

Item : 6

DC/21/3237/FUL


Demolition and clearance of former nursery buildings and structures, erection of a Class E (A) store for the sale of goods (other than hot food), Class E (B) cafe and 11 No. business units (9) (i) (offices); access, car parking spaces and landscaping.

Land at Crown Nursery, Ufford



Reason for Committee:

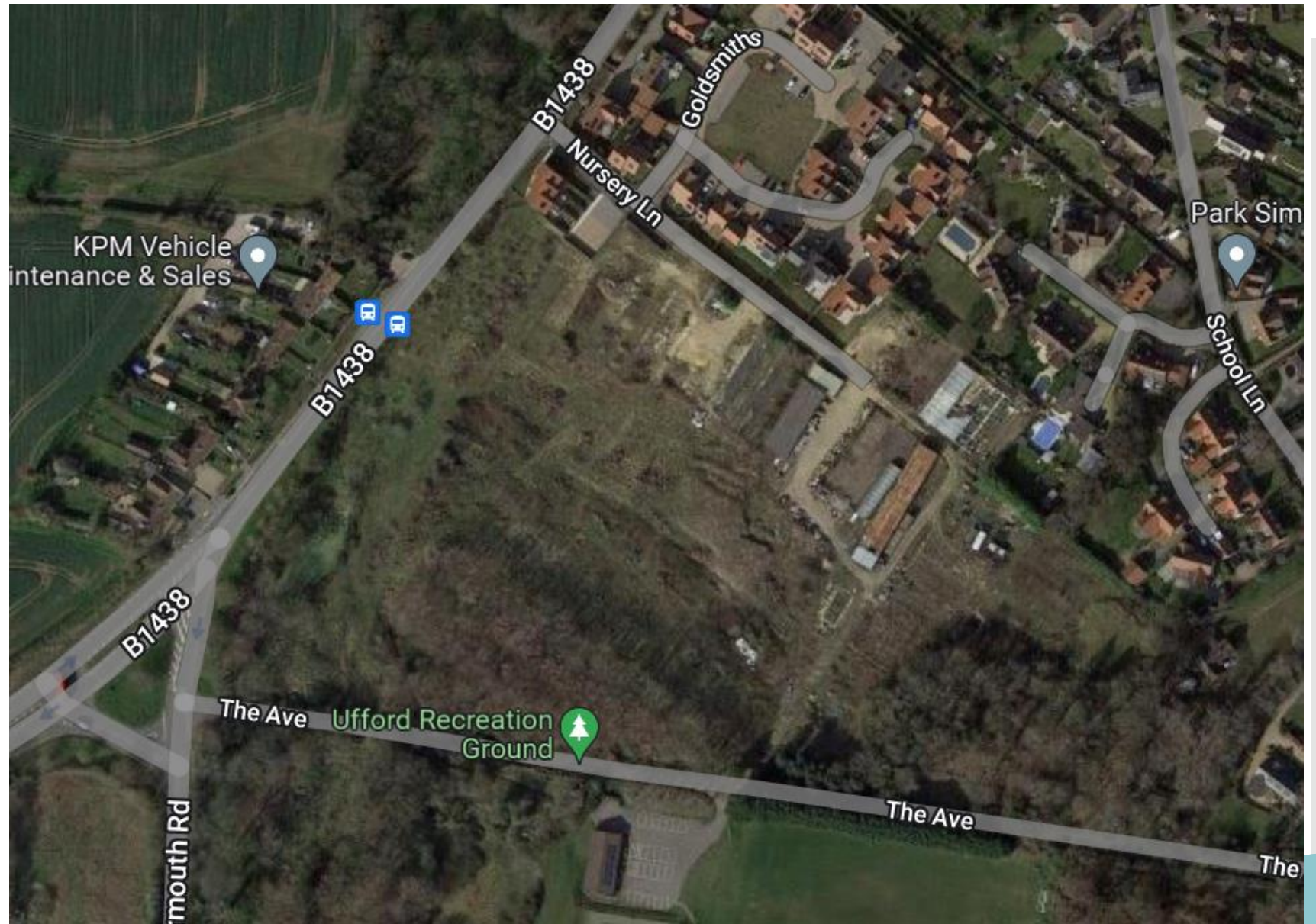
Request by the Head of Planning and Coastal Management for the application to be determined by Planning Committee due to public interest and potential impact.

A teal-colored decorative shape, resembling a stylized wave or a triangle, is located in the bottom right corner of the slide.

Site Location Plan



Aerial View

















Existing building floorspace – 1472 square metres
Proposed ground floorspace – 1521 square metres
Proposed first floorspace – 1115 square metres

Proposed site layout



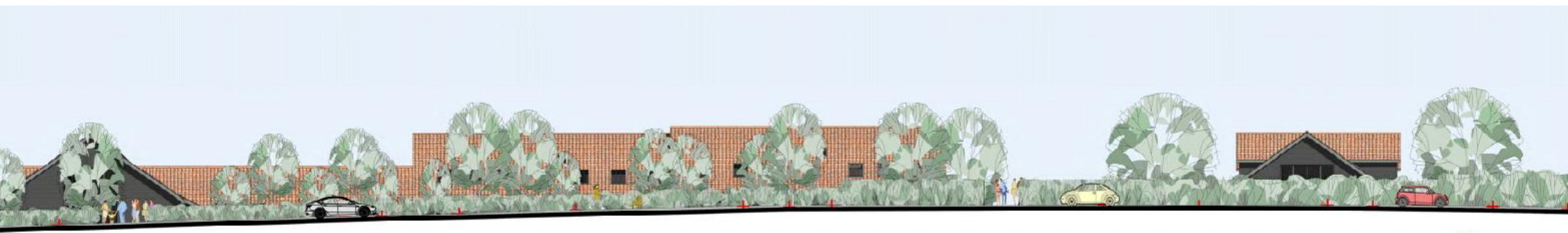
Typical elevations



BLOCK A NORTH ELEVATION



BLOCK D WEST ELEVATION

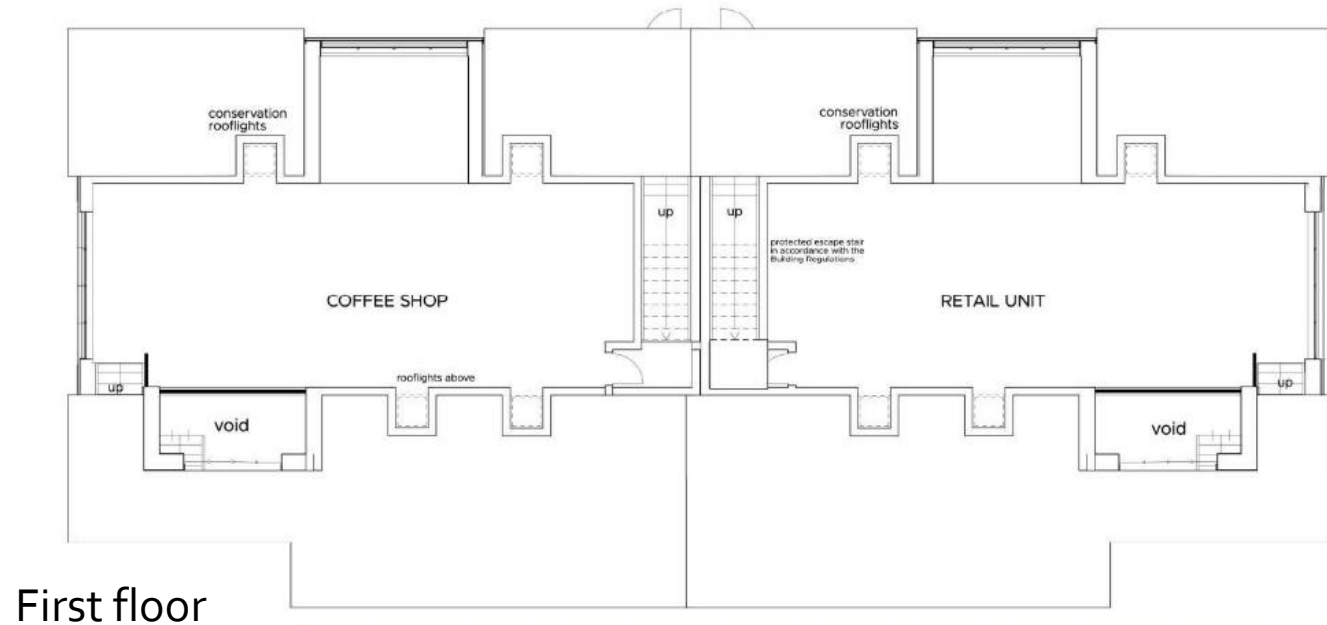
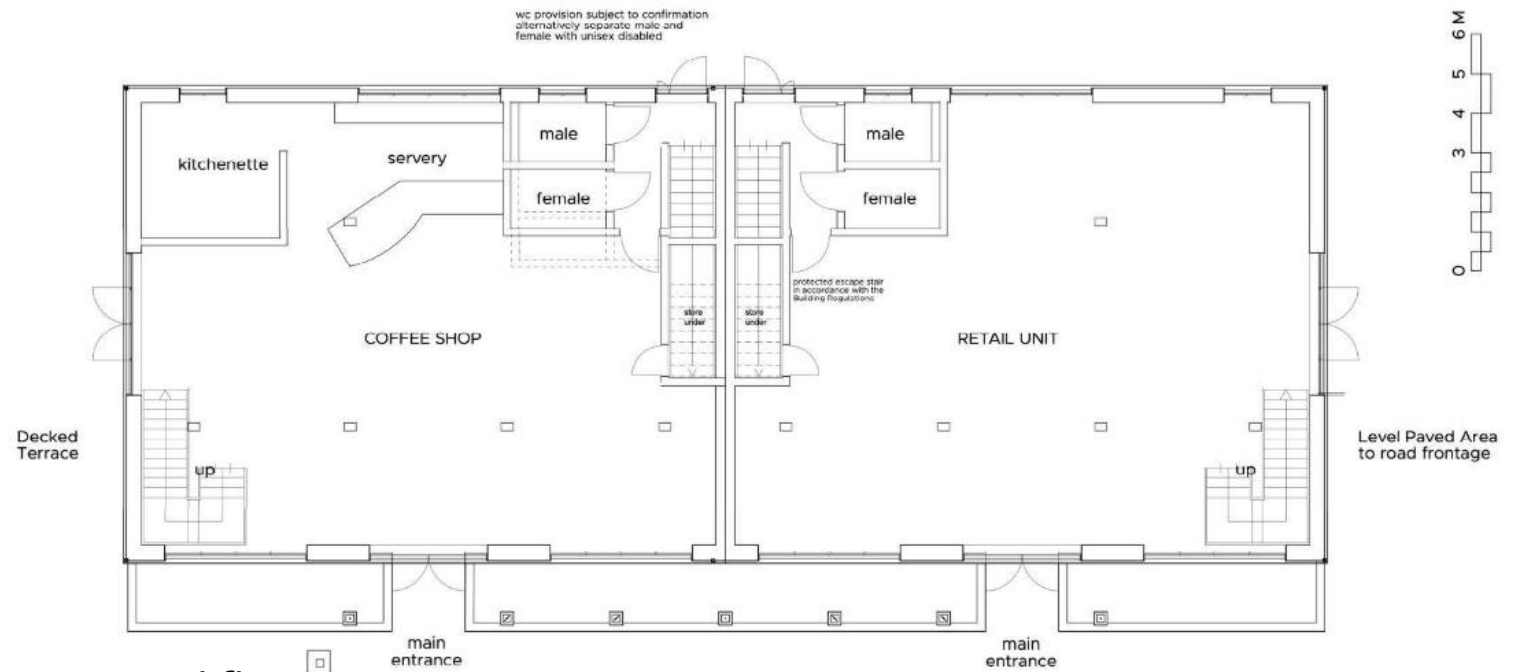


STREET ELEVATION TO YARMOUTH ROAD

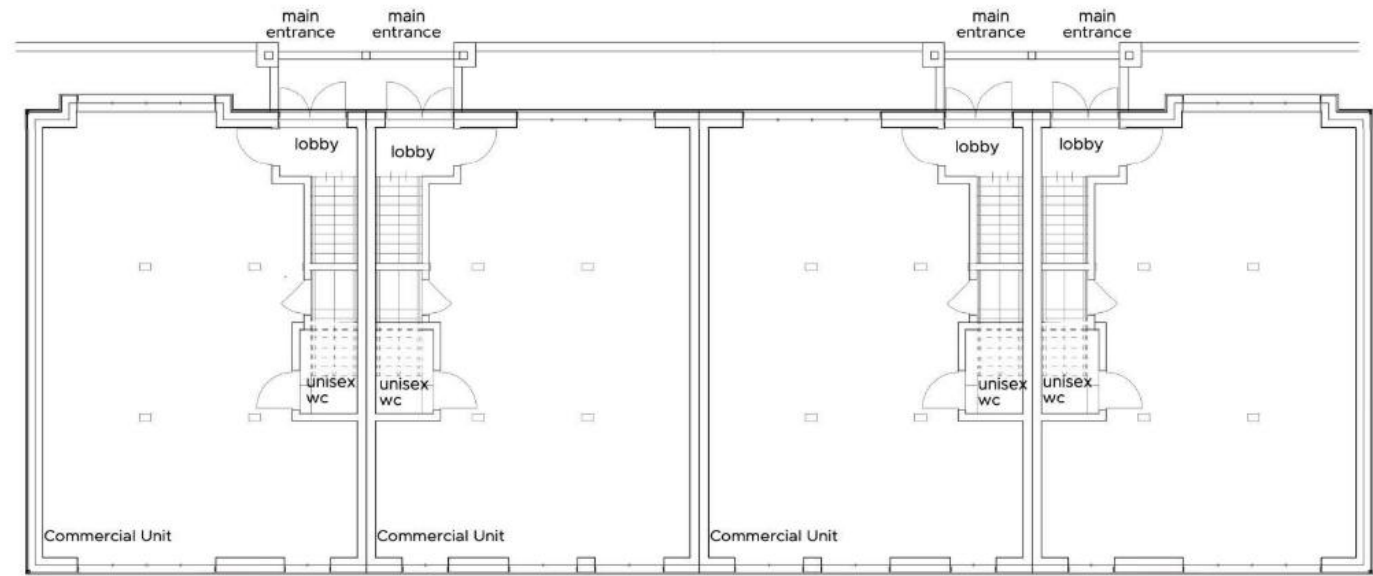


SITE SECTION ALONG NEW ACCESS ROAD

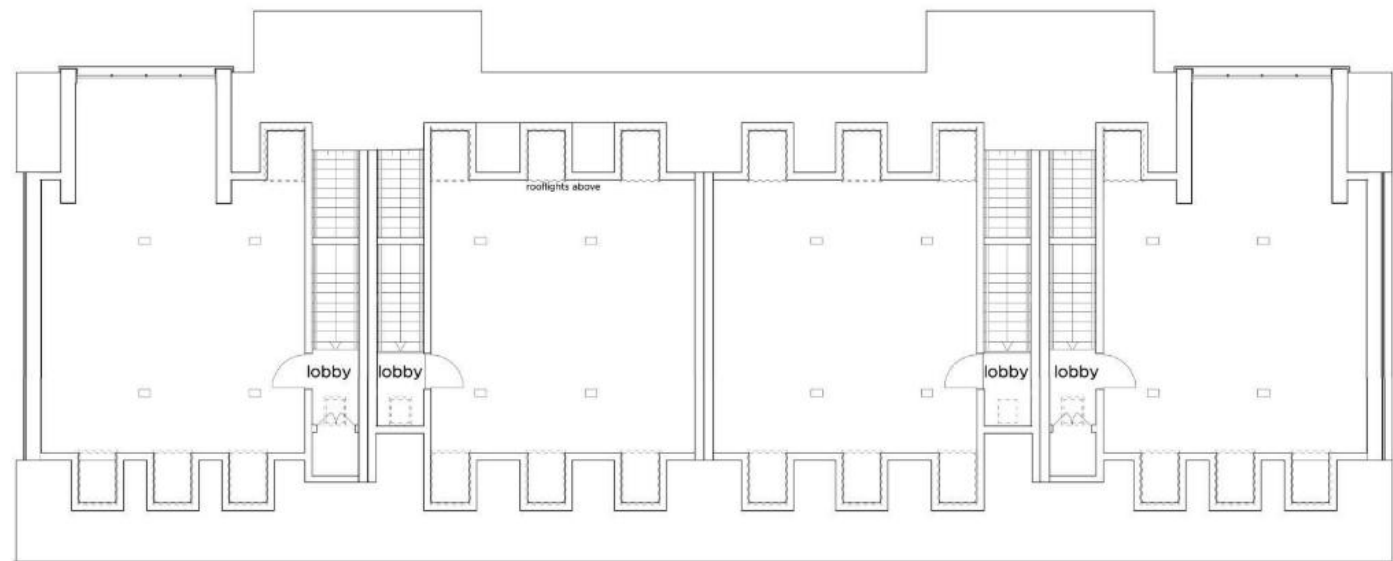
Floor plans – Units 1 and 2 (retail and café)



Typical commercial unit floor plans (Block D)



Ground floor



First floor

Main Planning Consideration

- Principle of Development: Not entirely in accordance with the Local Plan Policies insofar as the former use was not wholly a (former) B Class use and the size and scale of buildings is greater than those to be replaced. However, the Local Plan as a whole is supportive of economic development and investment this would provide employment and associated facilities that could be used as an additional service for the local community, visitors and workers at the site.
- No technical objections from any other Statutory Consultee

Recommendation

APPROVE subject to controlling conditions summarised below:

- Standard time limit
- Plan compliance
- Materials to be agreed
- Construction Management Plan
- Use Classes Permitted
- Details of fixed Plant
- Extract Ventilation
- Remediation Method Statement
- Validation Report
- Unexpected contamination
- Waste storage
- Hours
- Access
- Deliveries Management Plan
- Parking and turning areas
- Means to prevent surface water on the highway
- Electric Vehicle charging points
- Cycle storage
- Surface water disposal
- Surface water verification
- Construction Surface Water Management Plan
- Compliance with ecology report
- No removal of shrubs March – October
- Details of lighting
- Natural England license
- Landscape Ecological Management Plan
- Fire hydrants
- Landscape Plan
- Management and Maintenance Plan
- BREEAM Certification