

Development Control Committee



Forest Heath
District Council

Minutes of a meeting of the **Development Control Committee** held on
Wednesday 1 November 2017 at **6.00 pm** at the **Council Chamber,**
District Offices, College Heath Road, Mildenhall IP28 7EY

Present: **Councillors**

Chairman Rona Burt

Vice Chairman Chris Barker

David Bowman	Stephen Edwards
Ruth Bowman J.P.	Brian Harvey
Louis Busuttill	Carol Lynch
Simon Cole	David Palmer
Roger Dicker	Peter Ridgwell

267. **Apologies for Absence**

Apologies for absence were received from Councillor Andrew Appleby and Louise Marston.

268. **Substitutes**

There were no substitutes present at the meeting.

269. **Minutes**

The minutes of the meeting held on 4 October 2017 were unanimously received as a correct record and were signed by the Chairman.

270. **Planning Application DC/17/1575/HH - Willowside, The Green, West Row (Report No: DEV/FH/17/040)**

The Chairman agreed to bring this item forward on the agenda.

Householder Planning Application – 1no. Four bay cart lodge (following demolition of existing outbuilding)

This application was referred to the Development Control Committee because the applicant was the spouse of a Forest Heath District Council employee.

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

Officers were recommending that the application be approved subject to conditions, as set out in Paragraph 14 of Report No DEV/FH/17/040.

Councillor David Bowman, Ward Member for the application, spoke in support of the proposal and moved that the application be approved as per the Officer recommendation. This was duly seconded by Councillor Simon Cole.

Upon being put to the vote and with 11 voting for the motion and with 1 abstention, it was resolved that

Decision

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

1. 01A Time Limit Detailed
2. 14FP Approved Plans
3. 18AA Parking/Manoeuvring to be provided (SCC)

(Councillor Stephen Edwards joined the meeting at 6.05pm just prior to the voting on this item.)

271. **Planning Application DC/17/1106/FUL - Mildenhall Hub, Sheldrick Way, Mildenhall (Report No: DEV/FH/17/039)**

Planning Application - Construction of Mildenhall Hub to include Office, Leisure, Health, Emergency and Educational Facilities with associated external works including revised vehicle access from Sheldrick Way, new vehicle parking area, a Sustainable Urban Drainage scheme, 3g Playing Pitch and provision of new Public Plazas

This application was referred to the Development Control Committee because it was a major strategic development site, the applicant was Forest Heath District Council and it was a departure from the Development Plan.

The Committee was advised that the wider allocation of land West of Mildenhall and the Hub proposal had been the subject of significant public engagement through the preparation of the proposed submission Site Allocations Local Plan Document and the preparation and adoption of the Mildenhall Hub Design Brief in 2016.

A request for a Screening Opinion under Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) was received by the Local Planning Authority on 16 September 2016. A Screening Opinion was subsequently issued on 25 October which concluded that the development was not Environmental Impact Assessment Development and, as such, an application would not require the submission of an Environmental Statement.

The Principal Planning Officer explained that amendments had been made during the course of the application to remove the Fire Service from the scheme, with consequential changes in the design and internal layout of the building. Additional information had also been provided in the form of a revised Heritage Assessment and an Addendum to the Transport Assessment.

The Service Manager (Planning – Development) informed the Committee that the Mildenhall Hub fell within the criteria for “development outside town centres” as set out in the Town and Country Planning (Consultation) (England) Direction 2009. This Direction sets out the applicable criteria and arrangements that must be followed for consulting the Secretary of State once the Local Planning Authority had resolved to grant planning permission. Therefore, should Members resolve to approve the application the Secretary of State would need to be notified before a decision was issued, in order to provide opportunity for him to consider using his power to call in the application under Section 77 of the Town and Country Planning Act 1990.

A Member site visit was held prior to the meeting and Officers were recommending that the application be approved, subject to conditions, as set out in Paragraph 10.188 of Report No DEV/FH/17/039.

The Principal Planning Officer explained that since publication of the agenda two further representations had been received from local residents, both of which raised concerns previously identified in representations as listed in Paragraph 6.2 of the report.

The Principal Planning Officer then made her presentation which outlined the application in detail and in which the Committee was advised that the main issues required to determine the application were as follows, each of which were spoken on in detail with supporting visual slides:

- Policy and Principles
- Design Layout and Visual & Residential Amenity
- Flood Risk Drainage and Pollution
- MOD Safety Guarding, Sustainability, Air Quality and Agricultural Land

The Suffolk County Council Highways Officer who was in attendance then also delivered a presentation specifically in relation to Public Rights of Way and Highways in respect of the application.

He explained that, if approved, a range of mitigation options would be explored in relation to the scheme and consultation would be undertaken with relevant parties on proposals. In summary the Highways Authority found the development acceptable in highways terms, subject to conditions.

In summary, the Case Officer outlined the ‘planning balance’ to be considered in respect of the proposal. She outlined the weight that was given to material considerations which indicated that it was appropriate to depart from the Development Plan and recommend approval of the application.

Speakers: Dr David Frape (resident) spoke against the application
Mr Charles Coulson (agent) spoke in support of the application

Councillor Ruth Bowman, Ward Member for the application, opened the debate and welcomed the huge level of inward investment that the proposal would bring to the local area.

She also highlighted that the majority of public representations made raised highways implications as the biggest concern. Councillor Bowman stressed that it was important that Suffolk County Council Highways took local

knowledge on board on looking at appropriate mitigation. The Highways Officer in attendance assured Councillor Bowman that full consultation would be carried out with local Members, businesses and residents.

Councillor David Bowman spoke on the need, in his opinion, for a speed limit reduction along Wamil Way. The Highways Officer explained that speed limit reductions would be explored when considering mitigation.

Councillor Bowman also asked if it would be possible to condition the application to ensure that any highways mitigation/improvements were in place prior to occupancy. The Case Officer drew attention to conditions 8 and 9 (off-site Rights of Way work and off-site highways mitigation) and explained that these were stipulated as being completed 'prior to first use'.

Councillor Brian Harvey raised highways related concerns and asked if it was possible to go further and stipulate that the highways mitigation was in place prior to construction. The Principal Planning Officer explained that it would not be reasonable and was not normal practice to make such a request. The mitigation had been identified by the Highways Authority to accommodate Hub users, not construction of the development.

Councillor David Palmer made reference to the number of electrical vehicle charging points that were proposed to be included. In light of government legislation surrounding electric vehicles he suggested that the provision was insufficient. The Highways Officer present explained that the provision was flexible and deemed appropriate by Suffolk County Council. To request additional charging points was not considered reasonable by Officers.

Councillor Peter Ridgwell asked if additional bus services were to be instated to provide transport to/from the development, particularly in light of the future housing planned for the area.

The Chairman reminded Councillor Ridgwell that there was no housing proposed in the application seeking determination from the Committee. The Principal Planning Officer also explained that the provision of additional bus services was an operational decision to be made by bus companies and was not part of the planning process.

Councillor David Bowman proposed that the application be approved, as per the Officer recommendation, and this was duly seconded by Councillor Simon Cole.

Upon being put to the vote and with 10 voting for the motion and with 1 against, it was resolved that

Decision

Subject to the Secretary of State (upon consultation) confirming he does not intend to call in the planning application for his own determination, planning permission be **GRANTED** subject to the following conditions:

1. Time

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

2. 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. PROW – pre commencement

Prior to the commencement of any development on the site that would affect the current alignment of Mildenhall Public Footpath No. 25 and Mildenhall Public Footpath No. 24, the Town and County Planning Act Diversion Order shall be confirmed and Certified prior to any works commencing on the site.

4. Existing Swimming Pool – continued provision

The existing swimming pool and sports hall serving the local community shall remain operational until the new facilities are completed and ready for use.

5. Access details – Prior to Above ground construction

No above-ground construction shall take place until details of the proposed access (including the position of any gates to be erected and visibility splays provided) have been submitted to and approved in writing by the Local Planning Authority. The approved access shall be laid out and constructed in its entirety prior to the first use of any part of the development hereby approved. Thereafter the access shall be retained in its approved form.

6. Access Visibility – prior to first use

Before the access is first used visibility splays shall be provided in accordance with details previously approved in writing by the Local Planning Authority and thereafter shall be retained in the approved form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

7. Sustainable Transport Route(s) – prior to first use

A sustainable transport route or routes, to include links from the High Street via Church Walk and/or other suitable links to site, and improvements to facilitate pedestrian movement across Wamil Way, shall be completed in full accordance with details previously submitted to the local planning authority and agreed in writing, prior to the first use of any part of the development hereby approved, or in accordance with a timetable previously agreed with the local planning authority

8. Off-site Public Rights of Way work – prior to first use

The following public rights of way improvement works shall be completed in accordance with details submitted to the local planning authority and agreed in writing, prior to the first use of the development hereby approved or in accordance with a timetable agreed with the local planning authority:

- Surfacing of 230m length x minimum 1.5m width of Mildenhall Public Footpath 35, south of the development site, linking to Public Footpath 30, Mill Street and PROW network;
- Surfacing of 37m length x minimum 1.5m width of Mildenhall Public Footpath 30 south of the development site, linking to Footpath 35, Mill Street and the PROW network; and,

- Resurfacing of 305m length x minimum 1.5 metre width of Mildenhall Public Footpath 30, part of the main pedestrian route from Barton Mills to Mill Street, linking to the development Site.
9. Off-site highways mitigation – prior to first use
Queensway and New Street mitigation works identified in the Transport Addendum shall be completed prior to the first use of any part of the development hereby approved or in accordance with a timetable previously agreed with the local planning authority in full accordance with details to be submitted to the local planning authority and agreed in writing.
 10. Cycle strategy – prior to first use
Prior to the first use of any part of the development hereby approved, a site-wide Cycle Strategy must be submitted and approved in writing by the Local Planning Authority. The Cycle Strategy must annually monitor the usage of the cycle storage facilities provided on the site and provide additional cycle storage if the initial cycle storage capacity has been reached.
 11. Prevention of surface water to highway – pre above ground construction
No above-ground construction shall take place until details have been submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.
 12. Deliveries Management Plan – prior to commencement of deliveries
All HGV 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.
 13. Parking, manoeuvring – prior to first use
Prior to the first use of any part of the development hereby approved, the areas providing for the parking, loading/unloading and manoeuvring of vehicles shall be fully implemented in accordance with details previously submitted to the local planning authority and agreed in writing. The approved scheme retained thereafter and used for no other purpose.
 14. Cycle storage – prior to first use
Prior to the first use of the development hereby approved, areas for secure covered cycle storage for both students, employees and visitors and changing facilities including storage lockers and showers shall be fully implemented in accordance with details previously submitted to the Local Planning Authority and approved in writing. The employee cycle storage shall be in a lockable facility away from public access to maximise the uptake in cycling among staff. The approved scheme shall be retained thereafter and used for no other purpose.
 15. Travel Plan – prior to first use
Prior to the first use of any part of the development hereby approved, travel arrangements to and from the site for employees and customers in the form of a Travel Plan, including monitoring provisions shall be implemented in full accordance with details submitted to and approved in

writing by the Local Planning Authority. The measures outlined in the plan shall be adhered to in perpetuity.

16. Travel Information Pack – within one month of first use

Within one month of first use, each employee/shall be provided with Travel Information Pack that contains the sustainable transport information and measures that was identified in the Travel Plan. Not less than 3 months prior to the occupation, a completed Travel Information Pack shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority and shall include up-to-date walking, cycling and bus maps, relevant bus and rail timetable information, car sharing information, and sustainable transport discounts. The Travel Information Pack shall be maintained and operated thereafter.

17. Pedestrian and cycle signage – prior to first use

Prior to the first use of any part of the development, pedestrian and cycle signage shall be installed in accordance with a strategy previously submitted to the local planning authority and agreed in writing.

18. Contamination remediation strategy – pre commencement

No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

1. A Preliminary Risk Assessment (PRA) including a Conceptual Site Model (CSM) of the site indicating potential sources, pathways and receptors, including those off site.
2. The results of a site investigation based on (1) and a detailed risk assessment, including a revised CSM.
3. Based on the risk assessment in (2) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency actions. The plan shall also detail a long term monitoring and maintenance plan as necessary.
4. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the remediation strategy in (3). The long term monitoring and maintenance plan in (3) shall be updated and be implemented as approved.

19. Surface water disposal – pre commencement

Development shall not begin until a scheme for surface water disposal has been submitted to and approved in writing by the Local Planning Authority. Infiltration systems shall only be used where it can be demonstrated that they will not pose a risk to groundwater quality. The development shall be carried out in accordance with the approval details.

20. Unexpected Contamination – during development

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy 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.

21. Surface Water Drainage Scheme – pre commencement

No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 100 year +CC storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved FRA by Create Consulting dated May 2017 and referenced JJ/CS /P16 - 1 117/01 and will

include the following:-

1. Dimensioned plans illustrating all aspects of the surface water drainage scheme (including an impermeable areas plan).
 2. Modelling shall be submitted to demonstrate that the surface water discharge to the receiving watercourse, up to the 1 in 100yr +CC rainfall event, will be restricted to 13.2l/s for the critical storm duration.
 3. Modelling of the surface water drainage scheme to show that the attenuation features will contain the 1 in 100yr rainfall event including climate change.
 4. Modelling of conveyance networks showing no above ground flooding in 1 in 30year event, plus any potential volumes of above ground flooding during the 1in 100 year rainfall + CC.
 5. If exceedance is being designed into the surface water system, then topographic plans shall be submitted depicting all exceedance flow paths of flood volumes and demonstration that flows would not flood buildings or flow offsite. If exceedance routes are to be directed to SuDS features then the potential additional volume of surface water must be included within the design of the surface water system.
 6. Proposals for water quality control – A SuDS train with adequate treatment stages should be demonstrated which allows compliance with water quality objectives, especially if discharging to a watercourse.
 7. 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.
 8. 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.
- 22.Surface water drainage components – prior to occupation
The development hereby permitted shall not be occupied until details of all Sustainable Urban Drainage System components and piped networks have been submitted, in an approved form, to and approved in writing by the Local Planning Authority for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.
- 23.Archaeology – prior to works involving ground disturbance
1. No works on site involving any ground disturbance shall commence until the developer has first carried out a programme of archaeological work in accordance with a Written Scheme of Investigation which first

shall have been submitted to and approved in writing by the Local Planning Authority.

The Written Scheme of Investigation shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording
 - b. The programme for post investigation assessment
 - c. Provision to be made for analysis of the site investigation and recording
 - d. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 - e. Provision to be made for archive deposition of the analysis and records of the site investigation
 - f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
 - g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.
2. No building shall be occupied or otherwise used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 22; and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.
24. Protection of playing fields - during construction
No development shall commence until full details of the works/contractors' compound (including buildings, moveable structures, works, plant, machinery, access and storage of vehicles, equipment or materials) are submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The works/contractors' compound shall not be provided and used on the site other than in accordance with the approved details and shall be removed and the land restored to at least its condition before the development was carried out before occupation of the development hereby approved.
25. 3G Pitch Construction – pre development of 3G pitch
No development shall commence on the construction for the 3G pitch until full details of the design and layout of the pitch have been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The pitch shall be constructed in accordance with the approved details.
26. Air Quality Condition – prior to first use
Prior to the first operational use of the site, at minimum of 5 car parking spaces (1 of which will be a disabled accessible space) shall be equipped with working electric vehicle charge points each with single phase wiring capacity of carrying a minimum continuous load of 32 amp, which shall be provided for staff and/or visitor use. The Electric Vehicle Charge Points shall be retained thereafter.
27. Air Quality Condition – prior to first use
Prior to first operational use of the site, single phase wiring with a minimum continuous load capacity of 32 amp shall be installed to support the future installation of electric vehicle charge points capable of serving an additional 17 car parking spaces. A timetable for the installation of

these additional charge points shall be provided, and agreed in writing by the local planning authority, prior to first occupation.

28. Fire Hydrants – prior to occupation

No part of the development shall be occupied or brought into use until any necessary fire hydrants have been provided in accordance with a scheme for the provision of fire hydrants which has been submitted to and approved in writing by the Local Planning Authority. Thereafter the hydrants shall be retained in their approved form unless the prior written consent of the Local Planning Authority is obtained for any variation.

29. Materials – prior to above ground construction

No above ground construction shall take place until full samples of the facing and roofing materials to be used, have been submitted to and approved in writing by the Local Planning Authority.

30. Glazing details – prior to above ground construction

No above ground construction shall take place until full details and specifications of the façade and glazing treatment, windows and doors and associated reveals, have been submitted to and approved in writing by the Local Planning Authority.

31. Bat roost Inspection

A preliminary bat roost inspection of trees on site was carried out on 12th April 2016, which is valid for two years. No trees shall be removed from the site after 12th April 2018 without the written agreement of the local planning authority following the submission of a further bat roost inspection report.

32. Soft Landscaping – prior to above ground construction

Notwithstanding the details on the submitted plans, no above ground construction shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft landscaping for the site drawn to a scale of not less than 1:200. The soft landscaping details shall include:

- Details of the modelling of key sight lines and how this has informed the detailed design of planting to screen and frame views;
- Detailed planting plans and specifications with reference to screening and enhancing landscape character;
- Provision of woody vegetation for nesting birds;
- Provision of an area of new grassland and native scrub / woodland habitat associated with drainage basins in the south of the site;
- Details of the planting within and around the suds basins;
- Written specifications (including cultivation and other operations associated with plant and grass establishment);
- Schedules of plants noting species, plant sizes and proposed numbers/ densities;
- Updated tree protection and method statements; and
- A timetable for planting to ensure new landscape structure planting is as early as possible.

The approved scheme of soft landscaping works shall be implemented not later than the first planting season following commencement of the development (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.

33. Landscape Management Plan – submission with soft landscaping

A landscape and ecology management plan (LEMP), shall be submitted to the Local Planning Authority and approved in writing prior to the first occupation of any part of the development hereby approved.

The plan shall include:

- Description and evaluation of the features to be managed;
- Ecological trends and constraints on the site that might influence management;
- Aims and objectives of management;
- Appropriate management options for achieving aims and objectives.
- Prescriptions for management options;
- Preparation of a work schedule (including annual work plan capable of being rolled forward over a five year period);
- Details of the body or organisation responsible for the implementation of the plan;
- Ongoing monitoring and remedial measures;
- long term design objectives;
- specific management requirements for the area of scarce plants found on the site;

The plan shall also set out (where the results from monitoring show that the 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 fully functioning biodiversity objectives of the originally approved scheme.

The approved plan shall be implemented carried out in accordance with the approved details for the lifetime of the development.

34. Hard Landscaping – no above ground construction

Notwithstanding the details on the submitted plans, no above ground construction shall take place until full details of a hard landscaping scheme for the site has been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels, gradients and contours showing any earthworks and mounding; surfacing materials; means of enclosure; car parking layouts including safe pedestrian routes; other vehicle and pedestrian access and circulations areas; minor artefacts and structures (for example furniture, play equipment, refuse and/or other storage units, signs, lighting and similar features); proposed and existing functional services above and below ground (for example drainage, power, communications cables and pipelines, indicating lines, manholes, supports and other technical features). The scheme shall be completed prior to the occupation of any part of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority).

35. Ecological Mitigation and Enhancement– prior to first occupation

All ecological measures and/or works shall be carried out in accordance with the details contained in the Ecology Report submitted with the application and agreed in principle with the local planning authority.

The enhancement measures identified in the Ecology Report, and set out below shall be completed prior to the first occupation of the Hub hereby approved or in accordance with a timetable previously agreed in writing with the local planning authority:

- Provision of a substantial area of new grassland and native scrub / woodland habitat associated with drainage basins in the south of

the site as detailed in the soft landscaping scheme submitted in respect of condition 31.

- Provision of additional boundary planting with native trees and shrubs ornamental tree planting in car parks and around the building as detailed in the soft landscaping scheme submitted in respect of condition 31.
- Construction of drainage basins along the edge of the River Lark to strengthen the site's function in supporting habitat linkage along this corridor as detailed in the soft landscaping scheme submitted in respect of condition 31.
- Increase in the size of the area containing the scarce plants (as identified in the ecology report) with an agreed management plan for this area (British Standard 42020 D4.5) as detailed in the soft landscaping scheme submitted in respect of condition 31.
- An increase in woody vegetation for nesting birds as detailed in the soft landscaping scheme submitted in respect of condition 31.
- precautionary clearance of vegetation
- Proposed lighting to be screened from the River Lark Corridor by planting

36. Sky Lark mitigation – pre commencement

Prior to the commencement of development, a strategy for the provision of compensatory skylark habitat, to be provided within County Council owned land, shall be submitted to the local planning authority and agreed in writing. The purpose of the strategy shall be to set out the details for the creation and future monitoring arrangement for the habitat proposed and shall include:

- a. Details of any planting or clearance work required including timetable for works;
- b. Details of future management including responsible persons and lines of communication;
- c. Details of monitoring of the habitat including success criteria, and targets against which the effectiveness of the conservation measure being monitored can be judged;

The habitat creation and monitoring strategy will be implemented in accordance with the approved details, in line with the agreed timetable. The habitat shall continue to be managed in accordance with the agreed details in perpetuity.

37. Bird Management Plan – prior to first occupation

Prior to the first occupation of any part of the development hereby approved a detailed bird management plan for the site shall be submitted to the local planning authority and agreed in writing. The plan shall include:

- Details of mitigation measures following extreme rainfall events to discourage birds from any standing water within the drainage basins;
- Details of mitigation measures to discourage nesting birds from the roof of the hub building including details of access to all areas of the roof for this purpose;
- Details of the management of the open spaces to discourage birds to include the use of including signage and lidded bins, where appropriate; and
- Details of responsible persons and lines of communication;

The agreed plan shall be adhered to for the lifetime of the development.

38. Sustainability and Energy Strategy – pre-above ground construction

Prior to any above ground construction taking place a detailed sustainability and energy strategy, setting out the sustainability measures and renewable/low carbon energy technologies to be used within the Hub shall be submitted to the local planning authority and agreed in writing.

The strategy shall include, but not be limited to:

- Combined heat and power;
- Energy management systems;
- Ground source heat pump;
- Low G value glazing

The agreed details shall be fully implemented and operational prior to first occupation of the development, or in accordance with a timetable agreed with the local planning authority.

(Councillor Roger Dicker left the meeting at 6.46pm during the Officer's presentation of the application and prior to the voting thereon.)

The meeting concluded at 7.30pm

Signed by:

Chairman
