



# Minutes

Name of meeting	<b>PLANNING COMMITTEE</b>
Date and time	<b>TUESDAY, 15 OCTOBER 2019 COMMENCING AT 4.00PM</b>
Venue	<b>COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT</b>
Present	Cllrs Chris Quirk (Chairman), Reg Barry, Geoff Brodie, Vanessa Churchman, John Howe, Julie Jones Evans, John Kilpatrick, Matthew Price, Brian Tyndall, Shirley Smart
Also Present (non voting)	Cabinet Member for Planning and Housing: Cllr Barry Abraham (non voting)
Officers Present	Marie Bartlett, Oliver Boulter, Russell Chick, Ben Gard, Alan White (on behalf of Island Roads), Sarah Wilkinson
Apologies	Cllrs Michael Beston, George Cameron

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10. [Minutes](#)

RESOLVED:

THAT the Minutes of the meeting held on [16 July 2019](#) be confirmed.

11. [Declarations of Interest](#)

Councillor Brian Tyndall declared an interest in minute 12 (1) land between Nettlesome Hill and Seaview Lane, Seaview as he was a governor at the local school.

Councillor Matthew Price declared an interest in minute 12 (3) Newport Football Club, St Georges Park, St Georges Way, Newport as he had a family business in close proximity to the site.

Councillor Reg Barry declared a non pecuniary interest in minute 12 (3) Newport Football Club, St Georges Park, St Georges Way, Newport as he knew one of the directors who submitted the application.

Councillor Julie Jones Evans declared a non pecuniary interest in minute 12 (3) Newport Football Club, St Georges Park, St Georges Way, Newport as she was the vice chair of Newport Business Association.

Councillor Shirley Smart declared a non pecuniary interest in minute 12 (3) Newport Football Club, St Georges Park, St Georges Way, Newport as she

sits on Newport and Carisbrooke parish council where the application had been discussed, she came to the meeting with an open mind.

## 12. **Report of the Strategic Manager for Planning and Infrastructure Delivery**

### **Planning Applications and Related Matters**

Consideration was given to items 1 - 3 of the report of the Strategic Manager for Planning and Infrastructure Delivery.

#### **RESOLVED:**

THAT the applications be determined as detailed below:

The reasons for the resolutions made in accordance with Officer recommendation were given in the Planning report. Where resolutions are made contrary to Officer recommendation the reasons for doing so are contained in the minutes.

A schedule of additional representations received after the printing of the report were submitted at the beginning of the meeting and were drawn to the attention of Members when considering the application. A note is made to that effect in the minutes.

#### **Application:**

[P/00496/18](#)

#### **Details:**

Demolition of workshops; outline for proposed residential development (to include sheltered accommodation, with ancillaries); formation of vehicular access; parking, open spaces and associated infrastructure (revised description) (readvertised application)

land between Nettlestone Hill and, Seaview Lane, Seaview, Isle Of Wight

#### **Site Visits:**

The site was visited by members of the Planning Committee on Friday, 11 October 2019

#### **Public Participants:**

Patricia Redpath (Objector)

David Adams (on behalf of Nettlestone Parish Council)

David Long (Agent)

#### **Additional Representations:**

A more detailed assessment of the works associated with the right of way had been undertaken, which had resulted in a reduction of the requested contribution to £8,000.

#### **Comment:**

Councillor Reg Barry spoke as local member on this item, in accordance with paragraph 28 of the code of practice, in the council's constitution, he did not vote.

The Committee were advised that the proposed parking area on site would be prioritised for school staff as the local school currently had a small number of parking spaces, Members suggested that parents would use the car park unless barriers were installed.

Concerns were raised regarding the size of the properties and asked if it was possible to condition the site to single storey buildings only, officers informed the Committee that there were a number of sheltered housing units being proposed and that it would be difficult to fit the proposed number into a single storey building.

The Committee noted that this application was for outline and requested that the reserved matters application be brought back to the committee for a decision when submitted.

**Decision:**

The Committee had taken into consideration and agreed with the reasons for the recommendation as set out under the paragraph entitled Justification for Recommendation of the report and

**RESOLVED:**

THAT the application be approved subject to the following amendments:

THAT the reference to sheltered housing be removed and replaced with to include appropriate affordable housing.

**Conditions:**

As per report (Item 1)

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**Application:**

[P/00741/18](#)

**Details:**

Outline for residential development of up to 40 dwellings with means of access and associated infrastructure (Re-advertised application -revised plans showing removal of Brocks Copse Road vehicle access, alternative right of way to align Brocks Copse Road and revised red line boundary).

Palmers Farm, Brocks Copse Road, Wootton Bridge, Ryde, Isle Of Wight, PO33 4NP

**Site Visits:**

The site was visited by members of the Planning Committee on Friday, 11 October 2019

**Public Participants:**

Robert Garbett (Objector)  
Peter Foister (Objector)  
Surekha Patel (Objector)

Daryll Pitcher (on behalf of Wootton Bridge Parish Council)  
David Long (Agent)

**Additional Representations:**

Comments from Natural England had been received in relation to the revised proposals, it had been confirmed that the amendments would have no greater impact on the environment than the original proposals and raised no objection.

Natural England had also provided advice in June 2019, which were summarised and amended conditions were proposed and contained in the update paper attached to and forming part of these minutes.

**Comment:**

Councillor Barry Abraham spoke as local member on this item.

The Committee were advised that due to serious accidents on Brocks Copse Road, the access from the southern side of the site had been removed for safety reasons; members asked if it was reasonable to include a condition that required the agreed footpath diversion to be extended north through the site and to link with the proposed development site access at the northern end of Palmers Road and for the right of way to be a shared cycleway and footpath, officers did not raise concerns that this would be unreasonable.

Concerns were raised regarding the traffic from Palmers Road and how it would safely turn onto Lushington Hill, the alternative route would require traffic to turn onto Wootton High Street, members were concerned that during busy times with ferry traffic that this would be almost impossible.

Members asked if the whole of Church Road could be upgraded as part of the proposal and were advised that Church Road was an un adopted road, and officers asked members to consider if it was a reasonable request given the size of the development and the upgrade to Church road already advised by the Island Roads Development Control Manager.

**Decision:**

The Committee had taken into consideration and agreed with the reasons for the recommendation as set out under the paragraph entitled Justification for Recommendation of the report and

**RESOLVED:**

THAT the application be approved subject to the following:

THAT a condition requesting a shared cycle way and Public Right of Way be included, with an extension to the submitted plans, to provide access across the site.

**Amended Conditions:**

9. No development shall take place until a scheme for the drainage and disposal of surface and foul water from the development hereby permitted has been submitted to and approved in writing by the Local Planning

Authority. The details shall confirm the Waste Water Treatment Works (WWTW) that will treat drainage from the development. Should the development be served by a WWTW other than the Southern Water facility at Sandown and discharge drainage into the Solent, details of a nutrient budget to prevent harmful impacts on the integrity of the Solent and Southampton Water Special Protection Area (SPA) shall be provided. Development shall be carried out in accordance with the approved scheme, which shall be completed prior to the occupation of the houses hereby permitted and be retained thereafter.

**Reason:** To ensure that the site is suitably drained, to protect ground water and watercourses from pollution, to prevent harmful impacts on the Solent and Southampton Water SPA and to comply with policies SP5 (Environment), DM2 (Design Quality for New Development), DM12 (Landscape, Seascape, Biodiversity and Geodiversity) and DM14 (Flood Risk) of the Island Plan Core Strategy. This is a pre-commencement condition due to the early stage at which the drainage system would need to be installed.

21. Prior to the occupation of the first dwelling at this site a Management Plan including the management responsibilities and maintenance schedules in respect the areas of open space has been submitted to and approved in writing by the Local Planning Authority. The approved management plan shall be adhered to thereafter in accordance with the agreed details.

**Reason:** To protect the visual amenity of the site and to comply with policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

23. No dwelling hereby permitted shall be constructed above foundation level until a scheme of efficiency measures to reduce water consumption has been submitted to and agreed in writing by the Local Planning Authority. The information shall set out a rationale for reducing water consumption to no greater than 100 litres per person per day. Development shall be carried out in accordance with the approved details.

**Reason:** To prevent excess extraction of water from the Rivers Itchen and Test, in the interests of sustainable development and to comply with the requirements of paragraph 109 of the NPPF.

As per report (Item 2)

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**Application:**

[P/01361/18](#)

**Details:**

Demolition of existing buildings and structures; proposed retail park of up to 9507 m<sup>2</sup> GEA (9167 m<sup>2</sup> GIA) to include A1 and D2 uses, and drive-through restaurant (A3/A5

uses); associated car parking (289 spaces), service areas, new vehicular and pedestrian access, landscaping, and associated development.

Newport Football Club, St. Georges Park, St. Georges Way, Newport, Isle Of Wight, PO30 2QH

**Site Visits:**

The site was visited by members of the Planning Committee on Friday, 11 October 2019

**Public Participants:**

Sophia Goodhead (Objector)

Carolyne Meer (Objector)

Alan Jones (Objector)

Mary Craven (on behalf of Newport and Carisbrooke Parish Council)

**Additional Representations:**

A number of representations had been received by officers requesting a number of amendments to the recommended conditions, the conditions had been updated and a list of all conditions relating to this item had been provided in the update paper attached to and forming part of these minutes.

**Comment:**

Councillor Geoff Brodie spoke as local member on this item, in accordance with Paragraph 28 of the code of practice, in the Council's Constitution, he did not vote.

Officers explained to the Committee that this application was linked to the approval granted for the Football Club at the racecourse, without approval on this site the funding for the football club would not be available, Sport England have been advised of this and have accepted this arrangement.

Members were advised that to undertake a sequential test, the entire site area of the application had to be considered, it was not possible to separate the units, or compare out of town sites against each other. If the sequential test had failed on this proposal the developers would not be able to move on to the Impact Assessment, officers were satisfied that this process had been followed correctly.

Consideration of the impact this proposal would have on Newport High Street, had been provided by way of an impact assessment

The application would include for a footpath inside the field boundary on Pan Lane, to replace the temporary arrangement currently in place on Pan Lane. Condition 30 required it to be provided prior to occupation/brought into operation until this had been completed to the requirements of the Local Planning Authority.

Members raised concerns regarding the level of traffic noise generated from deliveries, and believed that protecting local residents from this noise was important, they were assured conditions restricting delivery times had been put in place to protect residents.

The Committee asked if work commenced on this site and then stopped part of the way through, what happened to the build of the new Football Club on the Racecourse,

officer's acknowledgement the potential risk; however the Local Planning Authority would be able to issue a completion notice which allowed the council to step in.

### 13. Procedure Rule 25

A proposal to extend the meeting by up to one hour was proposed and seconded.

#### RESOLVED:

THAT the meeting be extended by up to one hour.

#### **Decision:**

The Committee had taken into consideration and agreed with the reasons for the recommendation as set out under the paragraph entitled Justification for Recommendation of the report and

#### RESOLVED:

THAT the application be approved

#### **Amended Conditions:**

1. The development hereby permitted shall be begun before the expiration of 3 years from date of this permission.

**Reason:** To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall only be carried out in complete accordance with the details shown on the submitted plans, numbered 14981-051 Rev. A, 14981-100 Rev. K, 14981-101 Rev. B, 14981-102 Rev. B, 14981-103 Rev. B, 14981-104, 14981-105 Rev. A, 17981-106 Rev. A, 14981-107 Rev. A, 14981-110 Rev. A, 14981-114 Rev. A, 14981-115 Rev. A, V14981 L01 Rev. J and the Service Vehicle Management Plan as proposed within the 'Servicing Statement Ref: 3078/CC/28A/MAY 2019'

**Reason:** For the avoidance of doubt and to ensure the satisfactory implementation of the development in accordance with the aims of policy DM2 Design Quality for New Development of the Island Plan Core Strategy.

Unit	Maximum floorspace sqm.	GIA in	Maximum net sales area in sqm.	Proposed use
Unit 1	2,323 garden centre)	(+697)	1,858 (+697 garden centre)	Retail warehouse (external garden centre)
Unit 2	697 mezzanine)	(+232)	744	Flexible space retail/leisure

Unit 3	929	744	Retail warehouse
Unit 4	929	744	Retail warehouse
Unit 5	1,782	1,315	Discount foodstore (LAD)

3. The retail units hereby approved shall be subject to the following floorspace restrictions:

**Reason:** To maintain control over the level of floorspace available for the sale of all goods to protect the town centre in accordance with Policy DM9 (Town Centres) of the Island Plan Core Strategy.

4. Unit 1 hereby approved may be used for the retail sales and display of all goods except for clothing, footwear and fashion accessories, unless where ancillary to the main retail use and from no more than 10% of the net sales area. No more than 20% of the net sales are shall be used for the sale of food and drink (other than food for animals).'

**Reason:** To protect the viability and vitality of the High Street in accordance with policy DM10 (Town Centres) of the Island Plan Core Strategy)

5. Units 2, 3 and 4 hereby approved may be used for the retail sale and display of all goods except for:  
- food and drink (other than food for animals);  
- clothing, footwear and fashion accessories;  
unless where the above goods are ancillary to the main retail use and from no more than 10% of the net sales area.'

**Reason:** To protect the viability and vitality of the High Street in accordance with policy DM10 (Town Centres) of the Island Plan Core Strategy)

6. Unit 5 hereby approved shall only be used for a foodstore which falls within the category of a Limited Assortment Discounter (LAD) only.

**Reason:** To protect the viability and vitality of the High Street in accordance with policy DM10 (Town Centres) of the Island Plan Core Strategy)

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no development within Class A of Part 7 of Schedule 2 to that Order shall be carried out, which would result in the creation of any additional retail floorspace, including the inclusion of any mezzanine.

**Reason:** To protect the viability and vitality of the High Street in accordance with policy DM10 (Town Centres) of the Island Plan Core Strategy)

8. The units hereby approved shall at no time be subdivided to form separate retail trading units.



**Reason:** To protect the viability and vitality of the High Street in accordance with policy DM10 (Town Centres) of the Island Plan Core Strategy)

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification the exterior of the building(s) hereby approved shall not be painted or coloured other than expressly authorised by this permission, unless for the purposes of maintenance.

**Reason:** In the interests of the character of the area and to accord with policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

10. The construction works on the building(s) shall not commence on site until details of external materials, including colours for the relevant building 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.

**Reason:** In the interests of the amenities and character of the area and to comply with DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

11. No development including site clearance shall take place until trees shown to be retained in this permission have been protected by fencing or other agreed barrier, any fencing shall conform to the following specification:

Barrier shall consist of a scaffold framework as shown in figure 2 of BS 5837 (2005). Comprising of vertical and horizontal framework braced to resist impact, with vertical tubes spaced at a maximum of 3 m intervals. Onto this weld mesh panels are to be securely fixed. Such fencing or barrier shall be maintained throughout the course of the works on the site, during which period the following restrictions shall apply:

- (a) No placement or storage of material;
- (b) No placement or storage of fuels or chemicals.
- (c) No placement or storage of excavated soil.
- (d) No lighting of bonfires.
- (e) No physical damage to bark or branches.
- (f) No changes to natural ground drainage in the area.
- (g) No changes in ground levels.
- (h) No digging of trenches for services, drains or sewers.
- (i) Any trenches required in close proximity shall be hand dug ensuring all major roots are left undamaged.

**Reason:** To ensure that the high amenity tree to be retained is adequately protected from damage to health and stability throughout the construction period in the interests of the amenity in compliance with Policy DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy. This is a pre-commencement condition as any development on the site could damage trees, if not appropriately protected.

12. No development shall take place until the applicant or their agents has secured the implementation of a programme of geoarchaeological and archaeological works in accordance with a Written Scheme of Investigation which has been agreed in writing by the County Archaeology and Historic Environment Service and approved by the planning authority. The development shall be carried out in accordance with the agreed details.

**Reason:** To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record in accordance with Policy DM11 of the Isle of Wight Council Island Plan Core Strategy. This is a pre-commencement condition as any development on the site which would penetrate the ground could impact on archaeological deposits.

13. To facilitate monitoring of the on-site archaeological works, notification of the start date and appointed archaeological contractor should be given in writing to the address below not less than 14 days before the commencement of any works: -

Isle of Wight County Archaeology and Historic Environment Service  
Westridge Centre  
Brading Road  
Ryde  
Isle of Wight  
PO33 1QS

**Reason:** To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record in accordance with Policy DM11 of the Isle of Wight Council Island Plan Core Strategy.

14. All hard and soft landscaping works as shown on drawing no. V14981 L01 Rev. K shall be carried out prior to the building(s) being brought into use or in accordance with a programme of agreed in writing with the Local Planning Authority.

**Reason:** To ensure the landscaping is undertaken and maintained to an acceptable standard in accordance with Policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

15. No deliveries or dispatches from the premises or service yard activities, excluding any home delivery or take-away associated with the drive-thru hereby approved, shall take place outside the hours of 06.00 to 22.00 Mondays to Saturdays or outside the hours of 08.00 to 21.00 on Sundays or Bank Holidays.

**Reason:** To prevent annoyance and disturbance, in particular sleep disturbance, from associated noise in accordance with Policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

16. Reversing alarms of vehicles and ride on work equipment involved in deliveries and dispatches to the site must be of a type that emits broadband

noise.

**Reason:** To prevent annoyance and disturbance, in particular sleep disturbance, from associated noise in accordance with Policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

17. Noise emitted from the site from the use hereby approved, that emanates from the site, shall not exceed a specific sound level of LAeq,8 hour of 25 dB and shall have no perceptible tonal component between 23:00 and 07:00 hours daily, and shall not exceed a specific sound level of LAeq,16 hour of 35 dB at any time and shall have no perceptible tonal component between 07:00 and 23:00 hours daily. The noise levels shall be determined at 1 metre from Great Pan Farm or any residential property on Home Meade and Medina Avenue, Newport, Isle of Wight by the combination of measurement within the application site and calculation. The measurements and or calculations shall be made in accordance with BS4142:2014.

**Reason:** To prevent annoyance and disturbance, in particular sleep disturbance from noise emissions from the premises in accordance with Policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

18. a) Prior to the use hereby authorised commencing, a scheme for the sound attenuation (Barrier) of the noise from service yard shall be submitted to the local planning authority for approval. The scheme shall include a specification for the acoustic barrier together with proposals for ensuring that the noise from the service yard shall not exceed LAeq,16 hour of 35dB at 1 metre from the boundary of any neighbouring residential properties, existing from the date permission was granted, by distance/barrier attenuation calculation and/or measurement. The scheme approved by Local Planning Authority shall be fully implemented in accordance with the approved details before the use, the subject of this consent, commences.

b) Once approved, all necessary works shall be tested by a competent person\* and upon completion of all works a report shall be submitted to and approved by the Local Planning Authority to verify the scheme's effectiveness.

c) The scheme and any required works shall thereafter be maintained in accordance with the approved details. No alterations shall be undertaken without the prior written approval of the local planning authority.

**Reason:** To prevent annoyance and disturbance, in particular sleep disturbance, from associated noise in accordance with policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

19. No external lighting shall be installed until details of the type of light appliances, the height and position of fittings, levels of illumination and light spillage for the proposed development have been submitted to and approved in writing by the Local Planning Authority.

**Reason:** To ensure the application does not result in adverse effects from lighting in

accordance with policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

20. There is to be no burning on site of demolition and / or construction waste during the demolition and construction phases of this development.

**Reason:** To prevent annoyance and disturbance from smoke emissions from the site in accordance with policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

21. No development shall take place, until a construction method statement has been submitted to, and approved in writing by, the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- i) access and parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v) wheel washing facilities;
- vi) measures to control the emissions of noise, smoke, fumes, dust and dirt during construction
- vii) timing of works, including a phasing plan outlining the site build-out and associated construction facilities.
- viii) any construction access

**Reason:** To prevent annoyance and disturbance to nearby properties from the development and to comply with the requirements of policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy. This is a pre-commencement condition because the aim of the condition is to ensure that the construction phase is managed in a suitable manner.

22. Prior to the commencement a single site-wide ecological mitigation, compensation and enhancement strategy shall be submitted to, and agreed in writing by, the Local Planning Authority. Such details shall be in accordance with the measures detailed within the Ecological Assessment report (Arc, December 2018). The strategy shall include, but not necessarily be restricted to, details of:

- A Construction and Environmental Management Plan, detailing measures to control construction-phase impacts to ecological receptors;
- Details of surface water runoff to prevent contamination to waterways;
- Landscaping Plan to include composition, extent, establishment, and ongoing maintenance of all retained, enhanced and compensatory habitat;
- details on the type and aspect of bat boxes to be installed along the northern boundary;
- details on the type and aspect of integral swift terraces to be installed within the commercial units
- details on the type, aspect and height of one kestrel nest box to be installed within the development
- and

All mitigation, compensation and enhancement measures shall be permanently maintained and retained on site. Any such measures shall thereafter be implemented in accordance with the agreed details.

**Reason:** to provide ecological protection and enhancement in accordance with Conservation Regulations 2010, Wildlife & Countryside Act 1981, NERC Act 2006, NPPF and with Policy SP5 of the Island Plan Isle of Wight Core Strategy March 2012.

23. Development shall not commence on site until a surface water drainage scheme for the site, based on the sustainable drainage principles set out in the submitted jpp consulting Civil and Structural Engineer Flood Risk Assessment Revision A: November 2018 (R-FRA-9242M-01-A) have been submitted to and approved in writing by the local planning authority.

**Reason:** To prevent the increased risk of flooding, both on and off site in accordance with Policy DM14 (Flood Risk) of the Island Plan Core Strategy.

24. No part of the development hereby permitted shall commence until there has been submitted to and approved in writing by the Local Planning Authority.

a) a desk-top study documenting all previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Research report no's 2 & 3 and BS10175:2011; and, if required by the Local Planning Authority,

b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk-top study in accordance with BS10175: 2011 – "Investigation of Potentially Contaminated Sites – Code of Practice"; and, if required by the Local Planning Authority,

c) a remediation scheme to deal with any contaminant including an implementation timetable, monitoring proposals and a remediation verification methodology. The verification methodology shall include a sampling and analysis programme to confirm the adequacy of decontamination and an appropriately qualified person shall oversee the implementation of all remediation.

The construction of building(s) shall not commence until the investigator has provided a report, which shall include confirmation that all required remediation measures have been carried out fully in accordance with the scheme. The report shall also include results of and required verification programme of post-remediation sampling and monitoring in order to demonstrate that the required remediation has been carried out.

**Reason:** To protect the environment and prevent harm to human health by ensuring that where necessary, the land is remediated to an appropriate standard in order to comply with Part IIA of the Environmental Protection Act 1990.

25. Development shall not begin until details of the design, surfacing, and construction of any new roads, footways, cycleways, accesses, service areas and car parking areas, together with details of the means of disposal of surface water drainage there from have been submitted to and approved in writing by the Local Planning Authority based on the layout as detailed on drawing no. 14981-100 Rev K. Development shall be carried out in accordance with the approved details.

**Reason:** In the interests of highway safety and to comply with policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

26. No building shall be brought into operation until the parts of the service roads which provide access to it and the tiger crossing have been constructed surfaced and drained in accordance with details which are to be submitted to and approved by the Local Planning Authority.

**Reason:** In the interests of highway safety and to comply with policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy

27. No unit hereby permitted shall be occupied until space has been laid out within the site and drained and surfaced in accordance with details that have been submitted to and approved in writing by the Local Planning Authority in writing for cars/bicycles and service vehicles to be parked, circulate, turn, load and unload so that they may enter and leave the site in forward gear based on the layout as detailed on drawing no 14981-100 Rev K giving rise to 289 private motor vehicle bays, 59 cycle hoops and 12 motor cycle bays. The spaces shall not thereafter be used for any purpose other than that approved in accordance with this condition.

**Reason:** In the interests of highway safety and to comply with policy DM17 (Sustainable Transport) and policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

28. No building hereby approved shall be occupied / brought into operation until the means of access thereto for motorists, pedestrians and cyclists serving the site from St Georges Way and Godric Road including for a priority junction, Tiger Crossing and associated footway/cycleways have been constructed in accordance with details to be submitted to and approved by the Local Planning Authority based in the principal of the layouts as detailed on drawing no. 14981-100 Rev K.

**Reason:** In the interests of highway safety and to comply with policy DM17 (Sustainable Transport) and policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

29. No unit hereby approved shall be occupied / brought into operation until the sight lines to be provided at the junction between the site and Godric Road giving rise to minimum visibility splays of  $X = 2.4m$  by  $Y = 43.0m$  have been provided in accordance with detailed to be submitted to and approved by the Local Planning Authority, and thereafter retained. Nothing that may cause an obstruction to visibility shall at any time be placed or be permitted

to remain within the visibility splays shown on the approved drawing.

**Reason:** In the interests of highway safety and to comply with policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

30. No building hereby approved shall be occupied / brought into operation until a pedestrian link in the form of a 2.0m wide footway has been provided along the eastern site boundary from its junction with Godric Road (based on the principals of the route as detailed on drawing no. 14981-100 Rev K in accordance with details to be submitted to and approved by the Local Planning Authority.

**Reason:** In the interests of highway safety and to comply with policy DM17 (Sustainable Transport) and policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

31. No later than one month after the day on which the building(s) hereby permitted is/are first occupied or the access hereby permitted serving the site from Godric Road is first used (whichever is the earlier) the existing access to the site from St Georges Way shall be permanently closed in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.

**Reason:** In the interests of highway safety and to comply with policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

As per report (Item 3)

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32. **Members' Question Time**

Councillor Julie Jones Evans asked if the Chairman would accept her resignation from the committee, the resignation was noted.

CHAIRMAN