

## **Minutes of a meeting of the Area Planning Committee Kettering**

At 7.00 pm on Thursday 3rd March, 2022 in the Council Chamber, Municipal Offices, Bowling Green Road, Kettering, NN15 7QX

### **Present:-**

#### Members

Councillor Mark Rowley (Chair)  
Councillor Robin Carter  
Councillor Dez Dell  
Councillor Ian Jelley

Councillor Cedwien Brown  
Councillor Paul Marks  
Councillor Elliot Keith Prentice  
Councillor Kevin Thurland

#### Officers

Louise Holland	Development Services
Richard Marlow	Development Services
Alan Chapman	Development Services
Troy Healy	Development Services
Nigel Bell	Legal Representative
Callum Galluzzo	Democratic Services

### **86 Apologies for non-attendance**

Apologies for absence were received from Councillor Joseph Smyth.

### **87 Members' Declarations of Interests**

None

### **88 Minutes of the meeting held on 27 January 2022**

#### **RESOLVED**

that the minutes of the meeting of the Area Planning Committee (Kettering held on 27<sup>th</sup> January 2022 be approved as a correct record.

### **89 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 and in writing at the meeting. Five speakers 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 Full Planning Permission: Redevelop eastern half of business park to provide new employment units (Class E - formerly B1) at The Hermitage, Desborough Road, Brampton Ash for Mr T S Guinness, Alistructures Ltd</p> <p>Application No: NK/2021/0306</p> <p><u>Speaker:</u></p> <p>Peter Wilkinson attended the meeting and addressed the committee as the agent on behalf of the applicant. Mr Wilkinson stated that the application represented a transformation for modern businesses and enterprise that was fir for business.</p>	<p>Members received a report about a proposal for which full planning permission was being sought for the redevelopment of the eastern half of business park to provide [11] new employment units (Class E -formerly B1)</p> <p>Members agreed that the application was satisfactory and raised no objection in contrary to the officers recommendation to approve the application</p> <p>Following debate it was proposed by Councillor Jelley and seconded by Councillor Carter 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. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.
2. The development shall not be carried out other than in accordance with the approved plans and information detailed below.
3. The development hereby permitted shall be carried out in accordance with the recommendations, protection measures and enhancements contained within the submitted approved 'Arboricultural Assessment' dated December 2020 compiled by FPCR Environment and Design Ltd, the 'Preliminary Ecological Appraisal' referenced BG20.303 dated December 2020 compiled by brindle & green ecological consultants, and, the 'Protected Species Report: Bat Presence/ Absence Surveys' document referenced BG20.303.1 dated September 2021, including the provision of pre-work checks associated with Bats and the Bat/ Bird Boxes and Herptile habitat which shall remain in place for the duration of the development.
4. The Travel Plan referenced 26113-08-TP-01 dated December 2020 compiled by M-EC hereby approved shall be fully implemented within 3 months of the first occupation of development and remain in place for its duration.
5. Prior to first occupation the access shall be provided in accordance with the submitted details approved on 'Access Design' drawing 26113-08-020-01 provided within the 'Transport Statement' dated June 2021 referenced 26113-08-TS-01

Rev. A compiled by M-EC and shall remain in place thereafter. No intermittent illuminated lights shall be placed in the vicinity of the access at any time.

6. The buildings shall be used only for Office (not financial and professional services), Research and development and light industry uses (formerly known as B1) and for no other purposes whatsoever as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any statutory instrument revoking and re-enacting that Order with or without modification).
7. Demolition and Construction work at the site shall not be carried out outside of the following times. Monday to Friday 08.00 to 18.00 hrs, Saturday 08.30 to 13.30 and at no time whatsoever on Sundays or Public/Bank Holidays. This includes deliveries to the site and any work undertaken by contractors and sub-contractors.
8. No article of any description shall at any time be manufactured, assembled, altered, repaired or stored outside the buildings hereby approved.
9. 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 parts A to D have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition D has been complied with in relation to that contamination.

#### A. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
  - human health,
  - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
  - adjoining land,
  - groundwaters and surface waters,
  - ecological systems,
  - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11(or any model procedures revoking and replacing those model procedures with or without modification)'.

## 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.

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.

## D. Reporting of Unexpected Contamination

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 in accordance with the requirements of condition A, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition B, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition C.

10. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:

- (i) fieldwork in accordance with the agreed written scheme of investigation;
- (ii) post-excavation assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority);

(iii) completion of post-excavation analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the Planning Authority, completion of an archive report, and submission of a publication report to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority.

11. Prior to the commencement of the development (including demolition or site clearance) hereby permitted, a full, non-verbose or repetitive, CTMP (Construction Traffic Management Plan) shall be submitted to and be approved in writing by the local planning authority. The Plan is to include the following elements;
- o Detailed work programme / timetable.
  - o Site HGV delivery / removal hours to be limited to between 09:30 - 16:30
  - o Detailed routeing for demolition, excavation, construction and abnormal loads.
  - o Supply of pre-journey information on routeing and site restrictions to contractors, deliveries and visitors.
  - o Detailed plan showing the location of on-site stores and facilities including the site compound, contractor & visitor parking and turning as well as un/loading point, turning and queuing for HGVs.
  - o 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.
  - o Public liaison position, name, contact details and details of public consultation/liaison.
  - o Details of temporary construction accesses and their remediation post project.
  - o Provision for emergency vehicles.
12. No development shall take place (including any demolition, ground works, site clearance) until a method statement for great crested newts has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include the:
- a) purpose and objectives for the proposed works;
  - b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
  - c) extent and location of proposed works shown on appropriate scale maps and plans;
  - d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
  - e) persons responsible for implementing the works;
  - f) initial aftercare and long-term maintenance (where relevant);
  - g) disposal of any wastes arising from works.

The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

13. Prior to occupation, a lighting design strategy for biodiversity for the site shall be submitted to and approved in writing by the local planning authority. The strategy shall:
- a) -identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and

resting places or along important routes used to access key areas of their territory, for example, for foraging; and

- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

14. Prior to development above slab level being carried out details of the types and colours of all external doors, facing and roofing materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.
15. Prior to commencement of development above slab level a detailed scheme of landscaping (including hard landscaping) which shall contain native species only and shall specify species, planting sizes, spacing and numbers of trees and shrubs to be planted shall be provided to and approved in writing by the local planning authority. The approved scheme shall be carried out in the first planting and seeding seasons following the occupation of the building. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
16. Prior to first occupation of each unit its associated cycle store, parking, bin store, electric vehicle charge points and security lighting & cameras shown on the approved plans shall be available for use and maintained in that manner thereafter.
17. Prior to first occupation of the development hereby approved full details of the 'Pedestrian Site Access' shown on approved drawing 20004-01-008-01 shall be provided to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and be available for use prior to occupation of the 5th unit and remain in that state thereafter for the duration of the development
18. The development hereby permitted shall be accessed via Desborough Road only and at no time shall the access to Hermitage Lane be used by any traffic travelling to or from the development.
19. Before any above ground works commence full details of the surface water drainage scheme for the site will be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include:
  - i) Details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation structures and soakaways (if required).

- ii) Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations which demonstrate no surcharging for the 1 in 1 year storm, no flooding for the 1 in 30 year storm and any flooding for the 1 in 100 year plus climate change storm event is within areas safe to flood.
  - iii) Cross sections of control chambers and manufacturers hydraulic curves for the control device.
20. Before any above ground works commence a detailed scheme for the ownership and maintenance for every element of the surface water drainage system proposed on the site has been submitted to and approved in writing by the Local Planning Authority and the maintenance plan shall be carried out in full thereafter. Details are required of which organisation or body will be the main maintaining body where the area is multifunctional (e.g. open space play areas containing SuDS) with evidence that the organisation/body has agreed to such adoption. The scheme shall include, a maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used. A site plan including access points, maintenance access easements and outfalls. Maintenance operational areas to be identified and shown on the plans, to ensure there is room to gain access to the asset, maintain it with appropriate plant and then handle any arisings generated from the site. Details of expected design life of all assets with a schedule of when replacement assets may be required
21. No Occupation shall take place until a Verification Report for the installed surface water drainage system for the site has been submitted in writing by a suitably qualified independent drainage engineer and approved by the Local Planning Authority.
- The details shall include:
- a) Any departure from the agreed design is keeping with the approved principles
  - b) Any As-Built Drawings and accompanying photos
  - c) Results of any Performance testing undertaken as a part of the application process (if required / necessary)
  - d) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc.
  - e) CCTV Confirmation that the system is free from defects, damage and foreign objects.

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

*(Voting: Unanimous)*

*The application was therefore*

**APPROVED**

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.2 s.73A Retrospective Application: Single storey side extension at 4 Church Close, Braybrooke for Kellner</p> <p>Application No: NK/2021/0842</p> <p><u>Speaker:</u></p> <p>None</p>	<p>Members received a report about a proposal for which Section 73A retrospective planning permission was being sought for a single storey side extension.</p> <p>Members agreed that the application was satisfactory and raised no objection in contrary to the officers recommendation to approve the application</p> <p>Following debate it was proposed by Councillor Marks and seconded by Councillor Thurland 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. The single storey extension hereby permitted shall not be occupied other than as a part of the single residential use of the dwelling known as 4 Church Close, Braybrooke, LE16 8LD. The hereby permitted interconnecting door between the study and hall as shown on approved Drawing Number 4774-4-B shall be provided within three months of this decision notice and shall thereafter be permanently retained as such.

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

*(Voting: Unanimous)*

*The application was therefore*  
**APPROVED**



<u>Proposed Development</u>	<u>Decision</u>
<p>*4.3 Full Planning Permission: Change of use of outbuilding to salon at 22 Bracken Close, Kettering for Miss L Hayes &amp; Mr R Munton</p> <p>Application No: NK/2021/0872</p> <p><u>Speaker:</u></p> <p>Ross Munton attended the meeting and addressed the committee as the applicant stating that following a recent closure of his partners business premises the change of use was necessary in order to serve local clients and that neighbour concerns had been addressed within the planning process. It was stated that there would be a 1:1 basis with clients.</p>	<p>Members received a report about a proposal for which full planning permission was being sought for the change of use of outbuilding to salon.</p> <p>Members raised concerns regarding condition 7 which restricted business hours of the salon, members expressed their wishes to relax this condition in order to allow the applicant extended business hours.</p> <p>Members agreed that the application was satisfactory and raised no objection in contrary to the officers recommendation to approve the application</p> <p>Following debate it was proposed by Councillor Jelley and seconded by Councillor Thurland that the application be approved in line with the officer's recommendation and subject to the amendment of Condition 7.</p> <p>It was agreed that the application be <b>APPROVED</b> subject to the following conditions:</p>

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.
2. This permission shall be limited to a period expiring on 4th March 2025. At or before the expiration of this period the use of the building hereby permitted shall be permanently discontinued and the building shall return to a use that is incidental to the enjoyment of the dwellinghouse known as 22 Bracken Close, Kettering, NN16 9BG
3. This permission shall ensure for the benefit of Miss Lucy Hayes of 22 Bracken Close, Kettering, NN16 9BG only and shall not enure for the benefit of the land, and the use hereby permitted shall be discontinued on the date when Miss Lucy Hayes ceases to occupy the premises or on the 4th March 2025 whichever is the sooner.
4. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details listed below.
5. The development hereby permitted shall be used only for purposes ancillary to the enjoyment of the dwellinghouse as such.

6. The conversion of the outbuilding into a hair salon shall be used only for the purposes of hairdressing undertaken by Miss Lucy Hayes of 22 Bracken Close, Kettering, NN16 9BG and for no other purpose whatsoever (including any other purpose in Classes A, B1 and E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any statutory instrument revoking and re-enacting that Order with or without modification).
7. The use hereby permitted shall not be carried out before 0900 hours or after 1800 hours on Mondays to Fridays, nor before 0900 hours or after 1200 hours on Saturdays, nor at any time on Mondays, Sundays, or any recognised public holidays. The premises shall not be open to the public before 0900 hours or remain open after 1800 hours on Tuesdays to Fridays, nor before 0900 hours or after 1200 hours on Saturdays, nor open at any time on Mondays, Sundays, or any recognised public holidays.
8. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no gates permitted by Schedule 2, Part 2, Class A shall be made in the curtilage boundary fence of the property.
9. No advertisements shall be displayed on the site.
10. No external lighting at a height in excess of 0.5 metres above ground level shall be erected or become operational on the site.

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

*(Voting: Unanimous)*

*The application was therefore*

**APPROVED**

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.4 Full Planning Permission: Mixed use development consisting of 28 no. flats and ground floor commercial unit at 16 - 18a Horsemarket, Kettering for Newlands Development Ltd</p> <p>Application No: NK/2021/0957</p> <p><u>Speaker:</u></p> <p>Ian Watts attended the meeting and addressed the committee as a third party objector to the proposed development raising concerns regarding the overdevelopment of the application site and the detrimental impact of apparent proposals to close Hogs Lane. Concerns were also raised in relation to disabled access to the proposed development.</p> <p>Cllr Clark Mitchell attended the meeting and addressed the committee on behalf of Kettering Town Council stating that the proposed development was not the correct option for the site and that there were a number of concerns including overlooking, inadequate car parking and over development.</p> <p>K. Odunaiya attended the meeting and addressed the committee as the applicant for the proposed development stating that the application before committee was identical to the one that went to appeal and that the necessary work had been carried out for clarity. Mr Odunaiya also stated that the site followed the Kettering Town Centre Action plan and the need for sustainable transport including access to public transport and secure cycle storage, It was clarified to members that Hogs Lane would not be closed as part of the development.</p>	<p>Members received a report about a proposal for which full planning permission was being sought for a five-storey mixed use development of 28 no. flats and ground floor commercial unit. It was noted that the application was consistent with the scheme submitted through reference KET/2020/0586 that was dismissed at appeal in August 2021.</p> <p>It was clarified to members that there was sufficient disabled access to all areas of the proposed development.</p> <p>Members initially raised concerns regarding the proposed development stating that it was overdevelopment. Concerns were also raised regarding insufficient car parking for the site.</p> <p>It was clarified to members that the application site fell within the Town Centre and so parking allocations are taken into consideration including links to local public transport.</p> <p>Following debate it was proposed by Councillor Prentice and seconded by Councillor Brown 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. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.
2. The development hereby permitted shall not be carried out other than in accordance with the approved plans listed below.
3. Prior to first occupation of the development a scheme for the provision of the surface and wastewater drainage shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved scheme.
4. Construction works shall not take place on site outside of the following times: Monday to Friday 08.00 to 18.00 hrs, Saturday 08.30 to 13.30 and at no time whatsoever on Sundays or Public/Bank Holidays. This includes deliveries to the site and any work undertaken by contractors and sub-contractors.
5. Prior to the commencement of development an air quality assessment to assess the impact of local air quality on occupiers of the proposed development against the National Air Quality Standards and Objectives shall be submitted to and approved in writing by the Local Planning Authority. The submitted assessment shall identify exceedances of the air quality objectives in addition to any mitigation measures required to reduce exposure. Once approved the mitigation measures shall be implemented in full prior to the first occupation of the development and retained where appropriate at all times thereafter.
6. Prior to the commencement of development, a scheme for achieving the noise levels outlined in BS8233:2014 with regards to the residential units shall be submitted and approved in writing by the Local Planning Authority. Once approved the scheme shall be implemented before first occupation of the residential units and therefore maintained in the approved state at all times. No alterations shall be made to the approved structure including roof, doors, windows and external facades, layout of the units or noise barriers.
7. The commercial use (class E) of the ground floor unit shall not be open to the public before 08:00 hours or remain open after 22:00 hours on Mondays to Saturdays, nor before 10:00 hours or after 20:00 hours on Sundays or any recognised public holidays unless alternative hours are agreed in writing in advance by the Local Planning Authority.
8. The ground floor commercial unit hereby approved shall only be used for uses falling within Class E (Commercial, Business and Service) of the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any statutory instrument revoking and re-enacting that Order with or without modification.
9. Notwithstanding the provisions of Part 3 of Schedule 2 of the (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no change of use permitted by Class MA shall take place on the application site.
10. No development above slab level shall take place until a plan prepared to a scale of not less than 1:500 showing details of intended final ground and finished floor levels has been submitted to and approved in writing by the

Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

11. There shall be no external illumination on the site at any time other than in accordance with a detailed scheme which shall first have been submitted to and approved in writing by the Local Planning Authority.
12. No development above slab level shall commence on site until details of the types and colours of all external facing and roofing materials to be used (including samples), have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.
13. No development above slab level shall take place on site until full architectural details of all windows, doors, timber finishes, verge detailing and rainwater goods have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.
14. 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.
15. No development above slab level shall take place until a scheme and timetable detailing the provision of fire hydrants, sprinkler systems and their associated infrastructure has been submitted to and approved in writing by the Local Planning Authority. The fire hydrants, sprinkler systems and associated infrastructure shall thereafter be provided in accordance with the approved scheme and timetable.
16. No development above slab level shall take place until a scheme of hard (full details of materials) and soft landscaping works have been submitted to and approved by the Local Planning Authority. The scheme shall make provision for biodiversity enhancement through the use of bird boxes or bird nest bricks.
17. All residential units shall be constructed to achieve a maximum water use of no more than 110 Litres per person per day in accordance with the optional standards 36(2)(b) of the Building Regulations 2010 (as amended) as detailed within the Building Regulations 2010 Approved Document G - Sanitation, hot water safety and water efficiency (2015 edition).
18. No development above slab level shall take place until a scheme detailing the security measures/standards to be incorporated within the development, with reference to the 'Secured By Design' principles, shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with these approved details.

19. All windows on the Horsemarket and Queen street elevations must open inwards away from the highway.
20. The two 2m x 2m lines of visibility splays denoted on drawing 19-084-04F shall be maintained in perpetuity and shall be kept free of all obstacles to visibility over 0.9m in height above carriageway level.
21. Alligator teeth enforces shall be installed within the surface level car park at the exit point of the development onto Queens Street.
22. Prior to the first occupation of the development hereby approved, refuse storage and collection facilities shall be made available for use. The refuse storage area shall be in a separate room not connected to any habitable area. These facilities shall be retained at all times thereafter, unless otherwise agreed in writing with the Local Planning Authority.
23. Prior to the commencement of the commercial use hereby approved a scheme for the storage and collection of waste shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented in accordance with the approved details and retained at all times thereafter..

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

*(Voting: For 5, Against 1, Abstain 1)*

*The application was therefore*

**APPROVED**

**94 Delegated Officers Report**

None

**95 Urgent items**

None

**96 Close of Meeting**

The meeting closed at 8.20 pm

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Chair

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Date

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