

**Development Control Committee
5 March 2013**

Additional Information

NB1 - S12/0864

Environmental Health have made observations on the application and suggest conditions to mitigate against noise generated from the adjacent A1.

Tinwell Parish Council make representation on the application.

Lincolnshire County Council have made observations on suggested changes to conditions.

Stamford Chamber of Trade and Commerce have made further representations on the application.

The agent has made various observations on suggested conditions and the report, some of which have been taken on board and others not pertinent.

Proposal

Outline application for a sustainable urban extension at Stamford West including residential development (including affordable housing), a business park (10 hectares) and a local centre, with associated highways improvements, pedestrian and cycle links, landscaping and open space. (All matters reserved except for access into the site for vehicles in terms of the positioning and treatment to the access of the site, but excluding accessibility within the site, in terms of positioning and treatment of access and circulation routes and how these fit into the surrounding access network).

Information Received

The observations of Tinwell Parish Council are reproduced below;

“At a recent meeting of the Parish this application was discussed and the feeling was that this application should be refused.

This is not a sustainable urban extension to Stamford.

None of the services required by such a large development are within walking distance.

The towns facilities are all to the east of the town centre. The Doctor's Surgeries, the Hospital, the secondary educational school, Stamford College, the major recreational facilities and the Super Markets are all the to the east of the centre.

Traffic from our village and from Ketton village further out in Rutland already has to negotiate the poor central road system in the town centre to access these facilities. An increase in traffic through Tinwell Road is not desirable.

Finally, the use of prime agricultural land, a real green field site, is just not acceptable for a housing development in this area of town".

The observations of the Stamford Chamber of Trade and Commerce are reproduced below;

"1. Stamford Chamber of Trade and Commerce ('SCOT') is the democratically organised representative body for those involved in Stamford's trade and commerce. It currently has about 80 members, from the largest to the smallest employer.

2. Following your notification received on Monday 25th February that the above application is due to be considered by the Development Control Committee on 5th March 2013, we refer you to our letter of objection dated 24th May 2012, a copy of which is attached.

3. We confirm that our original objections remain. You are also hereby notified that in addition to the contents of this letter, the terms of our objections are now expanded to incorporate the evidence and representations we submitted before and during the recent Site Allocations and Policy Plan (SAP) Examination Hearings.

4. These can be found at the Examination page and Examination Hearing Library page of your SKDC website. We recommend that you first review our Additional Submissions on our Chamber's website at its home page www.stamfordchamber.co.uk under the heading Chamber News; or the Themed sequence directly on www.stamfordchamber.co.uk/newdpd.htm. We commend to you the Themed sequence which makes for easier comprehension of this large volume of important documentation.

5. If you are looking for hard copy, your Council's Planning Policy team are currently holding multiple copies of our sets of four D-ring binder files; the first two of each set being hand delivered on 18th November 2011; the remainder of

each set being hand delivered on 19th October 2012. These do not include the Additional Submissions made during the course of the Hearings, and the interchanges between the Inspector and the Council afterwards.

6. We have closely studied your Report NB1 to the Development Control Committee, and in particular the 'updated observations of Planning Policy' on pages 7-8. These urge, and attempt to justify, an approval of the application. These observations are a gross distortion of the facts. They are also yet another cynical attempt by Planning Officers to pre-empt the outcome of the SAP Examination Hearings via the Development Control function. They bring the Planning Officers, your Council and its Local Development Framework process into disrepute.

7. The truth of the matter is that:

- Progress with the SAP has been halted by the Council at its own request
- The GAAP had to be withdrawn due to the fatal flaws found in it by the Examination Inspector
- It is almost certain that the Inspector will find similar fatal weaknesses in Stamford's part of the SAP, particularly in relation to the Council's site selection processes.
- Planning Officers of your Council are seeking to secure approval of their pet project before the appointed Inspector of the Independent Examination is able to put a stop to 'Stamford West'.

8. It is clear that SKDC's Planning Officers have decided to completely disregard the very criticisms made by the Inspector in his letter of 31st October 2012 which led to the withdrawal of the GAAP. He said that "It is the policy which should provide direction to the planning permission" and "the tail (is) wagging the dog". We say that the Planning Officer actions in respect of S12/0864 are an insult to democracy, an abuse of process, and completely contrary to the ethos which underpins the National Planning Policy Framework.

9. The SAP has been over seven years in the making, with many Stamfordians contributing to it. To ensure any future large scale development in our town such as a SUE secures legitimacy, it is essential that the rationale for such development is appropriately validated. The mechanism for so doing is through the Local Development Framework process which must be allowed to run its course via the Inspector's Report on the SAP.

10. Thus SCOT asks that this S12/0864 application be withdrawn from the Development Control Committee's Agenda for its Meeting on 5 March 2013. To

do otherwise would be a denial of Stamfordians' democratic rights on this issue.

11. We are e-mailing a copy of this letter to the Inspector for his information, and to Wedlake Bell for their action”.

Environmental Health have confirmed that they raise no objection to the application subject to the identified mitigation being implemented as well as controls over construction hours and dust generating activities.

Lincolnshire County Council, as Highway Authority, has agreed to amend some of the suggested conditions, at the request of the agent.

Officer Comment on Information Received

On page 10 the Committee report the paragraph starting ‘the application is submitted in outline form with only access committed’, needs updating as rather than conditioning the approval of a master plan the one submitted is accurate enough to do so and can also be tied to the submitted Design and Access Statement. There would also be a need for the applicant to submit supporting information in support of each reserved matters application to ensure that the design ethos for future development of the site is adhered to, this is covered in suggested conditions 4-6, most notably condition 5.

Environmental Health are content that with appropriate conditions the development would be acceptable with regard to possible noise pollution. These include final details of the earth bund to the west of the site to protect the amenity of future occupiers as well as a noise assessment to be submitted with each reserved matter application to ensure that identified noise levels are met. Furthermore, restrictive conditions on hours of working are suggested and control over dust generating activities.

The observations of Tinwell Parish Council and Stamford Chamber of Trade and Commerce are noted but raise no new issues not already considered.

Alterations to Conditions

In light of information received a number of changes have been made to the decision notice and for a ease of reference a full draft of the revised notice is below, along with a summary of the changes made;

- The wording to condition 4 has been altered so it is clear that the phasing plan relates to the Public Open Space, residential aspect and Local Centre. The future development of the commercial element is covered by condition 6.

- The wording of conditions 19-22 have been slightly amended and condition 23 removed as the Highway Authority agree that it is not necessary and can be removed.
- Five additional conditions have also been recommended by Environmental Health (numbers 24-28) on the updated decision notice.

CONDITIONS & REASONS / REASONS FOR REFUSAL / INFORMATIVES

1. The first application for approval of reserved matters must be made not later than 3 years from the date of this permission and development commence not later than two years from the date of the approval of the first reserved matters application.

Later applications for the approval of reserved matters must be made not later than the expiration of eleven years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates:-

- (a) The expiration of thirteen years from the date of this permission; or
- (b) The expiration of two year(s) from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: Required to be imposed pursuant to Section 92 (as amended) of the Town and Country Planning Act 1990.

2. Details of the reserved matters set out below shall be submitted to the Local Planning Authority for approval within eleven years from the date of this permission:

- (a) layout;
- (b) scale;
- (c) appearance; and
- (d) landscaping.

Approval of all reserved matters for any phase or part of any phase shall be obtained from the Local Planning Authority in writing before any development in that permitted phase or part of any permitted phase is commenced.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 (as amended) of the Town and Country Planning Act 1990.

3. Plans and particulars submitted pursuant to Condition 2. above shall include the following details:
- (a) any proposed access roads including details of horizontal and vertical alignment;
 - (b) the layout, specification and construction programme for (1) any internal roads not covered by (a) above, (2) footpaths, (3) parking, turning and loading/unloading areas (including visibility splays), (4) cycle parking areas, (5) cycle storage facilities and (6) access facilities for the disabled (7) individual accesses;
 - (c) the positions, design, materials and type of boundary treatment (including all fences, walls and other means of enclosure) to be provided; details for all hard landscaped areas, footpaths and similar areas, including details of finished ground levels, all surfacing materials, and street furniture, signs, lighting, refuse storage units and other minor structures to be installed thereon;
 - (d) contours for all landscaping areas, together with planting plans and schedules of plants, noting species, sizes and numbers/densities, details of all trees, bushes and hedges which are to be retained and a written specification for the landscape works (including a programme for implementation, cultivation and other operations associated with plant and grass establishment) to the east of the site a landscape corridor* shall be planted;
 - (e) lighting to roads, footpaths and other public areas.

Reason: To enable the Local Planning Authority to control the development in detail and to ensure that the development of the site takes place in a well designed, consistent and comprehensive manner in accordance with the relevant national planning policy and Policies SP1, SP3, EN1, EN3 and EN4 of the South Kesteven Core Strategy.

4. Not later than when the first application for approval is reserved matters is made, a phasing plan shall be submitted to and approved in writing by the Local Planning Authority. It shall identify phases of delivery for the residential aspect (to monitor the five year supply of housing), local centre and open space. The phasing plan as approved shall be adhered to, unless otherwise agreed in writing with the Local Planning Authority.

Reason: The application has been submitted in outline form with only access committed and to comply with Core Strategy policy H1, and ensure that the site is developed in a logical manner.

5. When the reserved matters applications are submitted they shall be carried out in accordance with the submitted Design and Access Statement including the content of the illustrative masterplan, street typologies, pedestrian and cycle permeability, scale and massing parameter plans and

residential density parameter plan. None of the upper parameters for height or the number of storeys shall be exceeded. Furthermore, all dwellings shall be built to a minimum standard of code 3 for Sustainable Homes.

A statement shall be submitted with each reserved matters application demonstrating how it complies with the approved Design and Access Statement.

6. Not later than when the first application for the approval of reserved matters is made, a marketing strategy for the business park shall be submitted to and approved in writing by the Local Planning Authority. The marketing strategy shall be adhered to unless otherwise first agreed in writing with the Local Planning Authority.

Reason: To ensure that the business park is marketed appropriately to enable earliest occupation.

7. No development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological work in accordance with the agreed written scheme of investigation which has been submitted to and approved by the Local Planning Authority.

Reason: In order to provide a reasonable opportunity to record the history of the site and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

8. Within the local centre, the combined floor area of the A1 retail shops shall not exceed 400m² (net retail floorspace)

Reason: To control the size of the shop to ensure that its use is limited primarily to local residents of the local area, in the interests of the convenience and safety of local highway users and residential amenities.

9. The employment land shall be occupied by businesses falling with the use classes B1 and B2 only and for no other purpose (including any other purpose in Class B of the Schedule to the Town and Country Planning (Use Classes) Order 1987, as amended, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: The development would need to provide an adequate number of job opportunities given the scale of development proposed and other uses may not provide the number of jobs required, and to comply with guidance

contained in the National Planning Policy Framework and the Stamford West: Employment Land Assessment.

10. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of strategic landscaping for areas shown for this purpose in the initial version of the Master Plan, and such scheme shall include an indication of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection and preservation and a staged programme of implementation.

Reason: Hard and soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings.

11. All planting, seeding or turfing comprised in the approved details of landscaping approved pursuant to conditions (2) and (3) above shall be carried out in the first planting and seeding seasons following each stage of the implementation programme agreed under those conditions. Any trees or plants which within a period of 5 years from the completion of the instant stage of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: Hard and soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings.

12. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the local planning authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

Reason: Hard and soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

13. Prior to the commencement of any phase or part of a phase of the development, pursuant to any consent for Reserved Matters, written details of a package of crime prevention measures to be incorporated into the development shall be submitted to and agreed in writing by the Local Planning Authority. These measures shall have been installed prior to occupation of the individual dwellings affected.

Reason: To contribute to crime reduction by design to accord with PPS1 Delivering Sustainable Communities.

14. 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 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.

Reasons: To ensure that any unsuspected contamination encountered during development is dealt with in an appropriate manner to protect groundwater quality.

15. No building required to be served by water services shall be occupied until the disposal of mains sewage has been provided to serve that building unless otherwise agreed in writing by the local planning authority.

Reason: To prevent flooding, pollution and detriment to public amenity and biodiversity through provision of suitable water infrastructure.

16. No development shall take place until a detailed surface water drainage scheme for the site, based on the proposed principles and parameters outlined within the submitted flood risk assessment (undertaken by Brookbanks Consulting Ltd, ref:10037/FRA/01, dated 2 April 2012), 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 1 in 100 year critical storm with the inclusion of climate change, 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 details before the development is completed.

Reason: To prevent the increased risk of flooding, both on and off site.

17. When the application is made for approval of the 'Reserved Matters' for the Business Park and Local Centre those application shall show details of the arrangements for the parking/turning, manoeuvring and loading/unloading of vehicles within the site. These arrangements shall be agreed in writing by the Local Planning Authority and provided before the building applicable to the parking/garaging is occupied and shall be kept permanently free for such use at all times thereafter.

Reason: To enable occupiers and calling vehicles to park clear of the carriageway of adjacent roads in the interests of highway safety.

18. The agreed parking areas pursuant to Condition 17 shall be laid out, surfaced and drained in accordance with details to be submitted to and approved in writing by the Local Planning Authority

Reason: To ensure occupiers and calling vehicles do not park on adjacent carriageways in the interests of highway safety and convenience.

19. Prior to commencement of any commercial building works on site details of those works indicatively identified on drawing number 09-234-TR-006A, or as specified to improve the public highway, (by means of access provision including incorporating a roundabout, pedestrian/cycleway link and pedestrian facilities together with all necessary drainage, lighting and ancillary works) shall be submitted to and approved in writing by the Local planning Authority. The works shall be completed in accordance with the approved details before building work commences on any part of the development hereby approved.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site.

20. Prior to commencement of any residential dwelling to the northern half of the site details of those works indicatively identified on drawing number 09-234-TR-008A, or as specified to improve the public highway, (by means of an approved access junction facility together with pedestrian, bus stop, drainage, lighting and ancillary works) shall be submitted to and approved in writing by the Local planning Authority. The works shall be completed in accordance with the approved details before building work commences on any part of the development hereby approved.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site.

21. Prior to commencement of any residential dwelling to the southern half of the site details of those works indicatively identified on drawing number 09-234-TR-005A, or as specified to improve the public highway, (by means of an approved access junction facility together with the upgrading of an existing footway to shared footway/cycleway, bus stop provision, drainage, lighting and ancillary works) shall be submitted to and approved in writing by the Local planning Authority. The works shall be completed in accordance with the approved details before building work commences on any part of the development hereby approved.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site.

22. Before each dwelling (or other development as specified) is occupied the roads and/or footways providing access to that dwelling, for the whole of its frontage, from an existing public highway, shall be constructed to a specification to enable them to be adopted as Highways Maintainable at the Public Expense, less the carriageway and footway surface courses. The carriageway and footway surface courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling, within the relevant phase of the development (or other development as specified).

Reason: To ensure safe access to the site and each dwelling/building in the interests of residential amenity, convenience and safety.

23. Those parts of the approved Framework Travel Plan submitted October 2012 applicable to both commercial and residential development that are identified therein as being capable of implementation prior to and after occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented in accordance with the Plan or otherwise agreed with the appointed Site Travel Plan Co-ordinator.

Reason: A Travel Plan has been conditioned to ensure that access to the site is sustainable and reduces dependency on the car.

24. If during construction works associated with the development; any isolated areas of suspected contaminated land or filled material are discovered, works shall be suspended until the nature and extent of the contamination is assessed. This assessment shall be submitted to and approved in writing by the local planning authority. The assessment shall take the form of a detail site investigation required to deal with the potential contamination identified. Any investigation required shall be undertaken in accordance with the scheme submitted and shall comply with current Government Guidance. The local planning authority shall be notified as soon as is reasonably practicable of the discovery of any suspected areas of contamination.

Upon completion of the remediation works carried out in accordance with the site investigation strategy; a validation report prepared by a competent person shall be submitted to and approved in writing by the local planning authority. The validation report shall include details of the remediation works and Quality Assurance/Quality Control results to show that the works have been carried out in full and in accordance with the approved

methodology. Details of any validation sampling and analysis to show the site has achieved the approved remediation standard, together with the necessary waste management documentation shall be included.

Reason: To ensure that any contamination that may be on site is appropriately controlled and to ensure that the proposed site investigations and remediation will not cause pollution in the interests of the amenities of the future residents and users of the development; and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

25. Before development commences the developer shall submit a detailed specification for approval in writing of the planning authority of the proposed 5m high noise barrier to the western and southern boundary (boundary with the A1 Trunk Road and exit/entry slips) of the development site.

The bund as approved shall be completed prior to occupation of any dwelling to the south of the site.

Reason: To ensure that the amenity of future occupiers of the development would not be unduly affected by noise and to comply with guidance policy EN1 of the Core Strategy.

26. When details are submitted at the 'Reserved Matters' application stage for any residential development associated with the development hereby permitted it shall be accompanied by a detailed noise assessment. The assessment shall set out measures to mitigate and protect the proposed dwellings from any potential effects from noise from the adjacent road (A1). The development shall then only be carried out in strict accordance with the approved mitigation measures.

The noise assessment shall ensure that the internal habitable rooms of the residential dwellings meet the following criteria in accordance to BS8233:1999:-

- a) the indoor ambient night time (23:00 to 07:00 hours) noise level (due to anonymous noise sources) in any unoccupied bedroom in the development shall not exceed 30dB LAeq 1 hour and individual night time (23:00 to 07:00 hours) noise events shall not exceed 45dB L_{AmaxF};
- b) The indoor ambient day time (07:00 to 23:00 hours) noise level (due to anonymous noise sources) in any unoccupied living room in the development shall not exceed 35dB LAeq 1 hour;
- c) For outdoor garden areas, noise levels should be less than or equal to 55 dB(A) as recommended in the World Health Organisation Guide lines on Community Noise

Reason: To ensure that the amenity of future occupiers will not be compromised through noise that may be generated and to ensure that the acoustic mitigation put forward is acceptable and to comply with Core Strategy policy EN1.

27. Prior to the commencement of development a scheme detailing the means to control and minimise dust emissions from construction, earth moving, and associated vehicular movements on access roads shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the amenity of nearby properties would not be compromised and to comply with policy EN1 of the Core Strategy.

28. Construction work and deliveries shall only be carried out between the hours of 7:30 am to 6:00 pm Monday to Friday and 9:00 am to 5:00 pm on a Saturday. Construction work shall not be carried out on Sundays or Public Holidays.

Reason: To ensure that the amenity of nearby properties would not be compromised and to comply with policy EN1 of the Core Strategy.

29. The development hereby permitted shall be carried out in accordance with the following list of approved plans submitted as part of the application:

09-234-TR-004 rev B
09-234-TR-005 rev A
09-234-TR-006 rev A
09-234-TR-007 rev A
09-234-TR-008 rev A

Reason: To define the permission and for the avoidance of doubt.

Note(s) to Applicant

1. Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991 or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

2. An application to discharge trade effluent must be made to Anglian Water and must have been obtained before any discharge of trade effluent can be made to the public sewer.

Anglian Water recommends that petrol/oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of such facilities could result in pollution of the local watercourse and may constitute an offence.

Anglian Water also recommends the installation of a properly maintained fat traps on all catering establishments. Failure to do so may result in this and other properties suffering blocked drains, sewage flooding and consequential environmental and amenity impact and may also constitute an offence under section 111 of the Water Industry Act 1991.

3. The term 'construction work' shall include mobile and fixed plant/machinery, (e.g. generators) radios and the delivery of construction materials.
4. If any controlled waste is to be removed then the site operator must ensure a registered waste carrier is used to convey the waste material off site to a suitably authorised facility. The Duty of Care regulations for dealing with waste materials are applicable for any off-site movements of wastes. The developer has a duty of care to ensure all materials removed go to an appropriate licensed disposal site and all relevant documentation is completed and kept in line with regulations.

Applicants should be aware that if any controlled waste is to be used on the site the operator will need to obtain the appropriate authorisation from us. Should this proposal be granted planning permission, then in accordance with the waste hierarchy, we wish the applicant to consider reduction, reuse and recovery of waste in preference to off site incineration and disposal to landfill during site construction.

If the operator would like more specific advice they can contact the Environment Management Team at our Kettering office on 01536 385155 or look at guidance available on our website at <http://www.environment-agency.gov.uk/subjects/waste>.

5. Where a footway is constructed on private land, that land will be required to be dedicated to the Highway Authority as public highway.

Where private drives are proposed as part of any development you should be aware of the requirements laid down in the Lincolnshire Design Guide for Residential Areas.

6. Prior to the submission of details for any access works within the public highway you must contact the Divisional Highways Manager on 01522 782070 for application, specification and construction information.

You are advised to contact Lincolnshire County Council as the local highway authority for approval of the road construction specification and programme before carrying out any works on site.

7. This permission does not convey any approval that may be required under the Flood and Water Management Act 2010 and you are advised that further details relating to drainage may need to be submitted on request for the approval of the Lead Local Floods Authority and any amendments to the approved scheme shall subsequently be implemented before occupation of the first unit to which this permission relates.

Surface water off drives and other private areas shall not discharge onto adopted or future highway areas. Drives that fall towards the highway shall have drainage channels at the interface connected into the house/building drainage.

8. * The landscape corridor referred to in condition 3 (d) shall be not less than 5m wide and include within it native trees, the final detail of which shall be approved via the submission of a reserved matters application. This can be accommodated within the larger rear gardens of properties that border the east of the site.
9. The centre line to define north and south of the site is the southern most tip of the central area of public open space, as shown on the master plan. The line runs east to west from this point.

Changes to Recommendation:

None.

KJC1 - S11/2002

Proposal Outline permission for residential development and the formation of new vehicular access

Information Received

Comments have been received from the Upper Witham Drainage Board as follows:

“Thank you for the opportunity to comment on the above application. The Board has no further comments on this site, however the previous comments remain valid.”

Officer Comments

The recommendation has not been changed as a result of these comments.

Alterations/Additional Conditions

No changes to the conditions as a result of the amended consultation period.

Changes to Recommendation

No change to the recommendation as stated within the main agenda report.

LDPP1 - S12/3187/LB

Proposal Installation of DDA compliant handrails to steps outside Arts Centre.

Information Received

The date for the expiration of the public consultation period has been amended from the date stated within the report to the 15th March. As the Development Control meeting is being held before this date the recommendation has been amended accordingly.

Officer Comments

Subject to no further additional planning considerations being raised as a result of the public consultation period, the recommendation to approve will remain.

Alterations/Additional Conditions

No changes to the conditions as a result of the amended consultation period.

Changes to Recommendation

The recommendation has been amended to read as follows:

“The application shall be deferred to the Chairman and Vice Chairman for approval at the expiration of the public consultation period, subject to no further material planning considerations being raised, subject to the following conditions:”