



PLANNING COMMITTEE

DATE:	Thursday, 28 September 2023
TIME:	6.00 pm
VENUE:	Committee Room - Town Hall, Station Road, Clacton-on-Sea, CO15 1SE

MEMBERSHIP:

Councillor Fowler (Chairman)
Councillor White (Vice-Chairman)
Councillor Alexander
Councillor Bray
Councillor Everett

Councillor Harris
Councillor Placey
Councillor Sudra
Councillor Wiggins

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DATE OF PUBLICATION: Thursday, 28 September 2023

AGENDA

5 **REPORT OF THE DIRECTOR (PLANNING) - A.1 - PLANNING APPLICATION**
23/00929/FUL – HONEYCROFT & 2 WALDEGRAVE WAY, LAWFORD, CO11 2DX
(Pages 1 - 10)

Erection of 13 Sheltered Housing bungalows for persons 55 years old or older, and a new community facility building (on the site of the recently demolished sheltered housing building).

The application is before the Planning Committee as Tendring District Council is the applicant.

Date of the Next Scheduled Meeting

The next scheduled meeting of the Planning Committee is to be held in the Committee Room - Town Hall, Station Road, Clacton-on-Sea, CO15 1SE at 6.00 pm on Tuesday, 24 October 2023.

Information for Visitors

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TENDRING DISTRICT COUNCIL

PLANNING COMMITTEE

ALTERATIONS AND ADDITIONS TO PLANNING COMMITTEE

28th September 2023

Agenda Item 9: Future Meetings of the Committee – Commencement Time

Advice has been received from the Council’s Monitoring Officer that the Planning Committee does not have the delegated power and that only Full Council can amend the permanent start time of a Committee’s meetings under the Council’s Constitution (Council Procedure Rule 35.1 (Ordinary Meetings of Committees)).

The Monitoring Officer has therefore suggested that the Committee instead considers passing the following resolution at its meeting on 28 September:-

“That –

- (a) the meetings of the Planning Committee due to be held on Tuesday 24 October 2023 commencing at 6.00 p.m. and on Tuesday 21 November 2023 commencing at 6.00 p.m. be cancelled;*
- (b) the Chairman of the Planning Committee be requested to exercise their delegated power under Council Procedure Rule 35.2 (Special Meetings) and to call special meetings of the Planning Committee to be held on the following dates:-*

Tuesday 24 October 2023 commencing at 5.00 p.m.

Tuesday 21 November 2023 commencing at 5.00 p.m.

- (c) Full Council be requested to change the permanent commencement time of meetings of the Planning Committee from 6.00 p.m. to 5.00 p.m.”*

AGENDA ITEM A.1

23/00929/FUL - Erection of 13 Sheltered Housing bungalows for persons 55 years old or older, and a new community facility building (on the site of recently demolished sheltered housing building).

Honeycroft & 2 Waldegrave Way, Lawford, Manningtree CO11 2DX

Unilateral Undertaking

The Unilateral Undertaking to secure a financial contribution towards the Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) has now been completed.

Additional Representations

A letter has been received from Councillor Giancarlo Guglielmi on behalf of himself, Councillor Terry Barrett and Lawford Parish Council in support of the application, which reads as follows:

We write to express our combined strong support for this application, and we are sorry for not having submitted this representation before now.

The Chairman of Lawford Parish Council will attend the site visit on Thursday 28th September, but although we would have very much liked to have made our representation in person, regrettably we will not be able to attend the Committee meeting because of previous commitments.

We are delighted that this application will now be heard and determined by the Members of the Planning Committee, and we very much hope that they will agree with the Officer's recommendation and approve this scheme that has been long time coming.

We would like to thank the Property Team for the huge amount of work they have put into preparing this application, and come with a scheme that will offer first class accommodation for Tendring residents over 55, and as this site previously known as Honeycroft Sheltered Housing, has historically provided accommodation to people who had Lawford, Mistley, and Manningtree connections, we would very much like that this unwritten policy should continue.

We are very pleased to see that CONDITION 5 addresses the potential disturbance to neighbouring properties with regards to noise, dust, and the various stages of construction, as well as including a scheme to review issues with neighbours and the registration and details of the Considerate Constructors Scheme.

We are likewise very pleased to see that 3 CONDITION addresses 6.40 of the report that talks about Policies PPL10 and SPL3, that require consideration to be given to renewable energy generation and conservation measures.

Although actual details have not been submitted with the proposal, we are happy that this will be dealt with by Officers.

We very much hope that Members will share our view of support for this proposal and we very much look forward to seeing this site that has sat empty for a very long time, being once again able to provide housing; and in some cases, free up larger council properties to those residents over 55 who would like to have scaled down but because there was nothing available have not been able to.

This will be excellent news to so many people on the Housing Register who are waiting for two- and three-bedrooms accommodation.

And if this scheme is approved it could become a great model to address other Council owned Housing Schemes that are now coming to the end of their time.

We thank you all for reading this and for taking it in consideration when you will debate the application on Thursday 28th September.

AGENDA ITEM A.2

22/01332/FUL - Proposed 3 dwellings and associated ancillary buildings, drainage systems, boundary treatments, hard surfacing with vehicular access from Thorpe Road.

Land South of Verity Gardens, Weeley, Clacton On Sea, CO16 9FA

Additional Representations

Weeley Parish Council: Weeley Parish Council (WPC) considered this application at its meeting on 18 September 2023. It resolved once again to object strongly to these proposals.

WPC previously considered this application on 28 September 2022 and again on 20 March 2023. On both previous occasions, it resolved to object to this application.

Reviewing the plans via a desktop exercise indicates that these proposed properties are being squeezed in to an area that is patently too small to accommodate them. However, a site visit make highlights the cramped nature of the area.

Concern was raised previously about access by emergency vehicles, there is no evidence to indicate that the Fire Service has been consulted. If it hasn't then in these particular circumstances, it should be.

A separate application for 277 dwellings on this site has been lodged. The Parish Council is baffled that the developer would jeopardize the success of this large development by submitting a separate application for three dwellings that most local people see as wholly unsuitable in terms of access.

Officer comment: The fire service are not consulted on 'minor' applications and are not a statutory consultee. The private drive is of sufficient width to accommodate a fire pumping appliance as detailed within the Building Regulations.

Waste Manager: Looking at the mapping system and the layout of the development if the highway of Verity Gardens has been constructed to a suitable standard to allow full access and sustain the weight of a 26 tonne, 2.5 metre wide collection vehicle then households should be able to present their waste and recycling for collection outside of their properties and not need to present on the neighbouring road of Barleyfield Drive.

I suspect that the alleged actions are taking place as a sole purpose of ease to the collection driver rather than out of necessity due to design and moving forward happy to take this up with Veolia if needed.

Officer comment: Condition 4 requires submission and approval of a waste strategy.

Report Update

Update in relation to paragraph 6.35 and the Construction Management Plan condition. The agent has verbally confirmed that these dwellings would be built from the main site to the rear, retaining everyday access to the existing bungalows. Condition 3 requires submission and approval of a detailed Construction Management Plan which includes details such as protection measures for roads adjoining the site, security hoarding, and directional signage.

AGENDA ITEM A.3

22/00979/DETAIL - Reserved matters application with details of appearance, landscaping, layout and scale for the development of 277 dwellings, 1,910m² commercial floorspace (B1 Uses), railway footbridge, attenuation basins, open space, play equipment and associated infrastructure pursuant to outline permission 19/00524/OUT (Outline planning application with all matters reserved, except for access, for 280 dwellings, a 2 Form of Entry primary school, 56 place early years nursery, up to 3000 sqm of office (B1) buildings on 1 hectare and associated ancillary buildings, drainage systems, boundary treatments and hard surfacing as well as public open space, vehicular access from Thorpe Road a pedestrian footbridge and the closure of existing level crossing and formal diversion of public footpath No 5 - Weeley, over the new railway bridge) including minor alterations to public footpaths No.3 and No. 4 to allow for the proposed layout.

Land to The South of Thorpe Road, Weeley, CO16 9AJ

Additional Representations

Weeley Parish Council: Weeley Parish Council (WPC) considered this application at its meeting on 18 September 2023. It resolved to object to the application. WPC submitted objections to this application previously on 18 July 2022 and again on 20 March 2023. The reasons it objected previously still stand.

In considering the application on this occasion, serious concern was expressed about proposed parking provision at the school and business units. It is clearly woefully insufficient in terms of staff parking and parent parking.

You only need to look at the amount of vehicles parked in and around the Gorse Lane Industrial Estate to see how many vehicles this type of activity generates and that area was built with far more generous accommodation than this proposal and it is choked with traffic.

With regard to the proposed school, its proximity to the business units and parking provision, . Parking has over the years become an increasing problem at many schools. It doesn't make sense to design the problem in before the school is built.

WPC requests that the parking provision is reviewed and increased.

ECC Highway Authority: *Please note this supersedes the previous recommendation dated: 12 May 2023 for this application.*

In relation to drawing nos. 21/12/70 A - Amended education site access plan and 21/12/51 F - Amended parking layout plan, it is noted that the submitted plan(s) do not fully meet the requirements of Schedule 5 of the s106 dated 13th August 2019. The proposed location of the school car park at the front of the school, will create a source of noise and pollution on the school boundary and undermine the principle of making Active Travel the most attractive way to get to the school and there appears to no evidence supporting the need for a car park. It is considered that the access points are not in the correct positions to facilitate the traffic free school frontage that EEC strives to deliver or conform to the requirements as set out in Schedule 5 of the s106 dated 13th August 2019. The Highway Authority would welcome further engagement with the applicant, ECC Schools Service and ECC Urban Design to address the issues raised above.

Notwithstanding the above, should Members be minded granting planning permission, the Highway Authority would wish to see the following mitigation and conditions applied:

[Officer comment: Highways conditions are unchanged from their comments dated 12th May 2023 except updated plan numbers].

ECC Schools: The Land Compliance Study (LCS) does not cover the whole area of the education site as set out in the s106 Agreement, creating 'gaps' in the information required. The LCS needs to be reviewed and completed in accordance with the site area as set out in the s106 Agreement.

Also, the LCS states elements as 'met' yet there has been no information / details provided to support this.

- 1. An archaeology report has not been provided. This is shown as 'met' on the LCS, yet no evidence has been provided. Please could ECC have a copy of this report as this will need to be reviewed by ECC.*
- 2. Has an ecology report / study been provided / submitted? ECC need to understand / know what other species, apart from bats, are on the site and the mitigation strategy. Please could a copy of this report be provided as this will need to be reviewed by ECC.*
- 3. Has a topographical report / study been provided / submitted. Please could ECC have a copy of this report as this will need to be reviewed by ECC.*
- 4. Has a geotechnical report been provided / submitted. Please could ECC have a copy of this report as this will need to be reviewed by ECC.*
- 5. The LCS refers to the removal of an existing hedgerow that is currently on the school site.. Has consent for the removal been obtained? ECC require evidence to support the consent for removal. Will the hedgerow removal occur before the land transfer?*
- 6. There is an additional section of hedgerow shown within the Education Site. Can you confirm that this part of the hedgerow will be removed as well?*
- 7. The Tree Survey covers a different Education Site area than that set out in the s106 Agreement. A revised Tree Survey is required.*
- 8. ECC require confirmation that the overhead powerline will be diverted before the land transfer. Has permission been sought, and if so, ECC require evidence to support this.*

9. *The trees and hedgerow shown along the school boundary will reduce the useable space within the Education Site. These need to be excluded from the Education Site and sit outside the school boundary.*
10. *The site contamination report has not been fully completed, therefore it cannot meet the requirement of Annex 1, Note 1 of Schedule 5 of the s106 Agreement dated 13th August 2019.*
11. *The Access Plan is NOT accepted. The vehicular access points on the north eastern boundary do not provide for a traffic free / pedestrianised frontage. The vehicular access, for staff, deliveries, emergency vehicles should be located on the eastern boundary, ideally where there is a gap in the fence (unit no's 69 & 70). Only one access point is required ie: not an in-out access. This was communicated to the developer in 2020.*
12. *The Access Plan is NOT accepted. ECC will not provide onsite parking for parents and actively encourage walking and cycling to school. This area within the Education Site should be shown grey like the rest of the education site.*
13. *The Utility Plan is NOT accepted. Please can the surface water drainage discharge connection point be shown on the utility plan along with the discharge rate. The school and EY need to connect into the wider development for surface water as per Schedule 5, Para 4.5 4.5 of the s106 Agreement dated 13th August 2019.*
14. *ECC are currently providing all electric buildings to meet with the net zero aspirations. The current developers guide is under review and the updated version will require 290kva for a 420 primary, no gas. The EYs would require 72kva, no gas, water 50mm 1.5l/s. A 100mm mains connection pressurised system is required, storage tank with pumps to fill the tank in 36 hours, and 2 telecom ducts. Can it be confirmed that this will be provided as there is a requirement for a new substation if the higher electric capacity could be achieved in two feeds? **Please note Alison**, the utility provision is not my area of expertise and this point may need to be further clarified with Infrastructure Delivery.*

Please note: these comments are not exhaustive and further comments may arise as we enter further discussions.

I trust these comments are informative and set out clearly the elements that need to be addressed to meet ECC requirements.

Officer comment: Points 1-10 and 13-14 all relate to matters that are covered/controlled by Schedule 5 (Education Site) of the S106 agreement and the detailed requirements under Annex 1 (Education Site Specification) which the developer must comply with within set timescales of ECC serving the Education Site Notice. They are not therefore for consideration under this reserved matters application.

In relation to Points 11 and 12 the amended Education Site Access Plan removes the parent parking area from the school site. As detailed at paragraph 6.57 of the report, Officers consider it is sensible to provide the parent parking area to reduce the on street parking pressure associated with the education land. Additional condition 17 is recommended to ensure its provision and retention. Officer's also favour access into the education site for staff parking from the main highway linking through to the commercial element, rather than omitting Plot 69 as favoured by ECC Schools, due to the associated disturbance to neighbouring dwellings.

Schedule 5 (Education Site) of the S106 contains a wide range of detailed criteria. The required pedestrian and construction grounds maintenance/emergency vehicle access are provided to the Education Site with no objection to these elements from ECC. Their objection relates to the two points of vehicular access outside the northern confines of the Education Site serving the proposed parent parking area and feeding into the Education Site to the

indicative staff parking area. Schedule 5 (2.) states “The Owner hereby covenants 2.1 not to use or allow or permit any works or activities to be carried out on the Education Site that may render the Education Site unsuitable for use as an Education Facility in any way or add to the cost or time taken to construct an Education Facility including for the avoidance of doubt storage and or car parking”. There is no conflict as no works are to be carried out on the Education Site under this reserved matters application.

Schedule 5 4.4 states “to agree in writing with the County Council the Education Site Utility Plan and the Education Site Access Plan ensuring always that there are no ransom strips that prevent full access to the Education Site or use of Utilities PROVIDED ALWAYS that the Owner shall not submit any reserved matters application for the Development that will impact upon or limit options to access service or supply the Education Site until the Owner has agreed with the County Council all appropriate aspects of the Education Site Access Plan and / or Education Site Utility Plan” Annex 1 Education Site Specification Checklist The Education Site shall be or have:-“”Level with surrounding areas and in particular with suitable points of access (vehicular and pedestrian)”.....”Accessible from suitable public highways (not a cul de sac) and safe direct walking & cycling routes”... These are requirements on the owner not the Local Planning Authority and do not prevent determination of the reserved matters application. Whether the reserved matters layout impacts upon or limits options to access the Education Site is also considered to be subjective.

Alterations to recommended conditions

Alteration to condition 1 Approved Plans: 1) to add amended Education Site Access Plan to the approved plans list as it is referred to in additional condition 17 below. 2) To correct landscaping plans to show the added defensive planting 3) Updated Boundary Treatment Plan to show parent parking within the temporary 1.8m high welded mesh school fencing.

1. APPROVED PLANS & DOCUMENTS

CONDITION: The development hereby permitted shall be carried out in accordance with the drawings/documents listed below and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission, with the exception of approved drawing 2467-LLA-ZZ-00DR-L-0214 P07 – Detailed Planting Proposals – Sheet 14 of 17 and 2467-LLA-ZZ-00-DR-L-0215 P09 – Detailed Planting Proposals – Sheet 15 of 17.

Prior to commencement of development above slab level a scheme for the planting of additional trees around the proposed railway footbridge shall be submitted to and approved in writing by the Local Planning Authority. The planting scheme shall include details of the timing of the planting.

Such development hereby permitted shall be carried out in accordance with any Phasing Plan approved, or as necessary in accordance with any successive Phasing Plan as may subsequently be approved in writing by the Local Planning Authority prior to the commencement of development pursuant to this condition.

Site Location Plan – 21/12/01 Rev.A
General Layout & Phasing Plan – 21/12/02 Rev.C
Proposed Block Plan – 21/12/03 Rev.F
Proposed Site Plan Parcel A – 21/12/04 Rev.F

Proposed Site Plan Parcel B – 21/12/05 Rev.F
Proposed Site Plan Parcel C – 21/12/06 Rev.F
Proposed Site Plan Parcel D – 21/12/07 Rev.F
House Type Key Plan Open Market Housing – 21/12/08 Rev.F
House Type Key Plan Affordable Housing – 21/12/09 Rev.F
House Type A & B Floor Plans & Elevations – 21/12/10 Rev.D
House Type C & D Floor Plans & Elevations – 21/12/11 Rev.D
House Type E Floor Plans & Elevations – 21/12/12 Rev.D
House Type F Floor Plans & Elevations – 21/12/13 Rev.D
House Type G Floor Plans & Elevations – 21/12/14 Rev.D
House Type H Floor Plans & Elevations – 21/12/15 Rev.D
House Type J Floor Plans & Elevations – 21/12/16 Rev.D
House Type J (Variation) Floor Plans & Elevations – 21/12/17 Rev.D
House Type K Floor Plans & Elevations – 21/12/18 Rev.D
The Chloe & The Chloe (Variation) Floor Plans & Elevations – 21/12/19 Rev.D
The Bettina Floor Plans & Elevations – 21/12/20 Rev.D
The Cecilia Floor Plans & Elevations – 21/12/21 Rev.D
The Darcey Floor Plans & Elevations – 21/12/22 Rev.D
The Olivia Floor Plans & Elevations – 21/12/23 Rev.D
The Olivia (Variation) Floor Plans & Elevations – 21/12/24 Rev.D
The Georgia Floor Plans & Elevations – 21/12/25 Rev.D
The Damask Floor Plans & Elevations – 21/12/26 Rev.D
The Damask (Variation) Floor Plans & Elevations – 21/12/27 Rev.D
The Amelia Floor Plans & Elevations – 21/12/28 Rev.D
The Eleanor Floor Plans & Elevations – 21/12/29 Rev.D
The Alexander Floor Plans & Elevations – 21/12/30 Rev.D
The Ruby Floor Plans & Elevations – 21/12/31 Rev.D
The Anna Floor Plans & Elevations – 21/12/32 Rev.D
The Victoria Floor Plans & Elevations – 21/12/33 Rev.D
The Imogen Floor Plans & Elevations – 21/12/34 Rev.D
The Imogen (Variations) Floor Plans & Elevations – 21/12/35 Rev.D
The Willow Floor Plans & Elevations – 21/12/36 Rev.D
The Berkeley Floor Plans & Elevations – 21/12/37 Rev.D
The Braithwaite Floor Plans & Elevations – 21/12/38 Rev.D
The Braithwaite (Weeley) Floor Plans & Elevations – 21/12/63 Rev.D
Proposed Outbuildings – 21/12/39 Rev.D
Office Unit A Floor Plans & Roof Plan – 21/12/40 Rev.E
Office Unit A Elevations – 21/12/41 Rev.E
Office Unit B Floor Plans & Roof Plan – 21/12/42 Rev.D
Office Unit B Elevations – 21/12/43 Rev.E
Office Unit C Floor Plans & Roof Plan – 21/12/44 Rev.D
Office Unit C Elevations – 21/12/45 Rev.D
Accommodation Schedule – 21/12/49 Rev.H
Footpath Context & Site Layout – 21/12/50 Rev.A
Parking Layout Plan – 21/12/51 Rev.F
Boundary Treatment Plan - 21/12/53 Rev. I
Demolition Plan - 21/12/61
External Works Materials Plan – 21/12/62 Rev.F
Proposed PROW Plan 21/12/67 Rev.D
Cycle/Pedestrian Access 21/12/69 Rev.D
Network Rail Fencing Plan - 21/12/71 Rev E
Education Site Access Plan - 21/12/70 Rev B

2467-LLA-ZZ-00DR-L-0001 P07 – Landscape Masterplan

2467-LLA-ZZ-00DR-L-0201 P07 – Detailed Planting Proposals – Sheet 1 of 17
2467-LLA-ZZ-00DR-L-0202 P09 – Detailed Planting Proposals – Sheet 2 of 17
2467-LLA-ZZ-00DR-L-0203 P09 – Detailed Planting Proposals – Sheet 3 of 17
2467-LLA-ZZ-00DR-L-0204 P08 – Detailed Planting Proposals – Sheet 4 of 17
2467-LLA-ZZ-00DR-L-0205 P08 – Detailed Planting Proposals – Sheet 5 of 17
2467-LLA-ZZ-00DR-L-0206 P08 – Detailed Planting Proposals – Sheet 6 of 17
2467-LLA-ZZ-00DR-L-0207 P07 – Detailed Planting Proposals – Sheet 7 of 17
2467-LLA-ZZ-00DR-L-0208 P08 – Detailed Planting Proposals – Sheet 8 of 17
2467-LLA-ZZ-00DR-L-0209 P07 – Detailed Planting Proposals – Sheet 9 of 17
2467-LLA-ZZ-00DR-L-0210 P09 – Detailed Planting Proposals – Sheet 10 of 17
2467-LLA-ZZ-00DR-L-0211 P07 – Detailed Planting Proposals – Sheet 11 of 17
2467-LLA-ZZ-00DR-L-0212 P07 – Detailed Planting Proposals – Sheet 12 of 17
2467-LLA-ZZ-00DR-L-0213 P07 – Detailed Planting Proposals – Sheet 13 of 17
2467-LLA-ZZ-00DR-L-0214 P07 – Detailed Planting Proposals – Sheet 14 of 17
2467-LLA-ZZ-00DR-L-0215 P10 – Detailed Planting Proposals – Sheet 15 of 17
2467-LLA-ZZ-00DR-L-0216 P08 – Detailed Planting Proposals – Sheet 16 of 17
2467-LLA-ZZ-00DR-L-0217 P07 – Detailed Planting Proposals – Sheet 17 of 17

2467-LLA-ZZ-00DR-L-0301 P01 - Landscape Specification and Details
2467-LLA-ZZ-00DR-L-0401 P03 - LEAP Proposals
2467-LLA-ZZ-00DR-L-0402 P03 - Public Open Space to School Entrance Proposals
2467-LLA-ZZ-00DR-L-0002 P08 - Land Plan

65203381-SWE-ZZ-XX-DR-R-0001 Rev.B01 - Existing General Arrangement
65203381-SWE-ZZ-XX-DR-R-0002 Rev.B01 – Proposed General Arrangement
65203381-SWE-ZZ-XX-DR-R-0003 Rev.B01 – Proposed Sectional Elevations
65203381-SWE-ZZ-XX-DR-R-0004 Rev.B01 – Proposed Northern Ramp General Arrangement
65203381-SWE-ZZ-XX-DR-R-0005 Rev.B01 - Proposed Southern Ramp General Arrangement
65203381-SWE-ZZ-XX-DR-R-0006 Rev.B01 – Proposed Sectional Elevation North Side
65203381-SWE-ZZ-XX-DR-R-0007 Rev.B01 - Proposed Sectional Elevation South Side
65203381-SWE-ZZ-XX-DR-R-0008 Rev.B01 – Proposed Main Span
65203381-SWE-ZZ-XX-DR-R-0009 Rev.B01 – Proposed Main Span Details
65203381-SWE-ZZ-XX-DR-R-0011 Rev.B01 - Proposed Ramp Details – Sheet 2 of 5
65203381-SWE-ZZ-XX-DR-R-0012 Rev.B01 - Proposed Ramp Details – Sheet 3 of 5
65203381-SWE-ZZ-XX-DR-R-0013 Rev.B01 - Proposed Ramp Details – Sheet 4 of 5
65203381-SWE-ZZ-XX-DR-R-0014 Rev.B01 - Proposed Ramp Details – Sheet 5 of 5
65203381-SWE-ZZ-XX-DR-R-0015 Rev.B01 – Main Deck Trestle Supports
65203381-SWE-ZZ-XX-DR-R-0016 Rev.B01 - Ramp Trestle Supports
65203381-SWE-ZZ-XX-DR-R-0021 Rev.B01 - Proposed Ramp Details – Sheet 1 of 5

TPSar6990117TPP - Tree Protection Plan
TPSarQU0018 – Tree Protection Plan and Method Statements

REASON: For the avoidance of doubt and in the interests of proper phased planning of the development. Details of additional tree planting on both the northern and southern side of the railway track are required to help mitigate the visual impact of the new pedestrian footbridge.

Additional Conditions

17. PROVISION OF PARENT PARKING

CONDITION: Prior to first use of the education land for education purposes the parent parking area (coloured green on the Education Site Access Plan drawing number 21/12/70 rev B) including associated landscaping and vehicular access shall be laid out in its entirety and made available to the public, unless otherwise agreed in writing by the Local Planning Authority. The parent parking area shall then be retained in its approved form thereafter for the sole purpose of vehicle parking associated with the education land.

REASON: To ensure the provision and retention of the approved parent parking area to reduce on street parking pressure associated with the education land.

18 FURTHER APPROVAL: PROVISION OF OFFICE CYCLE PARKING.

CONDITION:

No development above slab level of the hereby approved office buildings shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority details of secure cycle storage for an additional five cycle spaces to serve the office buildings. The cycle storage as approved shall be provided prior to first occupation of any of the office buildings and shall be retained thereafter.

REASON: To ensure that sufficient space for the on site parking of cycles is provided to encourage sustainable means of transport.

Correction to report

Paragraph 6.78 there are 70 residential visitor parking spaces (not 68 as stated in the report) which accords with the parking standards.