

Item. 9w: page 252-260

Location: Tulip Viking Caxton Way Thetford

Proposal: Variation of condition 2 & 14 on pp 3PL/2017/0949/F - Alteration to location of mezzanine level from Unit C to Unit D, amalgamation of Units E&F to form 1 Unit, Reduction in floor area of Unit F, reduction in cycle parking from 96 uncovered to 70 covered spaces, alterations to fenestration, roofs and elevations associated with changes to Unit F. amalgamation of units E and F. Changes to fenestration of Garden Centre of Unit A. Changes to cladding and finishes. Removal of landscaping to rear of Unit A and alteration of landscaping to accommodate totem sign. Lighting information associated with development. Proposed substation and switch room. (amended description 28.08.18)

REFERENCE: 3PL/2018/0681/VAR

Applicant: Stapleford BRP Ltd.

Author: Julie Lawson

CONSULTATIONS

Natural Environment Team: no objections to the amended plans and description

RECOMMENDATION

No change to recommendation.

CONDITIONS

Discharge of condition reference 3DC/2018/0079/DOC has been approved. This relates to certain conditions on the former consent. Therefore condition 8 can be deleted as this is no longer required and conditions 9 & 17 are amended as follows:

9. Prior to the first occupation of the development hereby permitted (or prior to the commencement of the use hereby permitted) the off-site highway improvement works approved under discharge of condition reference 3DC/2018/0079/DOC shall be completed to the written satisfaction of the Local Planning Authority.

Reason: To ensure that the highway network is adequate to cater for the development proposed.

17. The information sign board shall be implemented in accordance with details approved under discharge of condition reference 3DC/2018/0079/DOC prior to the first use of the A3/A5 unit by customers and shall be retained and maintained in that form thereafter.

Reason for condition -

In order to ensure that the development supports the linkages of the site with Thetford Town Centre having regard to Policy CP 7 of the Adopted Core Strategy and Development Plan Documents 2009.