chamber, Council Offices, Swanspool House, Doddington Road,  
Wellingborough, Northants, NN8 1BP

### **Present:-**

#### Members

Councillor Steven North (Chair)	Councillor Paul Bell
Councillor Tim Allebone	Councillor Roger Powell
Councillor Ross Armour	Councillor Simon Rielly
Councillor Alison Dalziel	Councillor Mike Tebbutt
Councillor Paul Marks	Councillor Malcolm Waters

#### Officers

Jasbir Sandhu	Development Services
Edward Oteng	Development Services
Babatunde Aregbesola	Development Services
Emma Granger	Senior Planning Lawyer
Callum Galluzzo	Democratic Services

### **53 Apologies for absence**

Apologies for absence were received from Councillors Dearing, Smyth and Thurland.

### **54 Members Declaration of Interests**

None

### **55 Minutes of the Meeting Held On 11th April 2022**

RESOLVED that the minutes of the meeting of the Planning Committee held on 11<sup>th</sup> April 2022 be approved as a correct record.

### **56 Applications for Planning Permission, listed building consent and appeal information**

The Committee considered the following applications for planning permission, which were set out in the Development Control's Reports and supplemented verbally at the meeting. One speaker attended the meeting and spoke on applications in accordance with the Right to Speak Policy.

The reports included details of applications and, where applicable, results of statutory consultations and representations which had been received from interested bodies and individuals, and the Committee reached the following decisions:-

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.1 Erection of a B8 warehousing/logistics premises up to 275,000 square feet with ancillary office accommodation, following the demolition of the existing buildings (outline application, all matters reserved except for means of access) at Gate 1 Corus Tubes Weldon Road Corby Northamptonshire for Barmach Ltd.</p> <p>Application No:NC/21/00139/OUT</p> <p><u>Speaker:</u></p> <p>Councillor Nichol attended the meeting and addressed the committee as a ward councillor for the proposed development. Cllr Nichol stated that the application site represented a place of historic importance for the town and should be used as a location to encourage local growth. It was also stated that there was no objections submitted by the local parish council.</p>	<p>Members received a report about a proposal for which outline planning permission for the development of land for employment use for up to 275,000 square feet of B8 warehousing/ logistics premises with ancillary office accommodation, together with the demolition of the existing building, ancillary parking, highway infrastructure, engineering works, landscaping and ancillary work, with all matters of detail, except access, reserved for subsequent determination.</p> <p>Members drew comparison to local sites and stated that there was evidence of employee shortages but welcomed additional jobs for local residents. Members also raised questions regarding additional landscaping including tree planting as part of the application in order to minimise visual impact.</p> <p>Questions were also raised by members in relation to ground contamination concerns, it was confirmed to members that a remediation scheme to bring the site to an acceptable standard was included within the scheme for intended use.</p> <p>Members agreed that the application was satisfactory and raised no objection in contrary to the officers recommendation to approve the application with additional conditions in relation to visual landscaping and maintenance of mature landscaping.</p> <p>Following debate it was proposed by Councillor Bell and seconded by Councillor Marks that the application be approved in line with the officer’s recommendation.</p> <p>It was agreed that the application be <b>APPROVED</b> subject to the following conditions:</p>

## 1. RESERVED MATTERS TO BE SUBMITTED PRIOR TO DEVELOPMENT

Approval of the details of:

- a. Scale
- b. Access
- c. Appearance
- d. Landscaping, and
- e. Layout

(hereinafter called “the reserved matters”) shall be obtained from the Local Planning Authority in writing before any development is commenced.

## 2. TIME LIMIT FOR SUBMITTING RESERVED MATTERS

Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

## 3. TIME LIMIT FOR BEGINNING THE DEVELOPMENT

The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

## 4. APPROVED PLANS

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Site Location Plan

Flood Risk and Drainage Assessment ref 784-B024896 (3<sup>rd</sup> issue) dated 12 May 2021 by Tetra Tech

Applications for approval of reserved matters shall adhere to the parameters established in the following approved drawing: ‘Outline Site Feasibility – Option E’ no. 200574 -WCA - A1 - ZZ - DR - A - SK110, in particular: land uses, minimum unit number, maximum total floorspace and maximum height parameters.

Informative: the applicant is strongly advised to engage with the Council’s pre-application and Design Review Panel process prior to submission of reserved matters applications pursuant to this permission.

## **REVISED TECHNICAL ASSESSMENTS TO BE SUBMITTED WITH RESERVED MATTERS APPLICATIONS**

## 5. LANDSCAPE AND VISUAL IMPACT ASSESSMENT

Applications for approval of reserved matters shall be accompanied by a landscape and visual impact assessment and sitewide landscape strategy for the development as a whole, for the Local Planning authority's prior written approval.

The development shall be carried out in accordance with the approved assessment and strategy. In the event the development is implemented in phases the sitewide landscaping strategy shall reflect the latest approved Phasing Plan and explain how it is capable of implementation in phases and how the landowner/developer shall secure any sitewide mitigation measures.

Informative: The applicant is encouraged to engage with the Council's Pre-Application and Design Review Process before submitting an application for approval of reserved matters.

## 6. AIR QUALITY

Applications for approval of reserved matters shall be accompanied by a revised air quality assessment that identifies the likely construction and operational stage impacts for the development (or the relevant phase of the development, as applicable) and the embodied and additional mitigation measures required to mitigate such impacts, for the Local Planning authority's prior written approval.

The development (or the relevant phase of the development, as applicable) shall be carried out in accordance with the approved details and the mitigation measures for the operational stage for the development shall be retained as approved.

Informative: The applicant's attention is drawn to the East Midlands Air Quality Network guidance documents

## 7. NOISE

Applications for approval of reserved matters shall be accompanied by a revised noise assessment that outlines the likely construction and operational stage impacts on any noise sensitive property and the measures necessary to ensure that noise does not affect the amenity of local residents, for the Local Planning authority's prior written approval. The assessment shall be determined by measurement or prediction in accordance with the guidance and methodology set out in BS 4142:2014+A1:2019 (or any guidance amending or revoking and replacing this guidance with or without modification).

The development (or the relevant phase of the development, as applicable) shall be carried out in accordance with the approved noise assessment and any noise mitigation measures recommended in this assessment shall be implemented as approved and any ongoing mitigation measures shall thereafter maintained in their approved state.

Informative: The Local Planning Authority requires the noise from any external plant in a noise sensitive location to be a minimum of 5dB(A) below the existing background level of noise, with no significant tonal characteristics. This is to ensure that there is no impact on residential amenity and reduces the likelihood

of a cumulative increase in background noise from all developments in the area.

#### 8. ODOUR

Applications for approval of reserved matters shall be accompanied by a revised odour assessment that assesses the odour impacts of the nearby sewage treatment on the proposed end-user(s) and the measures required to mitigate such impacts once the development is operational.

The recommendations in the approved assessment shall then be implemented as approved.

#### 9. LIGHTING FOR COMPLETED DEVELOPMENT

Each application for reserved matters which includes lighting shall be accompanied by a lighting strategy (including full specification) for the development or relevant phase, as applicable, for the Local Planning authority's prior written approval. The lighting strategy shall then be implemented as approved.

#### 10. SUSTAINABILITY AND ENERGY

Each application for reserved matters which includes within it built development, shall be accompanied by a Sustainability and Energy Statement, for the Local Planning Authority's prior written approval.

The Sustainability and Energy Statement shall be accompanied by a 'BREEAM' low and zero carbon assessment to recommend the most appropriate renewable energy technologies to be implemented within the building(s).

The details approved under this condition shall then be implemented in accordance with the approved Sustainability and Energy Statement and 'BREEAM' low and zero carbon assessment and any ongoing mitigation measures shall be retained as operational thereafter, unless otherwise agreed in writing by the Local Planning Authority.

#### 11. ECOLOGY

Each application for reserved matters shall be accompanied by an updated Ecological Appraisal, for the Local Planning Authority's prior written approval. This Ecological Appraisal shall confirm which further habitat/protected species surveys are required before commencement of the development pursuant to those reserved matters. The Appraisal shall include but not be limited to consideration of likely construction and operational stage impacts on Great Crested Newts (GCN), roosting bats, reptiles, badgers, and breeding birds.

The recommendations of the approved Ecological Appraisal shall then be implemented as approved.

#### **PRE-COMMENCEMENT CONDITIONS**

#### 12. PHASING

Prior to the commencement of development, a Phasing Plan for the development as a whole shall be submitted to and approved in writing by the Local Planning Authority. Site remediation works and associated earthworks shall form the first phase, with all other works falling within subsequent phases. Any subsequent amendments to the approved Phasing Plan must be submitted to and approved in writing by the Local Planning Authority before any such amendments are permitted to be implemented. The development shall be carried out strictly in accordance with the latest approved Phasing Plan.

Informative: reference to phases in this planning permission shall be construed by reference to the latest Phasing Plan approved under this condition and shall include sub-phases unless the Phasing Plan provides otherwise.

### 13. LAND CONTAMINATION, REMEDIATION AND VERIFICATION

Unless otherwise agreed by the Local Planning Authority in writing, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts B to C have been complied with.

#### B. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

#### C. Implementation of Approved Remediation Scheme

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. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

#### D. Verification Report

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority. Unless otherwise agreed by the Local Planning Authority in writing, the development shall not be occupied or put to use until this Part D has been complied with.

Informative: This must be conducted in accordance with DEFRA and the Environment Agency's 'Land Contamination: Risk Management' (or any guidance revoking and replacing this guidance with or without modification)'.

#### 14. UNEXPECTED CONTAMINATION

In the event that unexpected contamination is found at any time when carrying out the development hereby approved, it must be reported immediately to the Local Planning Authority. Development works at the site shall cease and an investigation and risk assessment undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved by the Local Planning Authority, together with a scheme to remediate, if required, prior to further development on site taking place. Only once written approval from the Local Planning Authority has been given shall development works recommence.

Informative: This must be conducted in accordance with DEFRA and the Environment Agency's 'Land Contamination: Risk Management' (or any guidance revoking and replacing this guidance with or without modification)'.

#### 15. CONSTRUCTION TRAFFIC MANAGEMENT PLAN

Prior to the commencement of any development (or phase, as applicable) a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. The CTMP shall provide for:

- a. Detailed work programme/timetable (by reference to the latest approved Phasing Plan);
- b. HGV delivery hours;
- c. Detailed routing for demolition, excavation, construction and abnormal loads;
- d. Supply of pre-journey information on routing and site restrictions to contractors, deliveries and visitors;
- e. Detailed plan showing the location of on-site stores and facilities including the site compound, contractor and visitor parking and turning as well as un/loading point, turning and queuing for HGVs;
- f. Breakdown of number, type, size and weight of vehicles over demolition & construction period;
- g. Details of debris management including location of wheel wash, programme to control debris spill/tracking onto the highway to also include sheeting/sealing of vehicles and dust management;
- h. Details of public impact and protection to include road, footway, cycleway and PRow;
- i. Details of any TROs and road/footway/cycleway/PRow closures and re-routing as well as signage and barriers;
- j. Public liaison position, name, contact details and details of public consultation/liaison;
- k. Route details, as required, covering culverts, waterways, passing places, tracking of bends/junctions and visibility splays;
- l. Programme for pre- and post- works inspection of the highway to identify remediation works to be carried out by the developer (including removal of TROs, temporary signage, barriers and diversions, as applicable);
- m. Details of temporary construction accesses and their remediation post project;
- n. Provision for emergency vehicles.

The approved CTMP shall be adhered to throughout the construction period of development (or the phase to which it relates, as applicable) and the

approved measures shall be retained for the duration of that construction period.

#### 16. CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

Prior to the commencement of any development (or phase, as applicable), a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall provide for:

- a. Procedures for maintaining good public relations including complaint management, public consultation and liaison;
- b. Arrangements for liaison with the Council's Pollution Control Team;
- c. All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed by the Local Planning Authority, shall be carried out only between the following hours: 08 00 Hours and 18 00 Hours on Mondays to Fridays and 08 00 and 13 00 Hours on Saturdays and; at no time on Sundays and Bank Holidays;
- d. Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above;
- e. Mitigation measures as defined in BS 5528: Parts 1 and 2 : 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works;
- f. Procedures for emergency deviation of the agreed working hours;
- g. Control measures for dust and other air-borne pollutants;
- h. Measures for controlling the use of site lighting whether required for safe working or for security purposes.

The CEMP shall be implemented as approved and adhered to throughout the construction period.

#### 17. CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (BIODIVERSITY)

Prior to the commencement of any development (or phase, as applicable) (including for the avoidance of doubt, demolition, groundworks and vegetation clearance), a Construction Environmental Management Plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP: Biodiversity shall provide for:

Risk assessment of potentially damaging construction activities;

Identification of 'biodiversity protection zones';

Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);

The location and timing of sensitive works to avoid harm to biodiversity features;

The times during construction when specialist ecologists need to be present on site to oversee works;

Responsible persons and lines of communication;

The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person; and

Use of protective fences, exclusion barriers and warning signs

The CEMP: Biodiversity shall be implemented as approved and adhered to throughout the construction period.



## 18. BIODIVERSITY MONITORING

Prior to the commencement of any development (or phase, as applicable) (including for the avoidance of doubt, demolition, groundworks and vegetation clearance), a Biodiversity Monitoring Strategy (BMS) shall be submitted to and approved in writing by the Local Planning Authority. The BMS shall include the following:

- Identification of baseline conditions prior to the start of development;
- Aims and objectives of monitoring to match the stated purpose of the BMS;
- Appropriate success criteria, thresholds, triggers and targets against which the effectiveness of the various biodiversity net gain measures being monitored can be judged;
- Methods for data gathering and analysis;
- Location of monitoring;
- A timetable for the submission of monitoring reports;
- Identification of responsible persons and lines of communication; and
- A timetable for review, and where appropriate, publication of results and outcomes.

A report describing the results of monitoring shall be submitted to the Local Planning Authority at intervals identified in the strategy. The report shall also set out (where the results from monitoring show that biodiversity net gain aims and objectives are not being met) how contingencies and/or remedial action will be identified, agreed with the Local Planning Authority, and then implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved BMS.

The BMS shall be implemented as approved.

## 19. LANDSCAPE ECOLOGICAL MANAGEMENT PLAN

No development shall commence until a Landscape and Ecological Management Plan (LEMP) for the development (or phase, if applicable) has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall include the following information:

- Description and evaluation of features to be managed;
- Ecological trends and constraints on site that might influence management;
- Aims and objectives of management;
- Appropriate management options for achieving aims and objectives;
- Prescriptions for management actions;
- Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);
- Details of the body or organisation responsible for implementation of the plan;

and

Ongoing monitoring and remedial measures and how these will be secured for the duration of the plan.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management bodies responsible for its delivery. The LEMP shall set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the aims and objectives of the originally approved plan.

The LEMP shall be implemented as approved.

## 20. LIGHTING FOR CONSTRUCTION

Prior to the commencement of development (or phase, as applicable), a construction period lighting strategy for the development (or phase, as applicable) 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 strategy.

## 21. HIGHWAY WORKS AND ROAD SAFETY AUDIT

Prior to commencement of the development (or phase, if applicable), full engineering, construction and drainage plans for the signalised crossing facility to be provided across the proposed site access bellmouth works plans and all off-site highway works, shall be submitted to, and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority. The plans submitted under this condition shall be accompanied by a Road Safety Audit (RSA 1) as well as a monitoring plan and programme for reviewing such works.

The details approved under this condition shall then be implemented, monitored, and reviewed as approved.

Informative: The plans submitted to the Local Planning Authority under this condition will also need to be submitted to the Local Highway Authority at a level facilitating full technical details approval to the satisfaction of the Local Highway Authority.

## 22. EXTERNAL MATERIALS

Development shall not progress above slab level until details, (or development in any phase shall not progress above slab level, as applicable) until details (including colours where required) of the materials used in the construction of the external surfaces in the development (or relevant phase, if applicable) have been submitted to and approved in writing by the Local Planning Authority. The development shall then be constructed in accordance with approved details.

## **CONSTRUCTION PERIOD COMPLIANCE CONDITIONS**

### 23. GREAT CRESTED NEWTS

No development hereby permitted shall take place otherwise than in accordance with the terms and conditions of the Council's organisational licence (WML-OR90) and with the proposals detailed on plan 'Weldon Road: Impact Map for great crested newt District Licensing (Version 1)', dated 10<sup>th</sup> August 2021.

All works which will affect likely newt hibernacula may only be undertaken during the active period for amphibians, in accordance with all relevant mitigation measures (including but not limited to temporary amphibian fencing)

and under the supervision of a suitably qualified professional. Capture methods must be used at suitable habitat features prior to the commencement of the development (i.e. hand/destructive/night searches), which may include the use of temporary amphibian fencing, to prevent newts moving onto a development site from adjacent suitable habitat, installed for the period of the development and removed on completion of the development.

Informative: It is essential to note that any ground investigations, site preparatory works and ground / vegetation clearance works / activities (where not constituting development under the Town and Country Planning Act 1990) in a red zone site authorised under the District Licence but which fail to respect controls equivalent to those in condition 3 above would give rise to separate criminal liability under District Licence condition 9 (requiring authorised developers to comply with the District Licence) and condition 21 (which requires all authorised developers to comply with the GCN Mitigation Principles) (for which Natural England is the enforcing authority); and may also give rise to criminal liability under the Wildlife & Countryside Act 1981 (as amended) and/or the Conservation of Habitats and Species Regulations 2017 (for which the Police would be the enforcing authority).

#### **24. OTHER PROTECTED SPECIES**

With regard to the recommendations of the Ecological Appraisal to be approved pursuant to reserved matters, no works or activity affecting any protected species shall commence until the Local Planning Authority has been provided with either:

a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (or any legislation modifying or replacing this provision) authorising the specified activity/development to go ahead; or  
written confirmation from Natural England that a licence is not required; or  
a statement in writing from a suitably qualified ecologist to the effect that they do not consider that the specified activity/development will require a licence.

### **CONDITIONS REQUIRING COMPLIANCE BEFORE ANY ABOVE GROUND WORKS**

#### **25. SUSTAINABLE URBAN DRAINAGE**

Before any above ground works commence, a surface water drainage scheme for the entire site, based on the Flood Risk and Drainage Assessment ref 784-B024896 Third Issue, dated 12th May 2021 prepared by Tetra Tech, shall be submitted to and approved in writing by the Local Planning Authority.

The scheme submitted under this condition shall include:

Details (designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system including pipes, inspection chambers, outfalls/inlets and attenuation structures;  
Full WinDES modelling or similar with a maximum discharge rate of 8.68 l/s for all events, simulating storms through the whole drainage system, with results of critical storms demonstrating that there is no surcharge in the system for the 1

in 1 year, no above ground flooding for the 1 in 30 year; and that any above ground flooding for 1 in 100 year storm is limited to areas designated and safe to flood, away from sensitive infrastructure or buildings; and Cross sections of control chambers and manufacturers hydraulic curves for the flow control.

The scheme shall be implemented as approved before the development is completed and first put to use.

In the event the development is brought forward in phases, the details submitted under this condition shall reflect the latest Phasing Plan and explain how the details in one phase integrate with the details for a future phase and how it is capable of implementation in phases and how the landowner/developer shall secure any sitewide mitigation measures.

## 26. SURFACE WATER DRAINAGE - ONGOING MAINTENANCE

Before any above ground works commence, a detailed maintenance scheme for every element of the approved surface water drainage system for the entire site (or phase, if applicable), has been submitted to and approved in writing by the Local Planning Authority.

- The maintenance scheme must include the following details:-
  - schedule of ownership;
  - schedule setting out each asset to be maintained together with intervals and method for maintenance;
  - site plan, including access points, access easements and outfalls, designed to ensure there is adequate room to access and maintain the asset with plant or machinery if necessary and to handle any arising generated;
  - organisation or body responsible for management maintenance and, where applicable, adoption;
  - in respect of unadoptable assets, maintenance and management plan for the lifetime of the development;
  - expected design life, including details of when replacement assets may be required;
  - The maintenance scheme shall be implemented as approved.

## 27. FIRE HYDRANT AND SPRINKLERS

Before any above ground works commence in any phase, a scheme detailing the location, specification and timetable for implementation of the fire hydrants, sprinkler systems and associated infrastructure for that phase has been submitted to and approved in writing by the Local Planning Authority. The fire hydrants, sprinkler systems and associated infrastructure shall then be provided and retained in accordance with the approved scheme and timetable.

Informative: The developer will be expected to meet the full costs of supplying and installing the fire hydrant, sprinkler system and associated infrastructure.

## 28. BOUNDARY TREATMENTS

Before any above ground works commence in any phase, a scheme detailing the position, design, materials, and type of boundary treatment and fencing to be erected for that phase. The boundary treatment and fencing shall then be implemented in accordance with the approved scheme and shall, thereafter, be retained as such.

### **PRE-OCCUPATION CONDITIONS**

#### **29. SURFACE WATER DRAINAGE VERIFICATION REPORT**

The development (or any phase of the development) shall not be occupied until a Verification Report for the installed surface water drainage system for the site has been submitted to and approved by the Local Planning Authority .

The Verification Report must be prepared by a suitably qualified drainage engineer. It shall include the following details:

any departure from the agreed design is keeping with the approved principles;  
As-Built Drawings and accompanying photos;  
Results of any performance testing undertaken as a part of the implementation and verification process (as required); and  
CCTV confirmation that the drainage system is free from defects, damage and foreign objects

#### **30. BREEAM POST CONSTRUCTION REPORT**

Prior to the occupation of each building within a phase or sub-phase, the following information shall be provided to the Local Planning Authority in respect of that building, unless otherwise agreed in writing:-

a BREEAM post construction report to confirm that BREEAM very good (2011) (or the equivalent standard which replaces the British Research Establishment Environmental Assessment Method which is to be the assessment when the buildings concerned are to be assessed) has been achieved;  
that the carbon emissions from regulated energy will be at least 40% better than that required by Part L2a 2006; and  
the approved low and zero carbon technologies have been installed.

#### **31. BREEAM FINAL CERTIFICATES**

Within six months of completion of any building, a copy of the Final BREEAM Certificate (or equivalent) shall be provided to the Local Planning Authority to demonstrate that the scheme has been completed in accordance with the approved Sustainability and Energy Statement.

#### **32. VEHICLE PARKING AND SERVICING ARRANGEMENTS**

Prior to first use or occupation of the development (or any phase of the development, as applicable), accurate and scaled plans showing the on-site parking and servicing areas (which include loading, unloading, turning and waiting areas) serving the development shall be submitted to and approved in writing by the Local Planning Authority. The plans submitted under this condition shall comply with the following requirements:-

They shall, for the avoidance of doubt, also include details for disabled and HGV parking.

They shall be at a level of detail which includes layout and dimensions which comply with the following parking standards:

- a. Car parking spaces should be minimum 2.5m wide by 5m long. They should be widened to 3.3m where adjacent to a solid side boundary on one/both sides and/or lengthened to 6m where enclosed.
- b. Disabled parking bays should have an overall dimension of 6.2m long by 3.6m wide. 3.6m is required behind perpendicular car parking bays to access and egress the spaces.
- c. Motorcycle/scooter parking bays area to be 2.4m deep by 1.4m wide or a security rack w/0.9m centres.

They shall show how the areas shall be laid out, demarcated, levelled, surfaced and drained in accordance to the Local Highway Authority requirements.

They shall show space sufficient within the site to enable all vehicles (including HGVs and delivery vehicles) to park, turn, and re-enter the highway in forward gear.

The approved parking and servicing spaces shall thereafter be set aside and retained for those purposes.

### **33. CYCLE PARKING**

Prior to first occupation of the development (or a relevant phase of the development, as applicable), a scheme for the parking of cycles shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the development is first occupied/ brought into use and the approved spaces shall thereafter retained for this purpose.

### **ONGOING CONDITIONS**

### **34. PD RIGHTS REMOVED**

Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revising, revoking and re-enacting that Order with or without modification) and/or the provisions The Town and Country Planning (Use Classes) Order 1987 (as amended from time to time):

- A. The development and no part of the development shall be used for any use other than the uses hereby approved (warehousing/logistics uses within Use Class B8 with ancillary office accommodation)
- B. No extensions, new buildings or structures or additional hard surfaced areas shall be constructed or erected without express planning permission.

### **35. TOTAL FLOORSPACE MAXIMA**

The total floor space shall not exceed 275,000 square feet including ancillary office accommodation.

## BUILDING HEIGHTS

36. No building shall exceed 17.5 m in height above finished floor levels.
37. Prior to the commencement of the development hereby permitted, details of the offsite highway works shall be submitted to and gain the approval in writing of the local planning authority. Such details as may be approved shall thereafter be completed in accordance with the approved plans prior to first occupation / first use of the development hereby permitted.

### Informatives

No works within the highway may commence without the express written permission of the Council's Highway Authority. Such consent would be subject to the completion of a legal agreement under Section 278 of the Highways Act 1980 for which full engineering drainage, street lighting and constructional details are required. Such details submitted for the Section 278 Agreement would be subject to technical and safety audits which may result in changes to the indicative scheme. Such details as may then receive the Council's Highway Authority Technical Approval may then be submitted to the council's planning team for consideration in the discharge of Condition 21 and 37.

The Applicant is advised not to seek the discharge of Condition 21 and 38 with any details that have not first received technical approval of the Council's highway authority as this may delay the discharge of the condition or result in the rejection of such a submission.

*(Members voted on the officers' recommendation to approve the application)*

*(Voting: For 8; Against 0; Abstention 1)*

*The application was therefore*  
**APPROVED**

**58 Delegated Officers Report**

None

**59 Exempt Items**

None

**60 Close of Meeting**

The meeting closed at 7.53 pm

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Chair

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Date

