

DELEGATED

AGENDA NO 4
PLANNING COMMITTEE
5 JULY 2017
REPORT OF DIRECTOR, ECONOMIC
GROWTH AND DEVELOPMENT SERVICES

17/0872/FUL

REAR OF 42 JUNCTION ROAD, NORTON
ERECTION OF A PAIR OF SEMI-DETACHED PROPERTIES TO THE REAR OF 42 JUNCTION
ROAD WITH PROPOSED ACCESS FROM GRANTHAM ROAD
Expiry Date: 4 November 2016

UPDATE REPORT

Materials

Since the original report, the materials condition has been reviewed and amended as detailed below. The change is only minor and does not affect the recommendation.

Construction of the external walls and roof shall not commence until details of the materials to be used in the construction of the external surfaces of the structures hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To enable the Local Planning Authority to control details of the proposed development.

Construction Management Plan

Members will note that paragraph 29 of the main report states a construction management plan will not be requested due to the scale of the development; however following further discussions with the Highways Transport and Design Manager. It has been agreed that a condition to control details of the build can be recommended due to the constraints that the road could pose in terms of a high level of on street parking and no vehicle turning facilities being available. The Applicant has agreed with the suggested condition as he is also keen to limit any adverse impact on residents during construction works. The suggested condition is detailed below.

No development shall take place, until a Construction Management Plan has been submitted to, and approved in writing by, the local planning authority. The Construction Management Plan shall provide details of:

- (i) the site construction access(es)*
- (ii) the parking of vehicles of site operatives and visitors;*
- (iii) loading and unloading of plant and materials including any restrictions on delivery times;*
- (iv) storage of plant and materials used in constructing the development;*
- (v) the erection and maintenance of security hoarding*
- (vi) measures to be taken to minimise the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site;*
- (vii) measures to control and monitor the emission of dust and dirt during construction;*
- (viii) a Site Waste Management Plan;*
- (ix) details of the routing of associated HGVs including any measures necessary to minimise the impact on other road users;*
- (x) measures to protect existing footpaths and verges;*
- (xii) means of communication with local residents.*

Work shall be undertaken in accordance with the approved management plan unless otherwise agreed in writing with the local planning authority.

Reason: In the interests of protecting the residents from undue disturbance during construction.

CONCLUSION AND RECOMMENDATION

The recommendation of the main report remains unchanged, which is that the application be approved with conditions along with the amended condition 2 (Materials) as set out above and addition of a condition in relation to Construction Management.