



Committee Report

Planning Committee South - 22 March 2022

Application no DC/20/5252/VOC

Location

Riduna Park
Station Road
Melton
Woodbridge
Suffolk
IP12 1QT

Expiry date 24 March 2021

Application type Variation of Conditions

Applicant Riduna Holdings Ltd

Parish Melton

Proposal 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.

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1. Summary

- 1.1. The application seeks to vary condition 13 of planning permission C09/0584 which permitted the development of two-storey business units within Melton. Development of the site is now complete and is known as Riduna Park. Condition 13 restricts the use of the units across the whole site to (previous use class classifications) of B1, B2 or A2 and one unit being permitted to be an A3 cafe use. The application originally sought to remove this restriction on use to enable all units to be able to be used within the new 'Commercial', Class E Use Class. Following concerns raised regarding the potential impact on Woodbridge Town Centre and in accordance with policy, a revised proposal to include up to a maximum of six units (excluding the existing cafe (Unit 1), East Suffolk House and units 7-9 (those currently occupied by East Suffolk Council) to have a more flexible Class E use. The applicant agreed to this proposal and it is on this basis that the recommendation is for approval.

Reason for Committee

- 1.2. The application site includes land owned by East Suffolk Council.

2. Site Description

- 2.1. The application site is located within the defined physical limits boundary of Melton and falls within the allocation of Policy MEL20 of the Melton Neighbourhood Plan. The site is currently used as a business park comprising a number of two-storey business units, designed in east-west orientated rows. At the front of the site is East Suffolk House, the largest individual unit in a curved design fronting Station Road but also clearly visible as the entrance to the site from Wilford Bridge Road. The units to the rear of this are built in blocks of three, two-storey units although it is understood that some have been sub-divided into smaller units occupying only a ground or first floor.
- 2.2. The site is accessed off Station Road but lies in close proximity (to the north) of Melton Railway Station and other existing employment areas to the south of Wilford Bridge Road. To the north and east of the site are residential dwellings. To the east is a commercial site currently used for the storage of containers.

3. Proposal

- 3.1. The proposal seeks to vary condition 13 of the original planning permission relating to the development of the business park (C09/0584). Condition 13 of this permission is as follows:
- “Units 7, 8, 9, 16, 17, 18, 25, 26 & 27 shall only be used for B1 office uses; all other business units shall only be used for B1 or A2 uses as defined in the Town and Country (Use Classes) Order 1987 (as amended). The proposed cafe shall only be used for Class A3 uses as defined in the aforementioned Use Classes Order.
Reason: To prevent a loss of amenity to nearby local residents.”
- 3.2. The application, as originally submitted, sought to change this condition to read "The units shall only be used for Class E commercial, business and services uses as defined in the Town and Country (Use Classes) Order 1987 (as amended)" with the reason for this change

being sought being "In order to bring into line with government policy and to assist with occupying vacant units."

3.3. The applicant has since agreed to the proposed variation of condition 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."

4. Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Bawdsey Parish Council	5 January 2021	No response
Summary of comments: None received		

Consultee	Date consulted	Date reply received
Bromeswell Parish Council	5 January 2021	16 January 2021
Summary of comments: Bromeswell Parish Council supports this application for a variation of conditions.		

Consultee	Date consulted	Date reply received
Sutton Parish Council	5 January 2021	No response
Summary of comments: None received		

Consultee	Date consulted	Date reply received
Woodbridge Town Council	5 January 2021	13 January 2021
Summary of comments: Noted, application address not in our Parish.		

Consultee	Date consulted	Date reply received
Melton Parish Council	5 January 2021	28 January 2021
Summary of comments: Melton Parish Council Planning and Transport Committee considered this application at its meeting on 27 January 2021 and decided to make no comment.		

Statutory consultees

Consultee	Date consulted	Date reply received
SCC Highways Department	5 January 2021	8 January 2021
Summary of comments: We do not consider that the proposed change of use class for the business units would result in a significant increase in traffic generation or parking demand, therefore we do not wish to restrict the granting of permission.		

Non statutory consultees

Consultee	Date consulted	Date reply received
SCC Fire And Rescue Service	5 January 2021	No response
Summary of comments: None received		

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	5 January 2021	13 January 2021
Summary of comments: No objection		

Consultee	Date consulted	Date reply received
East Suffolk Economic Services - N. Rickard 50+ Dwellings	5 January 2021	No response
Summary of comments: None received		

Consultee	Date consulted	Date reply received
East Suffolk Planning Policy	N/A	1 July 2021
Summary of comments: Comments included in report		

5. Third Party Representations

- 5.1 A total of six letters have been received from third parties in relation to this application. Four of these support the proposal, One objects and another makes comments. The points made within the letters are summarised as follows:

Support

- Help the business park stay a vibrant business community
- Well managed park with supportive management
- Will allow the local community to flourish
- Park needs to be able to respond to changing climate
- Parking needs to be considered
- There is such a need for mixed use

Comments

- The conditions attached to the original permission were made, in many cases, "to prevent a loss of amenity to nearby local residents" so it seems morally wrong to change them.
- Incremental changes have already occurred
- Needs to be a balance between the economic benefits of the site and impact on local residents
- There is a much greater noise level now with more movement of cars and people on the site and for longer (even in these covid restricted times) than originally envisaged.
- A substantial loss of trees and vegetation has been sanctioned,
- Access from St Andrews Close was never in the planning permission so why isn't this rectified.
- If there was a greater natural barrier between the site and St Andrews Place, St Andrews Close, Station Road and Wilford Bridge Road it would be beneficial to all and it would be easier to accept some change in conditions of the original planning permission. It seems that many of the planning conditions put in place to protect local residents have been eroded over time.

Objection

- There is enough on Riduna Park already .
- There is enough traffic going down station road as it is

- Melton is being ruined by up and coming development.
- There is already a coffee shop we don't need another one

6. Publicity

The application has been the subject of the following press advertisement:

Category	Published	Expiry	Publication
Major Application	14 January 2021	4 February 2021	East Anglian Daily Times

Site notices

General Site Notice	Reason for site notice: Major Application Date posted: 11 January 2021 Expiry date: 1 February 2021
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7. Planning policy

National Planning Policy Framework 2021

SCLP4.8 - New Retail and Commercial Leisure Development (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP7.2 - Parking Proposals and Standards (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.2 - Residential Amenity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

MEL20 Melton Neighbourhood Plan (made January 2018)

8. Planning Considerations

- 8.1. Class E covers a wide range of uses, including retail, financial and professional services, the sale of food and drink, indoor sport, health services, creches and day nurseries. The applicant intends to widen the range of different uses permitted at the site following their claim that this will make them easier to let now that the demand for office space has contracted in light of the Covid 19 pandemic. As this change would result in the loss of employment space and enable retail uses at the site, a retail impact assessment has been provided.
- 8.2. Policy SCLP4.1 (Existing Employment Areas) seeks to protect employment sites from changes of use, including those allocated within Neighbourhood Plans. The policy states that 'New development for employment uses which takes place during the plan period (including sites currently with consent for employment use) will be treated as existing Employment Areas for the purposes of this Policy and Policies SCLP4.2, SCLP4.3 and SCLP4.4.' This includes the application site, which has planning permission for employment use and which Melton Neighbourhood Plan Policy MEL20 allocates for employment use. Policy SCLP4.4 seeks to protect established B class uses unless a marketing exercise has been undertaken in accordance with Appendix E of the Suffolk Coastal Local Plan, or there

is a substantial planning benefit in allowing other types of use, which must also be compatible with other uses in the surrounding area.

- 8.3. The adopted Melton Neighbourhood Plan allocates the Riduna Park site in policy MEL20. This is a large allocation that includes residential development, community uses, 9000 square metres of B1 (business) floor space and retail uses. Paragraph 10.13 of the neighbourhood plan states that the employment part of the allocation is needed to provide flexible employment floor space to meet growing demand from start-up businesses, micro-businesses and self-employed workers. Paragraph 10.14 adds that the business part of this allocation should primarily be occupied by office and research and development uses. Business floorspace should therefore be retained in order to comply with the Melton Neighbourhood Plan. Paragraph 10.15 of the Neighbourhood Plan states that the retail uses on this site should be ancillary to the business uses and are envisaged as merely being there to support the business uses. This could include, for example, small shops and or cafes that serve employees of businesses on the Riduna Park site and surrounding residential areas. Policy MEL20 does not therefore envisage retail serving a wider area or competing with Woodbridge town centre.
- 8.4. The National Planning Policy Framework (NPPF) sets out two key tests for considering out of town retail proposals that are not in accordance with planning policies, the sequential test and the impact test. The sequential test is set out in NPPF paragraphs 86 and 87. It states that town centres are the preferred location for retail and other town centre uses, followed by edge of centre sites. Policy SCLP4.8 (New Retail and Commercial Leisure Development) adds to this by stating that an edge of centre retail site should be located within 300 metres of the primary shopping area. Only if town centre and edge of centre sites are not available should out of town locations, such as Riduna Park, be considered.
- 8.5. The RIA identifies four currently vacant units in Woodbridge town centre but concludes that they are not suitable. This is because each unit is located in a historic building and would need reconfiguration work for it to be used by a modern retailer. Furthermore, the RIA states that each of the four units would be difficult to reconfigure because they are situated in a conservation area and a high proportion of town centre retail units are situated within Listed buildings. They also suffer from poor vehicular access. However, the RIA does not state a proposed end user or their requirements in terms of floor space, store configuration or vehicular access and therefore it is not possible to be sure that potential retail operators would not want to use any of the town centre units.
- 8.6. Riduna Park is more than 300 metres from Woodbridge town centre and so is clearly in an out of centre location, which is not a sequentially preferable site. The roads linking Riduna Park to the town centre are busy and, although there are pavements, there are no designated cycle lanes. There is a train station on the opposite side of the A1152, as well as a bus stop. However, it is not clear that Riduna Park is well linked to Woodbridge town centre. Certainly, the two are not close enough together or well linked enough to encourage linked trips between the two locations.
- 8.7. The sequential test is detailed in paragraph 89 of the NPPF. It states that the floor space threshold above which an impact test is required for out-of-town retail proposals is 2,500 square metres unless there is a locally set threshold. Policy SCLP4.8 sets a local floor space threshold of 750 square metres for the Woodbridge area. Each two-storey unit at Riduna Park (with the exception of East Suffolk House) is 2500 square feet (approx. 230 square

metres). Therefore, the total floorspace that could potentially change to retail uses could be significantly higher than the 750 square metre threshold.

- 8.8. Without knowing the end user or the floor space of a proposal it is difficult to fully understand its impact upon local town centres. National Planning Practice Guidance (NPPG) paragraph 2b-018-20190722 provides a check list of what should be included within an impact assessment. The RIA provides an assessment of the health of Woodbridge town centre. It states that vacancy rates within Woodbridge town centre are low when compared to vacancy rates within Ipswich, Sudbury, Felixstowe and Stowmarket. However, the vacancy rates are not stated precisely as either a percentage or an absolute number and so an accurate comparison is not possible. Information from page 30 of the East Suffolk Authority Monitoring Report provides vacancy rates for Woodbridge and the other town centres within the former Suffolk Coastal area. It shows that in 2020 Woodbridge had a vacancy rate of 11%. Of the other town centres in the former Suffolk Coastal area Leiston had a vacancy rate of 11.4%, Saxmundham 10.3%, Framlingham 9.6%, Aldeburgh 8% and Felixstowe 6.3%. Therefore, the vacancy rate within Woodbridge was comparatively high during 2020 when compared to other town centres within the immediate area. It also contradicts the claim that the vacancy rate was lower in Woodbridge than in Felixstowe.
- 8.9. The RIA states that there have been 14 retail lettings within Woodbridge town centre during the last five years and that four lettings have taken place since the first lockdown. This is cited as evidence that the town centre is performing comparatively strongly. However, it is difficult to be sure of this without a comparison with other market towns of a similar size or understanding how the figures for Woodbridge compare with lettings over a longer historical period.
- 8.10. The requirements for impact tests contained in NPPG paragraph 2b-018-20190722 states that impact tests should, in addition to providing an assessment of the health of the town centre, also undertake the following:
- Provide a time frame for assessing the impact of the proposal.
 - Provide a 'no development scenario' for the future of the town centre, which assumes development does not take place.
 - Provide an assessment of the turnover of the proposal and the trade draw from existing town centres.
 - Provide a range of plausible scenarios for the future of the town centre based on the impact of the proposed development.
 - Provide an assessment of the potential impact on the town centre.
 - Provide conclusions about the potential impact of the proposed development based on the information listed above.
- 8.11. Given the nature of the application in that it is proposing an 'E' Class use which now permits a variety of uses, of which retail is only one, it would be difficult to answer any of the above points accurately without knowing the precise retail floorspace. While Officers consider that it would be unlikely that all of the units would be occupied by retail units in reality, if an E Class Use were permitted across the site, it would enable this scenario, if not immediately, at some point in the future. It is considered that this could have a significant impact on Woodbridge Town Centre and potentially some existing local services in Melton.

- 8.12. If the application related to all units, it is considered to be appropriate that a further RIA should assume that all of the floor space in the proposal would be used for retail uses. This would enable the RIA to be able to show whether the proposal will have a significant adverse impact upon Woodbridge town centre.
- 8.13. It is recognised that some of the individual units have already been permitted to deviate from the original A2 or B1 uses. Also, since the original permission was granted, the Government, through the 2020 changes to the Use Classes Order (including the creation of Class E), has recognised that town centres need greater flexibility in order to meet the objective of rejuvenating High Streets and ensuring the viability and vitality of town centres is retained. While this enables town centres to be more flexible with the uses permitted, it also relates to existing office premises and other former 'B Class' uses which also in many cases benefit from more flexible uses without needing planning permission. In order to balance the national and local policies relating to town centres but also acknowledge that the Use Class Order has been subject to significant changes and increased flexibility, the applicant has agreed to a proposal suggested by Officers to seek approval for the variation of condition to permit a maximum of 6 two-storey units to be used for purposes within Class E (excluding East Suffolk House and Units 7-9 which are currently occupied by East Suffolk Council). It is considered that this would enable some flexibility in permitting a wider variety of businesses operating from the site but also help protect Woodbridge Town Centre and, to a lesser degree, services and facilities within Melton.

Residential Amenity

- 8.14. Some concern has been raised regarding the potential disturbance to neighbouring residents as a result of additional possible uses and the impact this may have on noise and disturbance to residents in neighbouring St. Andrew's Place. The Council's Environmental Protection Team have not raised any concerns in relation to this proposal and other conditions detailed below restrict opening hours, delivery hours, no outside storage/operations and fixed plant. It is therefore not considered that the proposal would result in any significant impact on neighbours' residential amenity.

9. Conclusion

- 9.1. The proposal to enable a fixed number of units across the development site being occupied by businesses falling outside of classes E(c) and E(g) (the former A2 and B1 Use Classes) is considered to reflect the changing economic climate, the recently amended Use Classes Order but also ensure that the proposal is in compliance with the Neighbourhood Plan allocation policy (MEL20) and would not adversely impact on Woodbridge Town Centre.

10. Recommendation

- 10.1. 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)."

Conditions:

2. The scheme for the provision and implementation of surface water drainage shall be constructed and completed in accordance with drawing no. 612668/108 Rev P4 before occupation of any part of the development herein approved.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

3. Details in respect of the adoption and maintenance of any surface water drainage features shall accord with details approved on 7th June 2013 unless otherwise approved in writing by the local planning authority.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site for the lifetime of the development.

4. The finished floor levels of the buildings herein approved shall be set between 2.84m AOD and 4.74m AOD as shown on drawing 1724/50H.

Reason: To ensure appropriate protection from flooding to the development and its occupants.

5. Flood proofing measures as detailed in paragraph 4.8 of Flood Risk Assessment SJC/612668/LSP shall be incorporated into the proposed development.

Reason: To minimise the damage to buildings in the event of flooding and enable a faster recovery once flood waters have subsided.

6. Details in respect of the Flood Evacuation Plan shall accord with details approved on 7th June 2013 unless otherwise approved in writing by the local planning authority.

Reason: To ensure appropriate measures are in place to give adequate warning to occupants of any impending flood event and how to leave the site safely.

7. Surface water from impermeable vehicle parking areas and service areas, shall be passed through a storm by-pass oil interceptor. It must be designed to receive flows of up to 50mm/hour from the connected area, with all flows up to 5mm/hour rainfall, passing through the interceptor and receiving a minimum 6 minutes retention in each interception chamber.

Reason: To prevent pollution of the water environment.

8. Details in respect of the means to prevent surface water discharge shall accord with details approved on 7th June 2013 and thereafter retained, unless otherwise approved in writing by the local planning authority.

Reason: To prevent hazards caused by flowing water or ice on the highway.

9. Details in respect of the Travel Plan shall accord with details approved on 7th June 2013 and thereafter adhered to, unless otherwise approved in writing by the local planning authority.

Reason: In the interests of sustainable development.

10. The use shall not commence until the area(s) within the site shown on Drawing Number 1724-50H for the purpose of loading, unloading, manoeuvring and parking of vehicles has been provided. Thereafter the area(s) shall be retained and used for no other purpose.

Reason: To ensure that sufficient space for the on site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

11. At least 5% of all car parking spaces shall be a minimum of 3.3m wide and shall be retained and made available to persons with disabilities.

Reason: To provide suitable parking spaces for those with disabilities to gain access to the buildings/employment.

12. Details in respect of the Full Site Investigation and Remediation Strategy shall accord with details approved on 7th June 2013, unless otherwise approved in writing by the local planning authority.

Reason: To ensure adequate mitigation of the risks to human health identified in the MLM Environmental Phase 1 Desk Study Report (ref DMB/722106/R1 March 2009).

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)

Reasons: 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.

14. There shall be no activities, external storage or processes conducted outside any buildings.

Reason: In the interests of amenity and protection of the local environment.

15. Hours of working on the site shall be -
For East Suffolk House and Units 7-9: unrestricted hours.

For Unit 1 only:

Monday to Thursday 07.00-18.00 hours

Friday and Saturday 07.00-00.00 hours

Sundays 08.00-16.00 hours

Bank Holidays shall accord with the above opening hours.

For Units 2-3, 5-6, 10-16 and 18-27:

Monday to Friday - 07:00 until 19:00 hours

Saturdays - 08:00 until 16:00 hours

Sundays & Bank Holidays - none

For Unit 4 only:

Monday to Friday - 07:00 until 02:00 hours

Saturdays - 08:00 until 16:00 hours

Sundays and Bank Holidays - none

Unless otherwise agreed in writing with the Local Planning Authority.

For unit 17 only:

Monday to Friday - 07:00 until 22:00 hours

Saturdays - 08:00 until 16:00 hours

Sundays and Bank Holidays - none

Reason: In the interests of amenity and protection of the local environment.

16. Hours of deliveries to, and collections from the site shall be -
Monday to Friday - 07:00 until 19:00 hours
Saturdays 08:00 - until 14:00 hours
Sundays & Bank Holidays - none

Reason: In the interests of amenity and protection of the local environment.

17. All extract ventilation installed in association with the Class A3 unit shall be vented via a filtered system, capable of preventing cooking odours, fumes, grease, dust, smoke and droplets from escaping the premises. Before the installation of such a system, the following details shall be submitted to the Local Planning Authority for approval:
- i) The proposed filtration plant;
 - ii) Its ducted route through the building, and
 - iii) Its final discharge point 1 metre above roof level;
 - iv) Sound power levels of all fans, air-conditioning or other cooling equipment;
- Only the approved scheme shall be implemented and shall be retained in the approved form thereafter.

Reason: In the interests of amenity and protection of the local environment.

18. Only the fixed plant approved by application DC/15/5085/DRC shall be installed and retained in its approved form thereafter. Prior to the installation of any further air conditioning, extract ventilation system, refrigeration equipment, and any other fixed plant, details of the

equipment, its location, acoustic housing and any vibration isolation measures, together with the projected noise levels at the boundary of the property, shall be submitted to the Local Planning Authority and only approved plant shall be installed and retained in the approved form thereafter.

Reason: In the interests of amenity and the protection of the local environment.

19. No refrigerated containers shall be stored on the site

Reason: In the interests of amenity and protection of the local environment.

20. Full details of any floodlighting shall be submitted to the Local Planning Authority for approval and shall be provided and retained in that approved form thereafter.

Reason: To prevent and/or minimise light overspill and sky glow.

21. Proper facilities shall be provided for the storage and disposal of waste material. Such facilities should totally enclose and adequately protect all commercial waste from insect and rodent infestation.

Reason: In the interests of amenity and the protection of the local environment.

23. None of the existing trees or hedgerow on the northern and western site boundary(ies) shall be uprooted, felled, wilfully damaged or in any other way destroyed or removed without the prior written consent of the Local Planning Authority. Any trees or hedgerow removed, dying, being severely damaged or becoming seriously diseased within five years of the completion of the development shall be replaced during the first available planting season with trees and/or shrubs of a size and species which have previously been agreed in writing by the Local Planning Authority.

Reason: To safeguard the visual amenity provided by the trees and hedgerows.

24. The details approved in relation to protective fencing of trees and hedgerows shall be adhered to unless otherwise agreed in writing by the local planning authority.

Reason: To protect the trees/hedgerow during the course of development in the interest of visual amenity.

25. Details in respect of the Tree Protection Fencing, shall accord with details approved on 7th June 2013, unless otherwise approved in writing by the local planning authority.

Reason: To protect the trees/hedgerow during the course of development in the interest of visual amenity.

26. Details in respect of landscape works shall be as approved by applications DC/16/1067/DRC.

Reason: To ensure that there is a well laid out landscaping scheme in the interest of visual amenity.

27. Details in respect of hard landscape works shall be as approved by applications DC/16/4493/DRC and DC/17/2951/DRC.

Reason: To ensure that there is a well laid out landscaping scheme in the interest of visual amenity.

28. The approved scheme of landscaping in respect of each phase of the development shall be implemented not later than the first planting season following implementation of the phase to which it relates (or within a specific time scale agreed in writing with the local planning authority). Any plant material covered by the approved scheme shall be retained and maintained and any removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season.

Reason: To ensure implementation of the landscaping scheme at an appropriate time in the interest of visual amenity.

29. The proposed acoustic fencing to the northern boundary as shown on drawing 1724/50H shall be carried out in accordance with details received on 6 September 2019

Reason: To provide acoustic screening to residential units to the north of the site from traffic using the turning head.

30. The materials shall accord with details approved on 16th August 2017, unless otherwise approved in writing by the local planning authority.

Reason: To ensure the satisfactory appearance of the development in the interest of visual amenity

32. Arrangements for the storage and collection of refuse shall fully accord with a scheme which shall have been submitted to and approved in writing by the Local Planning Authority, before the use is commenced.

Reason: In the interests of amenity and the protection of the local environment.

33. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended the General Permitted Development Amendment (No2) Order 2008) or any Order revoking or re-enacting the said Order] no development of any kind specified in Part 8, Classes A, C and D of Schedule 2 of the said Order shall be carried out unless otherwise agreed in writing with the Local Planning Authority. (Part 8, Classes A, C and D refers to extension, hardsurfaces or the deposit of waste).

Reason: In order that the local planning authority may retain control over this particular form of development in the interests of amenity and the protection of the local environment.

Informatives:

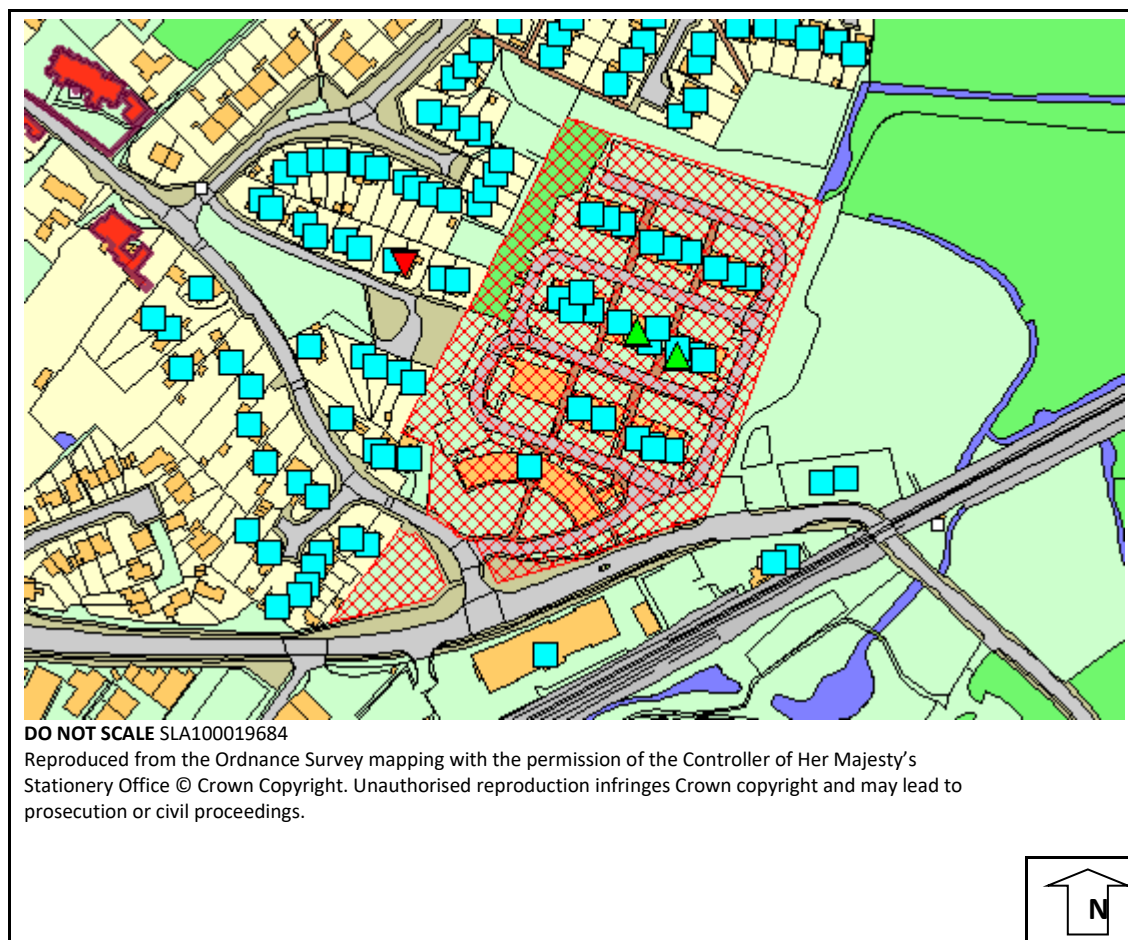
1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning

application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.

Background information

See application reference DC/20/5252/VOC on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support