

Development Control Committee



St Edmundsbury
BOROUGH COUNCIL

Minutes of a meeting of the **Development Control Committee** held on **Thursday 7 March 2019** at **10.00 am** at the **Conference Chamber, West Suffolk House**, Western Way, Bury St Edmunds IP33 3YU

Present: **Councillors**

Chairman Jim Thorndyke

Vice Chairmen David Roach and Andrew Smith

John Burns

Carol Bull

Mike Chester

Terry Clements

Jason Crooks

Robert Everitt

Susan Glossop

Ian Houlder

David Nettleton

Peter Stevens

Julia Wakelam

95. **Apologies for Absence**

There were no apologies for absence.

96. **Substitutes**

There were no substitutes present at the meeting.

97. **Minutes**

The minutes of the meeting held on 7 February 2019 were unanimously received as a correct record and were signed by the Chairman.

98. **Planning Application DC/19/0042/FUL - Land to the South of Fortress Way, and South East of Lady Miriam Way, Suffolk Business Park (Report No: COU/SE/19/019)**

Planning Application - (i) Construction of access road and (ii) construction of Ambulance Depot with associated landscaping and parking

This application was referred to the Development Control Committee as it was not wholly consistent with the Development Plan given that the overall use did not fall into any defined use class order, whereas the allocation was for B1 and B8 uses. In addition to this, St Edmundsbury Borough Council has a financial interest in the land.

Members were advised that the application site sat between Fortress Way to the North and the A14 to the South; with the site having previously been part of a much larger arable field/airfield which was allocated as the Suffolk Business Park Extension.

With the indulgence of the Chairman, the Principal Planning Officer provided the Committee with an update on the overall progress of the Suffolk Business Park which had become a real success story for the Borough.

The Parish Council were in support of the application and no objections had been received from third parties.

Officers were recommending that the application be approved, subject to conditions as set out in Paragraph 49 of Report No DEV/SE/19/019.

A number of comments/questions were raised by Members during the debate and in response the Case Officer explained:

Highways – recent traffic surveys had been undertaken by the Highways Authority since the Eastern Relief Road had opened which the East of England Ambulance Trust had used to inform their due diligence; and they were satisfied with the routes available to the emergency vehicles;

Landscape – since publication of the agenda amended plans had been submitted and the Landscape and Ecology Officer was content with what was proposed;

Colour Palate – the Council's Landscape and Ecology Officer had recently attended a training course in relation to colour palates in development; which encouraged the use of natural palates that could be derived from the landscape. The Case Officer had raised this with the applicant who was happy to consider this alongside the inclusion of the corporate colours of the operation.

Changing Rooms – Officers had raised the fact that only communal changing rooms were proposed within the scheme and highlighted it as a negative of the proposal, however, the applicant proposed an oversupply of shower rooms to ensure that individuals did not have to wait for the showers to become available.

Councillor Mike Chester made reference to the recent national press coverage on ambulance response times. He wholeheartedly supported the proposed development and proposed that it be approved, as per the Officer recommendation.

Councillor Terry Clements echoed many of the same comments and duly seconded the motion.

Upon being put to the vote, and with the vote being unanimous it was resolved that

Decision

Planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun not later than 3 years from the date of this permission.

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the approved plans and documents.

3. The existing access off Fortress Way shall be used for the construction of the development hereby approved and no other access shall be used.

4. Within 1 month of development commencing on the building hereby approved full details of the Refuse/Recycling bins storage area, including the fences and gates around them shall be submitted to an approved in writing by the Local Planning Authority. The approved details shall be implemented in their entirety before the development is brought into use and shall be retained thereafter.

5. The building hereby approved shall not be first brought into use until the new access road and footway alongside it have been laid out and completed in all respects in accordance with drawing no. 11074 PL002 REV B and been made available for use. Thereafter the road and access shall be retained in the specified form.

6. Prior to the building hereby approved being first brought into use the area(s) within the site shown on drawing no. 11074 PL002 REV B, for the purposes of loading, unloading, manoeuvring and parking of vehicles shall be provided and thereafter that area(s) shall be retained and used for no other purposes.

7. Within 1 month of development commencing on the building hereby approved full details of cycle storage for staff and visitors shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the following;

- 50 cycle spaces for staff
- Detail of how the staff cycle storage is covered, secure (lockable) and internally illuminated
- 4 cycle spaces for visitors
- Details of how the visitor spaces are covered and illuminated

The approved details shall be implemented in their entirety before the development is brought into use and shall be retained thereafter.

8. If, during development, contamination not previously identified is found to be present at the site then no further development of the associated area of the site (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.

9. No development shall commence on area A as shown on drawing number 11074 PL008 until a detailed surface water drainage scheme for that area, based on the agreed Drainage Strategy by Richard Jackson Engineering Consultants, draw ref. 49498-PP-002 & dated Jan 2019 and the FRA by Richard Jackson Engineering Consultants, ref 49498 Rev A & dated 31/01/2019, has been 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 building hereby approved is first brought into use. Details to be submitted include:-

- 1) Details of further infiltration testing on site in accordance with BRE 365 to verify the permeability of the site (trial pits to be located where soakaways are proposed and repeated runs for each trial hole). Borehole records should also be submitted in support of soakage testing.

- 2) Infiltration devices should be no more than 2m deep and will have at least 1.2m of unsaturated ground between base of the device and the groundwater table.
 - 3) Dimensioned plans illustrating all aspects of the surface water drainage scheme including location and size of infiltration devices and the conveyance network. A statement on the amount of impermeable area served by each infiltration device should also be illustrated on the plans and should be cross referenceable with associated design calculations.
 - 4) Full modelling results (or similar method) to demonstrate that the infiltration device has been adequately sized to contain the critical 100yr+CC event for the catchment area they serve. Each device should be designed using the nearest tested infiltration rate to which they are located. A suitable factor of safety should be applied to the infiltration rate during design.
 - 5) Infiltration devices will have a half drain time of less than 24hours (or provide extra storage for a subsequent 10yr storm).
 - 6) Modelling of conveyance networks showing no above ground flooding in 1 in 30 year event, plus any potential volumes of above ground flooding during the 1 in 100 year rainfall + CC.
 - 7) Infiltration devices shall only be used where they do not pose a threat to groundwater. Only clean water will be disposed of by infiltration devices due to the site being inside an Source Protection Zone. Demonstration of adequate treatment stages for water quality control shall be submitted - SuDS features should demonstrate betterment to water quality, especially if discharging towards a watercourse or aquifer.
 - 8) Topographic plans shall be submitted depicting safe exceedance flow paths in case of a blockage within the main SW system and/or flows in excess of a 1 in 100 year rainfall event. These flow paths will demonstrate that the risks to people and property are kept to a minimum.
 - 9) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.
 - 10) Arrangements to enable any Surface water drainage within any private properties to be accessible and maintained including information and advice on responsibilities to be supplied to future owners.
9. No development shall commence on area B as shown on drawing number 11074 PL008 until a detailed surface water drainage scheme for that area, based on the agreed Drainage Strategy by Richard Jackson Engineering Consultants, draw ref. 49498-PP-002 & dated Jan 2019 and the FRA by Richard Jackson Engineering Consultants, ref 49498 Rev A & dated 31/01/2019, has been 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 building hereby approved is first brought into use. Details to be submitted include:-
- 1) Details of further infiltration testing on site in accordance with BRE 365 to verify the permeability of the site (trial pits to be located where soakaways are proposed and repeated runs for each trial hole).

Borehole records should also be submitted in support of soakage testing.

- 2) Infiltration devices should be no more than 2m deep and will have at least 1.2m of unsaturated ground between base of the device and the groundwater table.
- 3) Dimensioned plans illustrating all aspects of the surface water drainage scheme including location and size of infiltration devices and the conveyance network. A statement on the amount of impermeable area served by each infiltration device should also be illustrated on the plans and should be cross referenceable with associated design calculations.
- 4) Full modelling results (or similar method) to demonstrate that the infiltration device has been adequately sized to contain the critical 100yr+CC event for the catchment area they serve. Each device should be designed using the nearest tested infiltration rate to which they are located. A suitable factor of safety should be applied to the infiltration rate during design.
- 5) Infiltration devices will have a half drain time of less than 24hours (or provide extra storage for a subsequent 10yr storm).
- 6) Modelling of conveyance networks showing no above ground flooding in 1 in 30 year event, plus any potential volumes of above ground flooding during the 1 in 100 year rainfall + CC.
- 7) Infiltration devices shall only be used where they do not pose a threat to groundwater. Only clean water will be disposed of by infiltration devices due to the site being inside an Source Protection Zone. Demonstration of adequate treatment stages for water quality control shall be submitted - SuDS features should demonstrate betterment to water quality, especially if discharging towards a watercourse or aquifer.
- 8) Topographic plans shall be submitted depicting safe exceedance flow paths in case of a blockage within the main SW system and/or flows in excess of a 1 in 100 year rainfall event. These flow paths will demonstrate that the risks to people and property are kept to a minimum.
- 9) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.
- 10) Arrangements to enable any Surface water drainage within any private properties to be accessible and maintained including information and advice on responsibilities to be supplied to future owners.

10. No development shall commence on area A as shown on drawing number 11074 PL008 until details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) is submitted to and agreed in writing by the local planning authority. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP and shall include:

Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include :-

- i. Temporary drainage systems

- ii. Measures for managing pollution / water quality and protecting controlled waters and watercourses
- iii. Measures for managing any on or offsite flood risk associated with construction

11. No development shall commence on area B as shown on drawing number 11074 PL008 until details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) is submitted to and agreed in writing by the local planning authority. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP shall include:

Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include :-

- i. Temporary drainage systems
- ii. Measures for managing pollution / water quality and protecting controlled waters and watercourses
- iii. Measures for managing any on or offsite flood risk associated with construction

12. Piling or any other foundation designs and investigation boreholes using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

13. All HGV and construction traffic movements to and from the site over the duration of the construction period shall be subject to a Deliveries Management Plan which shall be submitted to the planning authority for approval a minimum of 28 days before any deliveries of materials commence. No HGV movements shall be permitted to and from the site other than in accordance with the routes defined in the Plan.

The site operator shall maintain a register of complaints and record of actions taken to deal with such complaints at the site office as specified in the Plan throughout the period of occupation of the site.

14. Before development commences details of one fire hydrant to serve the site shall be submitted to and agreed in writing with the Local Planning Authority. The approved details shall be installed and made available prior to the building hereby approved first being brought into use.

15. Details of the facing and roofing materials for the hereby approved building shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The development shall be carried out in accordance with the approved details.

16. Prior to the commencement of any development in Area B the Tree Protection Measures as shown on drawing number JBA 18/298 TP01 Rev A and drawing number 836-SW-02 Rev D shall be implemented in their entirety and shall be maintained and retained until the development is completed. Within the root protection areas the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon. If any trenches for services are required within the fenced areas they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25mm or more shall be left unsevered.

17. Within one month of the development commencing on the building hereby approved details of external lighting for the entire site including any proposed along the access road shall be submitted to and approved in writing by the Local Planning Authority. The details submitted shall include the location, lux levels and other features necessary to minimise the spillage of light from the site including but not limited too light hoods, timers and motion sensors. The approved details shall be implemented before the building is first brought into use and retained thereafter.

18. All planting shown on drawing number 836-SW-01 Rev D and 836-SW-02 Rev D and within Area A shall be carried out in the first planting season following the completion of the access road within Area A (or within such extended period as may first be agreed in writing with the Local Planning Authority). Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation.

19. All planting shown on drawing number 836-SW-02 Rev D shall be carried out in the first planting season following the building hereby approved first being brought into use (or within such extended period as may first be agreed in writing with the Local Planning Authority). Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation.

20. The recommendations in the Walkover Ecology Survey Report 2018 shall be implemented in full throughout the entire construction phase.

21. Within one month of the development commencing on the building hereby approved an ecological enhancement plan shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include a timeline for implementation. The approved details shall thereafter be implemented in the approved timeframe and retained thereafter.

22. Within 1 month of development commencing on the hereby approved building full details of the lockers, drying room (including heating source and how clothes and other items will be stored (rails/ hook/ benches)) shall be submitted to and approved in writing with the Local Planning Authority. The approved details shall be fully installed and available to staff before the building hereby approved is first brought into operation and thereafter retained.

23. Notwithstanding the submitted details, prior to their installation details of the siting, design, height and materials of screen walls, fences and gates shall be submitted to and approved in writing by the Local Planning Authority. The approved screen walling and/or fencing and/ or gates shall be constructed or erected before any of the buildings hereby approved are first brought into use and thereafter retained in the form and manner installed.

24. Within one month development commencing on the hereby approved building details of 5 electric vehicle charging points for non accessible car parking spaces and 1 electric vehicle charging point for an accessible car parking space shall be submitted to and approved in writing with the Local Planning Authority. The approved details shall be implemented prior to any building hereby approved first being brought into use and shall be retained thereafter.

25. Prior to development commencing on the building hereby approved an Energy Strategy for the building shall be submitted to and approved in writing

by the Local Planning Authority. The submitted information shall demonstrate at least a 20% reduction in emissions against the Part L notional building as set out in the BRUKL document. (See note 7)

26. No later than 6 months after the building hereby approved is first brought into use, a certificate demonstrating that building has gained at least BREAAAM Very Good status shall be submitted in writing to the Local Planning Authority.

27. Details of all plant and machinery, including any necessary shielding or other mitigation methods shall be submitted to and approved in writing by the Local Planning Authority within 1 month of development starting on the hereby approved building. The approved plant and machinery shall not exceed a combined total sound power noise level of 95 dB LwA. The approved details, including any mitigation shall be installed in their entirety before the building hereby approved is first brought into use.

28. Before development commences on area A as shown on drawing 11074 PL008, a comprehensive construction and site management programme shall be submitted to and approved in writing by the Local Planning Authority. The programme shall include the following details:-

- a. site set-up and general arrangements for storing plant (including cranes), materials, machinery and equipment, offices and other facilities and contractors vehicle parking, loading, unloading and vehicle turning areas;
- b. noise method statements and noise levels for each construction activity including any piling and excavation operations;
- c. dust, dirt and vibration method statements and arrangements;
- d. site lighting.
- e. Monitoring and auditing procedure
- f. Complaints response procedures
- g. Community liaison procedures

29. Before development commences on area B as shown on drawing 11074 PL008, a comprehensive construction and site management programme shall be submitted to and approved in writing by the Local Planning Authority. The programme shall include the following details:-

- a. site set-up and general arrangements for storing plant (including cranes), materials, machinery and equipment, offices and other facilities and contractors vehicle parking, loading, unloading and vehicle turning areas;
- b. noise method statements and noise levels for each construction activity including any piling and excavation operations;
- c. dust, dirt and vibration method statements and arrangements;
- d. site lighting.
- e. Monitoring and auditing procedure
- f. Complaints response procedures
- g. Community liaison procedures

30. The site preparation and construction works, shall be carried out between the hours of:

08:00 to 18:00 Mondays to Fridays

08:00 - 13.30 Saturdays

No times during Sundays or Bank Holidays without the prior written consent of the Local Planning Authority.

(If 'quiet work activities' are permitted by the Local Planning Authority upon receiving a formal request outside these hours they will not involve the use of generators, machinery and vehicles in external areas of the site).

31. No generators to be used in external areas on the site outside the hours of:

08:00 to 18:00 Mondays to Fridays

08:00 - 13.30 Saturdays

No times during Sundays or Bank Holidays

32. The Local Planning Authority shall be provided with three days' notice prior to any extended concrete pour taking place outside the agreed hours of construction for agreement that the works can proceed.

33. Any waste material arising from site demolition, preparation and construction works shall not be burnt on site but shall be kept securely in containers for removal to prevent escape into the environment.

99. **Planning Application DC/18/1147/FUL - Land Adjacent To The Forge, The Street, Lidgate (Report No: DEV/SE/19/020)**

Planning Application - (i) 1no. dwelling; (ii) 1no. ancillary outbuilding and (iii) improvements to existing vehicular access

This application was referred to the Development Control Committee following consideration by the Delegation Panel. It was referred to the Panel because Lidgate Parish Council objected to the proposal.

A Member site visit was held prior to the meeting and a supplementary 'late paper' was issued after publication of the agenda.

Officers were recommending that the application be approved, subject to conditions as set out in Paragraph 42 of Report No DEV/SE/19/020.

Speakers: Ms Carol Sharp (neighbouring resident) spoke against the application
Councillor John Whitefield (Lidgate Parish Council) spoke against the application
Mr Dean Pearce (agent) spoke in support of the application

Councillor David Nettleton drew attention to the fact that no statutory bodies had objected to the application and stated that, in his opinion, the development would enhance the street scene. Accordingly, he moved that the application be approved, as per the Officer recommendation.

Councillor Peter Stevens also spoke in support of the application and outlined what he considered was likely to have been the geographical history of the site, before duly seconding the motion for approval.

At this point the Service Manager (Planning – Development) addressed the Committee and made reference to the statement made earlier in the meeting by Lidgate Parish Council.

During which, Councillor John Whitefield advised that a further investigation had been commissioned by the Parish Council and submitted to Historic England for their response.

The Planning Authority had not been informed of this further study until it was raised at the meeting; in light of the fact that Officers had not had sight of the document and Historic England were yet to have commented upon it, the Committee was now strongly advised to defer consideration of the application.

Accordingly, Councillors Nettleton and Stevens as proposer and seconder of the motion for approval, withdrew their motion and instead duly proposed and seconded that the application be deferred, in order to allow Officers time in which to consider the further study which had been undertaken and the subsequent comments to be submitted from Historic England.

Upon being put to the vote and with the vote being unanimous, it was resolved that

Decision

Consideration of the application be **DEFERRED** in order allow Officers additional time in which to consider the further study which had been undertaken on the site and the subsequent comments to be submitted from Historic England.

100. **Planning Application DC/18/1143/FUL - 2 Hollands Road, Haverhill (Report No: DEV/SE/19/021)**

Planning Application - (i) remodelling part of existing building to provide vehicle storage area and provision of additional office space; (ii) operational changes to the existing building and (iii) installation of fence and gates (part retrospective)

This application was referred to the Development Control Committee as the property was in the ownership of St Edmundsbury Borough Council and at the request of Councillor Paula Fox (Ward Member: Haverhill South).

The Senior Planning Officer explained that some of the development had already commenced, thus the application was part retrospective.

Comments had been made on the application by Haverhill Town Council. Officers were recommending that it be approved, subject to conditions as set out in Paragraph 18 of Report No DEV/SE/19/021.

Members' attention was drawn to Paragraph 14 of the report which stated "*a maximum eight lorries in total could be leaving the site*", the Case Officer clarified that the eight lorries was an *average*, as opposed to a maximum, as the company actually held an operator's licence for more than eight vehicles.

Speakers: Mr Ben Pridgeon (agent) spoke in support of the application
Mr Dean Clerkin (applicant) spoke in support of the application

Councillors Jason Crooks and David Nettleton made reference to the unauthorised works which had been undertaken on the site prior to planning approval, with Councillor Nettleton stating that he would be voting against the

application because of, what he considered to be, reputational damage to the Borough Council.

In response to which, the Service Manager (Planning – Development) reminded the Committee that matters relating to the owners of land and tenancy arrangements were not a material planning consideration. Furthermore, retrospective applications were to be considered on their own merits in the same way in which a non-retrospective application would be, regardless of who owned the application site.

A number of Members raised queries in connection with the application and the Senior Planning Officer responded as follows:

Drainage – The Suffolk County Council Floods and Water Engineer was satisfied with the drainage strategy

Parking – The majority of office staff would be arriving/leaving the site at different times than the heavy goods vehicles, hence, it was not considered necessary to condition their vehicle's ingress/egress, however, a Transport Management Plan could be secured by way of a condition

Asbestos Removal – the contractor who had undertaken the asbestos removal had carried out all required mediation and the Health & Safety Executive was satisfied

Construction – A Construction Management Plan for the remaining (prospective) works could be secured by way of a condition

Discussion also took place on the operating hours of the business with Members seeking clarification on what was listed under condition 9 within the report (as Saturday was seemingly omitted and the timings conflicted slightly with that which was written in Paragraph 14).

The Chairman permitted the applicant's agent to again address the meeting, who confirmed that the business would operate 06.00 to 19.00 Monday – Friday (with lorries unlikely to start leaving the site pre 06.30, as per Paragraph 14) and would not be open at any time on Saturdays, Sundays on Bank Holidays.

However, he asked that this restriction was *not* applied to the office accommodation as access may be required outside of the specified days/times to the building. The Case Officer considered this to be a reasonable request and proposed that condition 9 was amended to reflect this.

Councillor David Roach moved that the application be approved, as per the Officer recommendation, and inclusive of the amendments to condition 9 and together with the two additional conditions in relation to a Transport Management Plan and a Construction Management Plan. This was duly seconded by Councillor Peter Stevens.

Upon being put to the vote and with 12 voting for the motion and with 2 against, it was resolved that

Decision

Planning permission be **GRANTED** subject to the following conditions:

1. **Time limit** - The development hereby permitted shall be begun not later than 3 years from the date of this permission
2. **Compliance with plans** - The development hereby permitted shall not be carried out except in complete accordance with the details shown on the approved plans and documents
3. **Materials as detailed** - The development hereby permitted shall be constructed entirely of the materials detailed on the submitted plans – application form
4. **Parking/manoeuvring to be provided** – Within three months of the granting of consent, the area(s) within the site shown on Drawing No. C556/P-06 Rev C for the purposes of [LOADING, UNLOADING,] manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.
5. Gates shall be set back a minimum distance of 5 metres from the edge of the carriageway and shall open only into the site and not over any area of the highway.
6. The Details of the areas to be provided for secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety within three months of the granting of consent, and shall be retained thereafter and used for no other purpose.
7. The strategy for the disposal of surface water (dated 4/10/18, ref: SK02 by EAS) shall be implemented as approved in writing by the local planning authority. The strategy shall thereafter be managed and maintained in accordance with the approved strategy.
8. Within three months of the granting of consent, at least 5% of car parking spaces shall be equipped with working electric vehicle charge points, which shall be provided for staff and/or visitor use at locations reasonably accessible from car parking spaces. The Electric Vehicle Charge Points shall be retained thereafter.
9. The opening hours of the premises shall be restricted to the following hours:
06.00 to 19.00; Monday - Friday
The premises (with the exception of the office accommodation) shall not be open at any other time or on Saturdays, Sundays, Bank or Public Holidays
10. Prior to installation of the boundary fence a scheme for the protection during construction of the trees on the sites south western side, in accordance with BS 5837:2012 - Trees in relation to construction - Recommendations, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall show the extent of root protection areas and details of ground protection measures and fencing to be erected around the trees, including the type and position of these. The protective measures contained with the scheme shall be implemented prior to the installation of the boundary fence, and shall be maintained and retained until the development is completed. Within the root protection areas the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon. If any trenches for services are required within the fenced areas they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25mm or more shall be left unsevered.

- 11. Construction Management Plan
- 12. Transport Management Plan

The meeting concluded at 11.35am

Signed by:

Chairman
