

Item 9

DC/20/5252/VOC

Variation of Condition 13 of C/09/0584 -
Development of two storey business units to include
offices, workshops, coffee shop/cafe & associated
external works, off site highway works.

Riduna Park,
Melton






Site Location Plan

Insert Google Streetview Link

Proposed variation of Condition 13

“The premises herein referred to, shall be used for purposes within Use Class E(c) and E(g) and for no other purpose (including any other purpose in Class E of the Schedule to the Town and Country Planning [Use Classes] Order 1987) (as amended) (or any Order revoking or re-enacting the said Order) with the exception of Unit 1 which shall be used for a purpose within Class E (b) and a maximum of six units (out of Units 2-6 and 10-27) at any one time which may be used for any purpose set out within Class E of the Schedule to the Town and Country Planning [Use Classes] Order 1987) (as amended) (or any Order revoking or re-enacting the said Order).

Reason: In order that the local planning authority may retain control over this site in the interests of amenity, the protection of the local environment and to ensure there would be no adverse impact on the vitality and viability of Woodbridge Town Centre.”






Buildings owned
by ESC excluded
from COU

Unit 19 vets
practice
(DC/21/1325/FUL)

Unit 12a (ground
Floor only)
health and well-being
business
(DC/20/1558/FUL)

Unit 1 (café use)
excluded from limit
of Class E units

Material Planning Considerations and Key Issues

- Potential impact on Woodbridge Town Centre
 - Residential Amenity
 - Parking
- 
- A teal-colored decorative shape, resembling a stylized hill or a wedge, is positioned in the bottom right corner of the slide.

Recommendation

APPROVE the variation of condition 13 to read as follows:

"The premises herein referred to, shall be used for purposes within Use Class E(c) and E(g) and for no other purpose (including any other purpose in Class E of the Schedule to the Town and Country Planning [Use Classes] Order 1987) (as amended) (or any Order revoking or re-enacting the said Order) with the exception of Unit 1 which shall be used for a purpose within Class E (b) and a maximum of six units (out of Units 2-6 and 10-27) at any one time which may be used for any purpose set out within Class E of the Schedule to the Town and Country Planning [Use Classes] Order 1987) (as amended) (or any Order revoking or re-enacting the said Order)

Reason: In order that the local planning authority may retain control over this site in the interests of amenity, the protection of the local environment and to ensure there would be no adverse impact on the vitality and viability of Woodbridge Town Centre subject to controlling conditions as previously imposed on the original application (and as amended since in subsequent applications)."

All other relevant conditions on the original permission to be re-imposed