

BOROUGH OF KETTERING

PLANNING COMMITTEE

Meeting held – 19th March 2019

Present: Councillor Shirley Stanton (Chair)
Councillors Ash Davies, Anne Lee, Ian Jelley, Paul Marks, Mark Rowley, Greg Titcombe and Jan Smith

18.PC.60 **APOLOGIES**

Apologies for absence were received from Councillors David Soans, Clark Mitchell, Linda Adams, Lesley Thurland and Cliff Moreton

It was noted that Councillors Anne Lee, Ian Jelley, Paul Marks and Jan Smith would be acting as substitutes

18.PC.61 **DECLARATIONS OF INTEREST**

None

***18.PC.62** **ITEMS OF URGENT BUSINESS**

None

***18.PC.63** **APPLICATIONS FOR PLANNING PERMISSION**

The Committee considered the following application for planning permission which was set out in the Head of Development Control's Report and which were supplemented verbally and in writing at the meeting. Five speakers attended the meeting and spoke on the application in accordance with the Right to Speak Policy.

The report included details of application and, where applicable, results of statutory consultations and representations which had been received from interested bodies and individuals, and the Committee reached the following decision:-

Proposed Development

*4.1 Outline Application (EIA): Up to 214,606sqm gross external area for class B8 warehousing and distribution, ancillary class B1(a) offices, with associated access, internal roads, parking, landscaping and drainage at Kettering South (Land at) (Off A509 north of Isham), Kettering for DB Symmetry Ltd

Application No: KET/2018/0965

Speakers:

John Davies, Third party objector to the proposed development attended the meeting and addressed the committee as a resident of Isham and raised concerns regarding the lack of infrastructure associated with the proposed development. The speaker also stated that approval would undermine the Joint Core Strategy and that there was inadequate parking facilities associated with the site and the site would not be in keeping with the local area.

Cllr Clive Hallam of Isham Parish Council attended the meeting as a representative for the Parish and stressed the importance of building the Isham bypass prior to the development of the proposed site.

Cllr Ruth Groome attended the meeting and spoke as Ward Councillor for the proposed development and raised objections regarding the premature nature of the development due to the lack of adequate road infrastructure. There were concerns about travel plans and that they were unrealistic and that there would be an impact from employees. Cllr Groome stated that the development would have a detrimental and unacceptable impact on local people and that the proposed development would be unsustainable without the construction of a bypass

Cllr Jim Hakewill attended the meeting and spoke as Ward Councillor for the

Decision

Members received a report which sought outline planning permission with only access being considered for up-to 214,606sqm of B8 warehousing and distribution together with ancillary B1 (a) offices and associated works. Access was proposed to be taken off the A509 toward the sites south-western corner, close to and to the north of an existing mini-roundabout.

Members heard that for context the proposal was approximately double the size of the nearby 'Roxhill' development currently under construction close to Junction 10 of the A14 to the north of Burton Latimer

The Planning Officer addressed the committee and provided an update, which stated that the recommendation had been updated to include the recommended conditions set out in the report. It was also stated that Condition 26 had been updated to include the width of the on-site footway/cycleway.

It was then heard that in addition and specifically to address the reason for refusal associated with the 2017 application a 'Framework HGV Management Strategy' had accompanied the application. This document was enclosed within the Committee Agenda bundle and provided details of:

- the proposed Symmetry Park HGV Route Management Strategy, identifying the promoted / undesirable routes to / from symmetry park; and
- the proposed enforcement and monitoring of this HGV Route Management Strategy

Members were notified that the HGV Strategy consisted of four elements:

- requiring all occupiers to agree to and implement the HGV Route Management Strategy;

proposed development and raised concerns regarding the detrimental effect the proposed development would have on local roads resulting in a severe and unacceptable increase in traffic that would cause significant harm to local communities. Cllr Hakewill also stated that the bypass was a key piece of infrastructure and without it the development would severely undermine the Joint Core Strategy. It was also stated that the proposed development would be severely unsustainable without a bypass.

Peter Frampton, Agent for the Applicant attended the meeting and addressed the committee, stating that the application had been through a robust testing method to ensure a high quality development was delivered. Mr Frampton also stated that the development would secure 2800 jobs along with major contributions to local infrastructure. It was also stated that the submitted HGV management strategy would use ANPR, which is a well-established technology.

- a series of encouragement measures to ensure HGVs assign away from the A509 through Isham Village and the weight restricted routes;
- providing a system for monitoring heavy goods vehicle movement arrival patterns in and out of Symmetry Park, and a process of dialogue with offending occupiers to understand why these non-compliant movements are occurring; and
- providing a reporting system to enforce the HGV Route Management Strategy

Members asked for clarification regarding the enforcement of the HGV strategy.

Members also sought clarification regarding the call in procedure and what would happen should the secretary of state wish to call in the application.

Questions were then raised by members with regards to the funding that was once allocated to the Isham bypass. It was heard that SEMLEP (South East Midlands Local Enterprise Partnership) had previously allocated funds to the project but this was removed as that funding could not be spent in time and at the moment Northamptonshire County Council and others are exploring other possible future funding opportunities.

Further to a question raised by Members, Officers clarified that detailed design would be considered as part of reserved matters applications and under the current scheme of delegation, should those applications be objected to they would be heard by Planning Committee.

The Legal Officer clarified to Members that they could not amend the submitted scheme, they were required to determine the application before them.

	<p>It was agreed that the application be APPROVED subject to the completion of a S106 agreement, referral to the Secretary of State to review and be given the opportunity to call-in the application and subject to the following conditions;</p>
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Duration of Consent

1. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the first of the reserved matters relating to any phase of development to be approved, whichever is the later.

Approved Plans

2. The development hereby permitted shall be carried out in accordance with the approved plans and details listed in the approved documents schedule including the below:
 - Location Plan - 13-170 P001 Rev P7
 - Parameters Plan - 13-170 P002 Rev P14
 - Proposed Development Access - as implemented pursuant to Condition 32
 Thereafter, the development shall be implemented in accordance with the approved details and retained as such in perpetuity.

HGV Management Strategy

3. Prior to first occupation the 'Framework HGV Route Management Strategy' prepared by Peter Brett Associates dated 28th November 2018, hereby approved, shall be implemented and remain in place in perpetuity.

Flood Risk

4. The development permitted by this planning permission shall be carried out in accordance with the following mitigation measure detailed in the approved Flood Risk Assessment (FRA) undertaken by Peter Brett Associates (dated June 2016):

-Finished floor levels for each building are set no lower than 55.5 m Above Ordnance Datum (AOD).

The above mitigation measure shall be fully implemented prior to occupation of each building.

Construction working

5. Construction works audible at the site boundary will not exceed the following times unless with the written permission of the Local Planning Authority. Monday to Friday 07.00 to 18.00 hrs, Saturday 07.30 to 13.30 and at no time whatsoever on Sundays or Public/Bank Holidays. This includes deliveries to the site and any work undertaken by contractors and sub-contractors.

Pre-Commencement of Development of a Phase/Building

Approval of Reserved Matters – Details and Plans

6. Approval of the details of the appearance, landscaping, layout and scale (hereinafter called "the reserved matters") for each of the Phases (as identified in the Phasing Plan approved under Condition 22) shall be submitted to and approved in writing by the Local Planning Authority before any development in

that particular Phase begins, and the development shall be carried out as approved. Application for approval of the reserved matters shall be made to the Local Planning Authority no later than the expiration of 7 years from the date of this permission.

Construction Management Plan

7. Prior to the commencement of development (including enabling works) in any one phase a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority, in conjunction with Highways England and the Local Highway Authority. This CMP shall consider details of all construction works (on and off-site) including piling works and shall incorporate a Construction Traffic Management Plan (CTMP) for all construction works associated with the development. The approved CMP and CTMP shall be adhered to throughout the construction period of the development.

Construction Environmental Management Plan

8. Prior to the commencement of development (including Enabling Works) in any one phase a Construction Environmental Management Plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP: Biodiversity shall include the following.
 - a) Risk assessment of potentially damaging construction activities.
 - b) Identification of "biodiversity protection zones".
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP: Biodiversity shall be adhered to throughout the construction period of the development.

Badger Mitigation Strategy

9. No development shall take place until a Badger Mitigation Strategy (BMS) addressing mitigation, compensation, enhancement, and restoration where relevant has been submitted to and approved in writing by the Local Planning Authority.

The BMS shall include the following.

 - a) Purpose and conservation objectives for the proposed works.
 - b) Review of site potential and constraints.
 - c) Detailed design(s) or principles and/or working method(s) to achieve stated objectives.
 - d) Extent and location/area of proposed works on appropriate scale maps and plans.
 - e) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
 - f) Persons responsible for implementing the works.
 - g) Details of initial aftercare and long-term maintenance (excluding landscape planting).
 - h) Details for monitoring and remedial measures (excluding landscape planting).

- j) Details for disposal of any wastes arising from works.
- j) Details on or principles of lighting design, exclusion fencing, wildlife road crossings, landscaping and other measures to allow the existing badger population to thrive on site.

The BMS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Contaminated Land Remediation

10. No development shall commence on site in any one phase until parts A to D inclusive have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until Part D has been complied with in relation to that contamination.

A. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11 (or any model procedures revoking and replacing those model procedures with or without modification)'.

B. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under

Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

D. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of part A, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Part B, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with Part C.

Landscape, Ecology and Arboricultural Management Framework (LEAMF)

11. Prior to the commencement of the first phase of development a site wide strategy Landscape, Ecology and Arboricultural Management Framework (LEAMF) shall be submitted to and approved in writing by the Local Planning Authority. The LEAMF will be an overarching strategy document for the whole site which will describe the vision, strategic objectives, key management principles and broad/approximate locations for the management of key landscape, ecological and arboricultural features of the site. The LEAMF shall be consistent with the submitted Landscape Strategy Plan (edp3613_07).

Landscape, Ecology and Arboricultural Management Plan (LEAMP)

12. Details submitted pursuant to Condition 6 shall include a Landscape, Ecology and Arboricultural Management Plan (LEAMP) for each phase of development or a single site wide LEAMP if either the entire development is brought forward in one phase or sufficient detail is available on all phases of development to satisfy the requirements set out below.

No development shall commence in each phase until a LEAMP in accordance with the approved Landscape, Ecology and Arboricultural Management Framework (LEAMF) pursuant to Condition 11 has been submitted to and approved in writing by the Local Planning Authority.

Each LEAMP shall include, as appropriate:

- a. Reference to a site wide Tree Strategy to demonstrate how trees will be integrated within the built development and open space areas.
- b. Details of how tree planting will be incorporated into car parking areas and spaces between buildings.
- c. Details of the structural landscaping to be incorporated along the southern boundary, and its linkages to car parking areas.
- d. Details of the structural landscaping to be incorporated along all other boundaries.
- e. Retained landscape features and proposals for restoration, where relevant.
- f. Suggested principles for the hard and soft landscape design of the central boulevard, including tree planting, hedgerows and pedestrian and cycling access, and treatment at the interface with landscaping to the north.
- g. Details of how the areas of built development and open space will be linked, both physically and functionally.
- h. Details of how pedestrian and cycling access will be provided through the different areas of the site.
- i. Management prescriptions for newly created and existing habitats to maximise opportunities for biodiversity enhancement and gain.

If multiple LEAMPs are required, the final LEAMP for the final phase of development will consolidate all previous LEAMPs and be the final LEAMP governing the management of the entire site.

Security Measures

13. Prior to the occupation of a building, a scheme detailing the security measures/standards to be incorporated within the curtilage of that building with reference to 'Secured By Design' shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with these approved details.

Finished Floor Levels

14. No development of any building and its curtilage shall take place (excluding Enabling Works) until a plan showing details of existing and proposed final ground and finished floor levels has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

Archaeology

15. No development shall take place on each phase of the development until a programme of archaeological work for that phase of the development, in accordance with a written scheme of investigation, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Surface Water Drainage

16. Before any above ground works commence full details of the surface water drainage scheme for the site, based on the approved Environmental Statement-2018 Addendum, document ref. no. 01, Revision 01, dated 01st December 2018, prepared by Peter Brett Associates LLP shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details. These shall include:
 - a) Details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation basins. Details of the drainage system are to be accompanied by full and appropriately cross-

referenced supporting calculations. In all calculations, proposed values of impermeable area should include a 10% allowance for Urban Creep, as taken from CIRIA C753 (version 6) paragraph 24.7.2

b) Cross sections of all control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves for all hydro-brakes and any other flow control devices.

c) Demonstration that for events with a return-period in excess of 3.3% (1in30), exceedance flow routes are appropriately routed such that there is no residual risk to property and critical infrastructure.

Maintenance of Surface Water Drainage System

17. Before any above ground works commence a detailed scheme for the maintenance and upkeep of every element of the surface water drainage system proposed on the site shall be submitted to and approved in writing by the Local Planning Authority and the maintenance plan shall be carried out in full thereafter. This scheme shall include details of any drainage elements that will require replacement within the lifetime of the proposed development.

Foul Drainage

18. No building works which comprise the erection of a building required to be served by water services shall be undertaken until full details of a scheme for that building including phasing, for the provision of mains foul water drainage on and off site has been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the works have been carried out in accordance with the approved scheme.

Noise – Amenity

19. Before development commences a noise assessment shall be submitted to and approved in writing by the local planning authority that outlines the likely impacts on any noise sensitive property, and the measures necessary to ensure that the noise does not affect the local amenity of residents. The assessment shall be determined by measurement or prediction in accordance with the guidance and methodology set out in BS4142: 2014. The scheme shall be implemented in full before first occupation of the building and shall so remain in perpetuity.

Fire Hydrants

20. The development of any individual building shall not commence until a scheme and timetable detailing the provision of fire hydrants for that unit and their associated infrastructure has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme and timetable. Maintenance of the hydrants shall fall on the land owner in perpetuity.

Pre-Commencement of Development (apart from enabling works)

Floodplain Compensation

21. No development approved by this planning permission shall take place (excluding Enabling Works) until such time as a detailed scheme to provide floodplain compensatory storage has been submitted to, and approved in writing by, the Local Planning Authority. This shall include detailed plans showing the full dimensions of the proposed flood storage scheme and evidence to demonstrate the performance of the system to ensure that the development and third parties are not at an increased risk of flooding as a result of the development.

Phasing Plan

22. Prior to the commencement of development (excluding Enabling Works) a Phasing Plan shall be submitted to and agreed in writing by the Local Planning Authority.

No development shall commence apart from Enabling Works agreed in writing by the Local Planning Authority until such time as the Phasing Plan has been approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved phasing contained within the Phasing Plan.

Public Transport – On-Site

23. Prior to commencement of the development (excluding Enabling Works) engineering and construction details of a public transport turning facility and bus stop infrastructure within the site shall be agreed in writing by the Local Planning Authority. This shall be delivered in accordance with the approved details prior to occupation of more than 150,000 sqft of the development.

Public Transport – Off-Site

24. Prior to commencement of the development (excluding Enabling Works) full engineering and construction details of the proposed bus stops to serve the development and lay-bys on the A509 (as indicated on Peter Brett Associates' drawing 30062/2008/007 Rev. B) shall be agreed in writing by the Local Planning Authority. This shall include details of shelters, bus kerbs, asphalt boarding plinth, posts, flags, real time information, and the uncontrolled crossing of the A509 at the site access roundabout. This shall be delivered in accordance with the approved details and be available for use prior to first occupation of the development.

Footway/Cycleway – Off-Site

25. Prior to commencement of the development (excluding Enabling Works) full engineering and construction details of the proposed footway/cycleway connecting to the south and north of the site as indicated on drawings 30062/5501/12 Rev B, 30062/5501/13 Rev. A and 30062/5501/14 Rev C shall be submitted to and agreed in writing by the Local Planning Authority. This shall be delivered in accordance with the approved details, be available for use prior to first occupation of the development and shall remain available for public use in perpetuity.

Footway/Cycleway – On-Site

26. Prior to commencement of the development (excluding Enabling Works) full engineering and construction details of the proposed temporary and permanent footway/cycleway, which shall be 3 metres in width, within the site shall be submitted to and agreed in writing by the Local Planning Authority. This shall be carried out in accordance with the approved details and be available for use prior to first occupation of the development and a temporary (where all phases of the development have not been completed) or permanent (once all phases of the development have been completed) route shall remain available for public use in perpetuity.

Alternatively, the pedestrian/cycleway route shall run alongside the A509 with appropriate clearance from the carriageway, and this shall be provided prior to first occupation of any development on the site, having first agreed the engineering and construction details (and provide any necessary

footway/cycleway connections in to the development) prior to commencement of the development. The development shall be carried out in accordance with the approved details.

Pre-Occupation of a Phase/Building

Travel Plan

27. Prior to the occupation of each building on the site the occupier of each building shall submit and have agreed in writing by the Local Planning Authority an Individual Travel Plan (including the provision of electric charge points) prepared in accordance with the submitted Framework Travel Plan Revision 2.2 (August 2017) and thereafter undertake any measures contained within the agreed document to the agreed timescales.

Lighting

28. Prior to the occupation of any building, a detailed scheme showing external illumination (angling and cowlings of the light sources) of that building and its curtilage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include an assessment of the impact of the lighting on the vertical facades of sensitive properties and the measures necessary to reduce the impact. Any floodlighting shall be operated in accordance with the approved details at all times.

Biodiversity Lighting Strategy

29. Prior to the occupation of any building, on a phase of development a lighting design strategy for that phase for biodiversity shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall:
 - a) identify those areas/features on site that are particularly sensitive for bats and badgers and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
 - b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy.

Noise – External Plant

30. No external building services, plant and industrial processes shall be installed on any building or within its curtilage until a noise mitigation scheme has been submitted to and approved in writing by the Local Planning Authority that shows the plant emission limits contained in table 12-21 of the 2016 Environmental Statement can be met. Noise from external building services plant and industrial processes shall be assessed in accordance with BS4142:2014. The mitigation works shall be carried out in accordance with the approved details.

Building Research Establishment Environment Assessment Method (BREEAM)

31. No later than six months following the commencement of development on any individual building, a Building Research Establishment Environment Assessment Method (BREEAM) Interim Design Stage Certificate for each corresponding building shall be submitted to and approved in writing by the Local Planning Authority. This shall demonstrate that each corresponding building will achieve a

minimum BREEAM Very Good Rating using the BREEAM UK New Construction Non-Domestic Buildings Technical Manual SD5076: 5.0 - 2014. No later than six months following the completion of each corresponding building, a Final BREEAM Post-Construction Stage Certificate for each corresponding building shall be submitted to and approved in writing by the Local Planning Authority. This shall demonstrate that the development has achieved a minimum BREEAM Very Good rating.

Pre-Occupation

Off-site Highways Mitigation – A509

32. The on-line dualling of the A509 between A14-Junction 9 and the site access, as shown on indicative drawing 30062/2008/007 Rev. B (or as amended by Road Safety Audit and/or Detailed Design) shall be delivered and open to traffic prior to first occupation of the development. The full engineering and construction details of the on-line dualling shall be agreed in writing by the Local Planning Authority prior to commencement of the development. The development shall be carried out in accordance with the approved details.

Off-site Highways Mitigation – A14 Junction 9

33. Highway mitigation measures for A14 Junction 9 (including the provision of the toucan crossing) as per PBA drawing 30062/5501/017 (or as amended by Road Safety Audit and/or Detailed Design) must be delivered and open to traffic prior to occupation of the development. The construction and engineering details shall be agreed in writing by the Local Planning Authority prior to commencement. The development shall be carried out in accordance with the approved details.

Off-site Highways Mitigation – A509/Station Road

34. Highway mitigation measures for A509/ Station Road Junction as per PBA drawing 30062/5501/020 (or as amended by Road Safety Audit and/or Detailed Design) shall be delivered and open to traffic prior to first occupation of the development. The construction and engineering details shall be agreed in writing by the Local Planning Authority prior to commencement. The development shall be carried out in accordance with the approved details.

Off-site Highways Mitigation – A509/Finedon Station Road

35. Highway mitigation measures for A509/ Finedon Station Road Junction as per PBA drawing 30062/5501/022 (or as amended by Road Safety Audit and/or Detailed Design) shall be delivered and open to traffic prior to first occupation of the development. The construction and engineering details shall be agreed in writing by the Local Planning Authority prior to commencement. The development shall be carried out in accordance with the approved details. In the event that Isham bypass is open to traffic prior to first occupation of the development this does not apply.

(Members voted on the officers' recommendation to approve the application)

(Voting: For:4 ; Against:1 ; Abstention: 2)

The application was therefore

APPROVED

**(The Committee exercised its delegated powers to*

*act in the matters marked *)*

(The meeting started at 6.30pm and ended 7:44 pm)

Signed:

Chair

CJG