

**Planning Committee: 4 November 2020**  
**Observations Received Following Preparation of Agenda**

**Item 5 – W/20/0878 – Lower Heathcote, Local Centre**

Updated Recommendation

That Members are recommended to grant planning permission subject to the conditions in the report and updates below. Members are also requested to delegate authority to the Head of Development Services in consultation with the Chair of Planning Committee to amend the wording of conditions 4 and 28 subject to confirmation of no objections being received from the County Highway Authority and Environmental Health.

Update to condition 2 (enabling works as identified on approved drawing)

Drawing no. 8437-216 'Local Centre Plot Identification Plan' received 26<sup>th</sup> October 2020. This indicates the plot numbers as referred to in condition 2 for the purposes of identifying the agreed enabling works which can be undertaken in advance of some pre-commencement conditions being submitted for approval.

Update to condition 4 (Construction Management Plan – CMP)

Following receipt of a CMP in relation specifically to the enabling works that have been agreed, the CMP is currently being considered by the County Highway Authority and the Environmental Health Officer. Subject to no objections being received, condition 4 would be split into 2 separate conditions; one which still requires a full CMP to be submitted for approval in respect of the rest of the development and one as a compliance condition that reflects the content of the CMP already submitted and approved in relation to the enabling works.

Update to condition 7 (Construction & Environmental Management Plan - CEMP)

Following receipt of mini CEMP in relation specifically to enabling works that have the potential to impact ecology (site clearance including vegetation, hedge/tree removal, earthworks and ground raising), the County Ecologist has been consulted on the CEMP and is satisfied with the content such that this condition can now be re-worded to become a compliance condition.

Condition 7 is therefore split into 2 separate conditions; one requiring the full CEMP for the remaining development (pre-commencement condition) and one as a compliance condition that reflects the content of the mini CEMP already submitted and approved in relation to the enabling works.

Amendment to condition 28 (hours of HGV movements during construction)

*Original wording:* No HGV movements during the construction phase will take place on Mondays to Fridays during the hours of 07:00 – 09:30 and 15:00 – 17:00, to ensure that HGV traffic is limited to protect local school children in the proximity of the development site.

*Proposed amendment:* HGV movements during the construction phase will only be allowed to take place on Mondays to Fridays between 07:30 – 08:30 and

from 09:00 through to 15:00 to ensure that HGV traffic is limited to protect local school children in the proximity of the development site.

**\*\*The acceptability of this amendment is subject to the agreement of the County Highway Authority\*\***