

AGENDA ITEM 10: Schedule of Planning Applications

Item. 10b

Location: Coughtrey Industrial Estates (Units 1017), Church Road, Griston

Proposal: The demolition of Units 1-6 (whole block Western boundary) and Units 7-13 (part of North Block), extensions to units 14 and 15 (large extension to North block), extension to unit 16 (small extension to South Block), external fascia changes, refurbishment to Unit 17. Change of use of whole site to mixed B2 and Class E (offices). The reconfiguration of parking and creation of a new loading and unloading area.

REFERENCE: 3PL/2022/0368/F

Applicant: Eastern Attachments Ltd.

Author: Simon Wood

ADDITIONAL INFORMATION

The comments of the Lead Local Flood Authority (LLFA) were received by letter dated 12th April 2023.

The letter advises that the response supersedes all previous responses from the LLFA and follows a meeting between the LLFA and the applicant on 20 March 2023 and the submission of a statement by the applicant following that meeting.

The LLFA has no objection no objection to this planning application subject to conditions, including a build-to condition, being attached to any consent if this application is approved and the Applicant is in agreement with pre-commencement conditions.

It suggests the following wording:

1. Pre-commencement, further detailed infiltration testing is required in accordance with BRE Digest 365, in areas representative of the proposed locations and depths of the soakaway features (as proposed within the Flood Risk Assessment and Drainage Strategy v4, document ref: 3664v4, September 2022).
2. Build-to condition: The development shall be constructed in accordance with the submitted Flood Risk Assessment and Drainage Strategy v4, document ref: 3664v4) in September 2022. The approved scheme will be implemented prior to first use of the development and retained at all times thereafter.

In relation to the previous concerns set out by the LLFA they are satisfied that these have been adequately addressed and the scheme is now acceptable subject to the conditions detailed above.

OFFICER COMMENTS

The comments of the LLFA are noted. The applicant has been advised of the pre-commencement condition as their agreement is needed for them to be imposed. Their response will be provided verbally.

The conditions proposed by the LLFA will need to be re-worded slightly to ensure they comply with the advice within national guidance in relation to conditions. It is recommended that be delegated to officers should Members be minded to approve the application.

RECOMMENDATION

Recommended for approval subject to the conditions detailed above, the precise wording to be delegated to officers, and the conditions set out in the report.