

SUPPLEMENTARY REPORT

PLANNING COMMITTEE (29 July 2024)

OBSERVATIONS/REPRESENTATIONS RECEIVED SINCE COMPLETION OF REPORT

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23/01438/REMM – Application for Reserved Matters Approval (appearance, landscaping, layout and scale) for the Employment Area pursuant to Condition 4 of outline planning permission 18/01217/OUTFLM for development of employment buildings (Use Classes B1/B2/B8), hard and soft landscaping including sustainable urban drainage systems, car parking provision and formation of new pedestrian and vehicular access. Application includes details for the full discharge of Condition 12 (Masterplan/Design Code Compliance Statement) and part-discharge of the following conditions in relation to the Employment Area: Condition 9 (Construction Environment Management Plan and Habitat Management Plan), Condition 22 (Landscape Management Plan), Condition 23 (Surface Water Drainage Strategy), Condition 24 (External Lighting and Noise Mitigation) and Condition 26 (Noise and Vibration Mitigation)

Land At, Cricket Lane, Lichfield, Staffordshire

Amended Conditions

Further to the recommendation, the conditions have been reviewed and the following minor updates are proposed:

Condition 1- Time Condition. This is not required as the Outline consent secures the timely delivery of the development. It is therefore recommended that this condition is deleted from the recommendation.

Condition 5- Materials. It is proposed to amend this condition to differentiate between the earthworks and the above ground works. It is proposed to amend the working from:

Before the development approved is commenced samples and details of all materials to be used externally ensuring the product name and manufacturer is provided (including details of cladding) have been submitted to and approved in writing by the Local Planning Authority and the development shall only be carried out in accordance with the approved details.

To:

Before the development approved is commenced above ground (excluding enabling works) samples and details of all materials to be used externally ensuring the product name and manufacturer is provided (including details of cladding) have been submitted to and approved in writing by the Local Planning Authority and the development shall only be carried out in accordance with the approved details.

Condition 6- Employment and Skills Plan. It is proposed to amend the wording to include the construction phase of the development for completeness and to allow the greatest opportunity to secure optimum employment and skills development within the construction phase. The original recommendation wording set out:

No occupation shall take place other than for the purposes of fitting out until the occupier submits to and has approved by the Local Planning Authority an Employment and Skills

Plan that aims to maximise the opportunities for local residents to access employment offered by the end use phase of the development. The approved plan shall be implemented in accordance with an agreed timetable.

It is recommended that the condition be amended to:

Prior to commencement of the development an Employment and Skills Plan that aims to maximise the opportunities for local residents to access employment offered by the construction and end use phases of the development shall be submitted to, and agreed in writing by the Local Planning Authority. The approved plan shall be implemented in accordance with an agreed timetable.

Update to Committee Report

In respect of Paragraphs 9.1 and 9.11 – to clarify that SCC Highways offered no objection in their consultee response rather than no comments as stated in the Report.

Recommendation

Members to note the above minor amendments to recommended conditions and update to Committee Report.