

DELEGATED

AGENDA NO 6

PLANNING COMMITTEE

5 June 2019

**REPORT OF DIRECTOR,
ECONOMIC GROWTH AND DEVELOPMENT
SERVICES**

18/2403/FUL

Land North Of Blair Avenue Ingleby Barwick

Application for the erection of food store with associated car parking and landscaping.

Expiry Date: 25 March 2019

UPDATE REPORT

Following the publication of the Agenda there has been further discussions with the Applicant over the servicing of the proposed store and the access arrangement. As a result of these discussions the applicant has made some minor changes to the access, the revised access plan has been appended to this report. The changes include the increased width of the access road with the provision of a pedestrian island.

Condition 06 has therefore been revised to take into account the revision to the access. The proposed wording of Condition 06 is set out below.

Condition 06

Service Management Plan

Within each phase, no development shall take place, until a Servicing Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The Servicing Management Plan shall provide details of:

- A carpark management plan;
- Details of vehicle type, size, frequency of all service vehicles;
- Once operational servicing times of all HGV's shall be restricted to 7.00-7.45 and 18.00-23.00 hours, unless it has been satisfactorily demonstrated to the Local Planning Authority that alternative delivery times do not adversely affect highway users.
- Details of all offsite waiting areas where vehicles can stack off the adopted highway waiting to be called to the loading bay.

Reason. In the interests of highway safety and the general amenity of the area.

Director of Economic Growth and Development

Contact Officer Helen Boston Telephone No 01642 526080

WARD AND WARD COUNCILLORS

WARD AND WARD COUNCILLORS

Ward **Ingleby Barwick West**

Ward Councillor **Councillor Ken Dixon**

Ward Councillor **Councillor Ross Patterson**

Ward Councillor **Councillor David Harrington**

IMPLICATIONS

Financial Implications:

Section 143 of the Localism Act and planning obligations as set out in the Report.

Environmental Implications:

The proposal relates to the creation of a new food store and its visual impacts, along with matters relating to traffic and associated noise and disturbance are considered and addressed within the report and are considered limited

Human Rights Implications:

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report.

Community Safety Implications:

The provisions of Section 17 of the Crime and Disorder Act 1998 have been taken into account in the preparation of this report

Supplementary Planning Documents

SPD1 – Sustainable Design Guide

SPD2 – Open Space, Recreation and Landscaping

SPD3 – Parking Provision for Developments

SPD6 – Planning Obligations