



LONDON THAMES GATEWAY DEVELOPMENT CORPORATION

PLANNING COMMITTEE MEETING: 9 August 2007

Planning Application for LTGDC's Determination

Report of the Director of Planning

CASE NUMBER: LTGDC-07-081-FUL **DATE MADE VALID:** 01/06/2007

APPLICATION NO: 07/00576/FUL **TARGET DATE:** 31/08/2007

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| APPLICANT: | Redrow Regeneration (Barking) Ltd |
| AGENT: | Savills Incorporating Hephher Dixon |
| PROPOSAL: | Erection of 8 storey building comprising 40 residential units (18 one-bedroom flats, 4 two-bedroom flats and 18 three-bedroom flats) with associated landscaping and car parking. |
| LOCATION: | Axe Street, Barking |

1. SUMMARY

1.1 This is an application by Redrow Regeneration (Barking) Ltd for the erection of an 8 storey residential building on land at Axe Street, Barking. The proposal forms part of the Town Square redevelopment and is a revision to a scheme that received approval in June 2007. The main considerations are the principle of the use, the design of the building, the housing mix and tenure, the sustainability/renewable energy measures incorporated, the removal of a basement car park from the previously approved scheme and the need for a new Section 106 agreement.

1.2 The proposal forms part of a significant mixed used regeneration project on a

brownfield site within Barking Town Centre. The application is recommended for approval subject to conditions and the conclusion of a Section 106 agreement to ensure that the affordable housing is provided, that the building meets the sustainability/renewable energy requirements and that carries forward the other relevant obligations which form part of the current S106 agreement for the whole site.

2. SITE AND PROPOSAL

2.1 Description of Site & Surroundings / Background

2.11 The application site comprises approximately 0.11 hectares of land on the north-west side of Axe Street in Barking and forms part of the redevelopment of the Town Square. The site measures approximately 31 metres wide by 34 metres deep and currently forms part of the construction compound for the Town Square project. The site is bounded to the north and west by the recently constructed 2 storey Learning Centre with 6 floors of housing above forming phase 1 of Town Square (see below) and to the north-east by the service access to the phase 1 building. Immediately to the south-west is a major electricity sub-station whilst further to the south-west, on the opposite side of Axe Street, construction has commenced on a 3, 4, 5 and 6 storey building to provide 93 flats comprising a mixture of affordable tenures, being developed by East Thames.

2.12 An outline planning application for the redevelopment of 1.6 hectares of land in and around the Town Square area of Barking for a mixed use development of up to 35,000 square metres was submitted in September 2002 (Ref:02/00653/OUT). The scheme included new residential, office, retail and leisure uses and the refurbishment and extension to the Central Library to form a Lifelong Learning Centre together with ancillary car parking and servicing. The current application site was shown as a 4 level car park with housing above.

2.13 Outline planning permission was granted in December 2003 following the conclusion of a legal agreement under Section 106 of the Town and Country Planning Act 1990. The agreement required that 30% of the overall number of housing units (although none in the initial stage) would be provided to key workers at a discount price of 10% less than the open market value. It also required that public art and open space strategies be submitted to and approved by the Council prior to the occupation of any market units

2.14 Subsequently, three reserved matters applications have been submitted for the first phase of the development to comprise the construction of a Lifelong Learning Centre as an extension to the Central Library together with the erection of housing above. This scheme is now nearing completion and the Learning Centre and library are now operational.

2.15 A reserved matters application relating to the second and final phase of the project involving the construction of 5 new buildings providing 272 residential units and commercial floorspace of 4,505 square metres was approved in June 2007 under application reference number 06/01249/REM. This proposal included the construction of a similar building to that currently under consideration. The only material difference is that the approved scheme made provision for a two level basement car park which would accommodate 50 public spaces. It is, however, pointed out that the application

as originally submitted and consulted on did not include basement car parking and this was introduced as a result of a late amendment to the scheme. This was done in order to comply with a condition of the outline permission, which requires the re-provision of 50 public car parking spaces within the scheme to replace those lost as a result of the redevelopment.

2.16 The original Section 106 agreement has been subject to 4 deeds of variation and the last deed in June 2007 included a major change to the affordable housing provision. The original requirement to provide 30% of the units at 10% discount from market value to key workers has now been replaced with an obligation to provide 18 affordable units. These affordable units will be 3 bedroom social rented units, and will be accommodated within the Axe Street building.

2.17 An application has also been submitted under Section 73 of the Town and Country Planning Act 1990 to remove conditions 2 and 4 of the outline planning permission (relating to the timing of the submission of reserved matters and public car parking provision). This application will be the subject of a separate item on this agenda.

2.18 This application proposes essentially the same building as already approved under the reserved matters application approved in June of this year, however it omits the public car parking.

2.2 Description of Proposal

2.21 The building would have 8 storeys and a total height of 23.6 metres. It would be wholly residential in nature providing 40 flats comprising 18 one bedroom, 4 two bedroom and 18 three bedroom units. The ground floor would comprise 3 three bedroom units all of which would have access to substantial garden areas together with a plant room primarily facing towards the rear of the building. The first, second and third floors would accommodate 4 three bedroom flats on each floor. The fourth floor would comprise 3 three bedroom units and 2 one bedroom flats. The fifth and sixth floors would comprise 8 one bedroom flats on each floor. The 7th floor would accommodate 4 two bedroom flats. The top floor would be set in by 2.4 metres from the Axe Street frontage to provide large terraces for 2 of the flats. The roof would be flat and covered in sedum and would also accommodate four 1.5KW wind turbines.

2.22 To the rear of the building there would be a communal garden described as a children's play area, together with a secure cycle storage area and refuse storage compound. In addition provision has been made for 4 parking bays for blue badge holders. The main entrance to the building would be from Axe Street although a secondary entrance to the rear provides direct access to the communal garden.

2.23 The building would be finished in brickwork at ground floor level with render above and be articulated with lightweight polyester powder coated metal rail and panel balconies. The fenestration would comprise large patio doors accessing the balconies and smaller windows to the bedrooms, bathrooms and kitchens with a strong horizontal or vertical emphasis. The front of the site is shown as being secured with a brick wall topped with railings.

3. MAIN ISSUES

1. Principle of Development
- 2 Design and Layout
3. Housing Mix and Tenure
4. Sustainability/Accessibility
5. Highways and Parking
6. Amenity Space
7. S106 Agreement

4. RELEVANT SITE HISTORY

06/01251/FUL – Section 73 application relating to the removal of conditions 2 and 4 of outline planning permission number 02/00653/OUT dated 22 December 2003 relating to the timing of the submission of reserved matters and the re-provision within the scheme of 50 public car parking spaces (the subject of a separate report on this agenda)

06/01250/REM – Duplicate application to 06/01249/REM. This application is being held in abeyance, and it is expected that this will be withdrawn at such time as 06/01249/REM is determined.

06/01249/REM - Submission for approval of reserved matters: siting, design and external appearance, means of access and landscaping for Phase 2 of mixed use development for Barking Town Square including five blocks with commercial floorspace of 4505 sq metres (Use Classes A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes), A4 (drinking establishments), B1 (business),) and 272 residential units and an extensive public realm area together with parking and servicing areas including 50 public car parking spaces. Approved 21.06.07.

06/00231/REM – Revised application for approval of reserved matters: siting, design, external appearance, means of access and landscaping of initial stage (Barking Life Long Learning Centre and Garden Housing) of mixed use development for Barking Town Square (replacement of previous approval 04/00770/REM, increasing number of dwellings from 206 to 246). Approved 05.06.06.

04/00770/REM - Revised application for approval of reserved matters: Design of Initial Stage (Barking Life Long Learning Centre and Garden Housing) of mixed use development for Barking Town Square. Approved 17.02.05.

03/01001/REM - Application for approval of reserved matters: (Siting and means of access to whole development/design of initial stage) - Mixed use development to provide new residential, office and retail uses together with refurbishment and extension to existing library to form Life Long Learning Centre and ancillary car parking and servicing. Approved 02.03.04.

02/00653/OUT - Outline application: Mixed use development to provide new residential, office, retail and leisure uses together with refurbishment and extension to existing library to form life Long Learning Centre together with ancillary car parking and

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| servicing. Approved 22.12.03 | |
| 5. CONSULTATIONS/NOTIFICATIONS | |
| <p>a) London Fire and Emergency Planning Authority Satisfied subject to comments made previously regarding application number 06/01249/REM.</p> <p>b) Environment Agency Unable to provide a response.</p> <p>c) Metropolitan Police Service - Crime Prevention Design Advisor Cycle store should be separate from the refuse store. Concerned that rubbish will overflow into the cycle store which would discourage cyclists from storing their bikes there. Offenders could tailgate their way in through the main entrance and access the flats. Recommend that a controlled foyer, similar to the rear entrance be provided to restrict access beyond the foyer to prevent offenders reaching the lifts.</p> <p>d) Traffic and Road Safety/Environmental Sustainability/Area Regeneration/Environmental Protection/Access Officer/Transport and Waste/EDF Energy No response received.</p> | |
| 6. APPLICATION PUBLICITY | |
| 6.1 Site Notice Expiry: | 28/06/2007 |
| 6.2 Press Notice Expiry: | 04/07/2007 |
| <p>6.3 Neighbour Notification: No neighbours notified directly on this application. The occupiers of 318 neighbouring residential and commercial properties were notified of the previous reserved matters application (06/01249/REM) in January 2007.</p> <p>The only reply received in respect of the above application was on behalf of the Magistrates' Court in respect of concerns relating to 'building 2', which is sited adjacent to Clockhouse Avenue and a significant distance away from the building currently under consideration.</p> | |
| 7. REPRESENTATIONS | |
| None received. | |
| 8. RELEVANT PLANNING POLICY | |
| 8.1 Planning Policy Guidance | |
| PPS1 - Delivering Sustainable Development PPG3 - Housing | |

PPS6 - Planning for Town Centres
PPG13 - Transport
PPS22 - Renewable Energy
PPG16 Archaeology and Planning

8.2 The London Plan (Feb 2004)

2A.1 Sustainability Criteria
2A.5 Town Centres
3A.1 Increasing London's Supply of Housing
3A.2 Borough Housing Targets
3A.4 Housing Choice
3A.5 Large Residential Developments
3A.7 Affordable Housing Targets
3D.1 Supporting Town Centres
4A.7 Energy Efficiency and Renewable Energy
4A.8 Energy Assessment
4A.9 Providing for Renewable Energy
4B.1 Design Principles for a Compact City
4B.2 Promoting World-Class Architecture and Design
4B.3 Maximising the Potential of Sites
4B.4 Enhancing the Quality of the Public Realm
4B.5 Creating an Inclusive Environment

8.3 LB BARKING AND DAGENHAM UDP

H.1 Housing Supply
H.4 Low Cost Housing
H.6 Housing for People with Disabilities
H.13 New Residential Development
H.14 Environmental Requirements
H.15 Residential Amenity
H.16 Internal Design
H.17 Car Parking
Strategic policy H (Barking Town Centre)
BTC.1 Town Centre
BTC.13 Design
BTC.24 Site of 87 Axe Street
DE.1 Urban Design
DE.6 Safety and Security
DE.7 High Buildings
DE.36 Development on Sites of Archaeological Importance
G.32 Litter and Flytipping
G.40 Energy
G.46 New Developments (Nature Conservation)
C.15 Access
T.19 Provision for Cycling

8.4 Other Relevant Planning Policies & SPG's

Interim Parking Standards January 2002
Barking Town Centre Interim Planning Guidance 2004 (IPG).

9. ASSESSMENT OF MAIN ISSUES

9.1 Principle of the Development

9.11 The land is allocated under policy BTC24 of the UDP as a site for a new magistrates' court to replace the existing court in East Street. The application therefore represents a departure from the Plan and has been advertised as such. This proposal was, however, never progressed through lack of funding and the Court now has no plans to relocate to another site in Barking. It should be noted that LBBD have advised that this policy will not be "saved" and will be deleted from the Plan as of 27 September 2007.

9.12 The Interim Planning Guidance for Barking Town Centre states that the greater Axe Street area is a key location in the Town Centre and acts as a link between the residential area to the south (Gascoigne Estate) and the civic and retail area around the Town Hall, East Street and Vicarage Field. It states that the area is currently under-used and considers that its redevelopment is an opportunity to provide a mix of housing types and tenures.

9.13 The outline planning permission for the redevelopment of Town Square indicated this land as a site for a multi-storey car park with residential over, whilst the recent application for reserved matters approval for 'phase 2' of this scheme showed the site being developed for residential purposes with a smaller basement car park for public use. The only material change to the scheme currently under consideration is the loss of the public car parking spaces. This issue is dealt with in detail in the report on the 'Section 73' application for the removal of the condition on the outline permission which requires the incorporation within the scheme of 50 public car parking spaces.

9.14 In conclusion it is considered that the proposed use of the site for residential purposes is acceptable and will reflect the wholly residential nature of the scheme under construction on the opposite side of Axe Street from the site which involves the erection of 93 residential units.

9.2 Design and layout

9.21 The building is set back between 3.6 and 3.8 metres from the back edge of the public footway and aligns approximately with the adjacent electricity sub-station and the child and family health centre which is currently under construction on the former Town Hall car park in Axe Street. The height of the building at 8 storeys (23.6 metres) is approximately 3.8 metres lower than the height of the phase 1 building at Town Square but higher than the building currently under construction opposite which rises up to 6 storeys. As such it could be seen as forming part of a gradual reduction in building heights away from the Town Centre towards the residential areas to the south. There are no objections to the proposed height of the building.

9.22 The building would be finished in brick at ground floor with render above. The simple design is acceptable but relies upon the use of good quality facing materials and an unusual fenestration pattern for interest. The detailed design of features such as the proposed balconies will also be important in achieving a high quality building. There are some reservations about the metal railings detail proposed to the balconies. Accordingly further consideration should be given this matter and, if permission is granted, it is recommended that a condition be imposed requiring the submission of an amended design for approval.

9.23 The boundary treatment at the front of the building comprising a brick wall and railings is high at 2 metres and may be a little oppressive to pedestrians. As designed it may also give a foothold to climb over for potential criminals and therefore may not be effective as a means of security. It is considered that final details of the boundary treatment can be dealt with by way of a condition if permission is granted.

9.24 With regard to the Crime Prevention Design Advisor's comments the applicant has requested that these matters be resolved through the imposition of conditions requiring amended details to be submitted.

9.3 Housing Mix and Tenure

9.31 The 18 three bedroom units within the building are to be socially rented and these units comprise the affordable housing offer for the whole Town Square development. This matter has been previously agreed and will need to be reflected in a Section 106 agreement to ensure the dwellings are provided and handed over to a housing association.

9.4 Sustainability/Accessibility

9.41 The building forms part of the wider Town Square development within which 10% of the scheme's energy needs will be met from renewable sources. This particular building has four 1.5KW wind turbines on the roof which the applicant states will reduce carbon emissions from this building by a further 2%.

9.42 In respect of other matters a preliminary assessment indicates that the scheme will meet EcoHomes 'very good'. The scheme will source building materials locally wherever feasible and will aim to use recycled materials. A site waste management plan will be submitted prior to construction. Aerated showers, spray taps and dual flush toilets will be incorporated throughout the scheme to save water. The building also has a 'green' sedum roof which will assist in reducing surface water run off.

9.43 The housing units will meet the requirements of Lifetime Homes as developed by the Joseph Roundtree Foundation with the exception of those matters relating to car parking as the scheme is virtually car free. The 18 three bedroom units will all be wheelchair accessible.

9.5 Parking and Highways Matters

9.51 The site is within the 400 metre 'buffer zone' around Barking Station indicated in the Interim Parking Standards within which car free developments are encouraged and

has a very high PTAL (public transport accessibility level) rating. It is considered that the site is generally acceptable for a car free scheme although, as previously stated 4 disabled driver bays are proposed to serve the designated wheelchair accessible dwellings. The residents of the proposed scheme would not be eligible for controlled parking zone permits in view of the car free nature of the development.

9.52 The loss of the 50 public car parking spaces previously indicated within the scheme is considered in greater detail on the 'Section 73' application which is the subject of a separate report on this agenda.

9.53 A cycle store and communal refuse storage area is to be provided at the rear of the building accessed through the communal garden. Both these stores are accessed off a single entrance gate and the crime prevention design advisor has requested that the cycle store be accessed separately to encourage its use. This matter can be the subject of a condition if permission is granted, and a condition is also proposed requiring submission of the detailed design of these buildings.

9.6 Amenity Space

9.61 The flats all comply with the Council's internal space requirements.

9.62 With regard to private garden space the scheme will not meet the UDP guidelines as to the overall amount of amenity space to be provided. However, the IPG states that "given the proximity to the large open spaces available in the town centre and balancing the compact city objective, a relaxation of the UDP policies H14 and H15 relating to residential amenity space may be considered on merit."

9.63 In this instance the 3 ground floor units have direct access to large private garden spaces, 15 of the units on the upper floors have access to balconies of 3.75 square metres, 20 have balconies of 2.25 square metres and 2 of the top floor flats have access to extensive terraces. As such every unit in this building has direct access to private amenity space. The smaller balconies are of the same size to some of the balconies on phase 1 of Town Square and to others in phase 2 which have already been approved. All of the 3 bedroom units have access to the larger balconies or private gardens. In addition there is a communal garden of approximately 168 square metres which is identified as a children's play area at the rear of the block.

The balconies are smaller than the sizes sought in the IPG for Barking Town Centre which seeks to ensure that balconies are at least 4 square metres and at least 1.6 metres wide. Discussions have continued with the applicants who are amenable to amending the balcony size to comply with policy requirements. This matter can therefore also be the subject of a condition if permission is granted.

9.64 Overall, and subject to the size of the balconies increasing to comply with the IPG standards, it is considered that the amenity space provision is satisfactory and that the proposal will provide a range of usable space for residents in this town centre location.

9.7 Section 106 Agreement

9.71 A new S106 agreement is required to secure the proposed affordable housing and sustainability/renewable energy measures within this building and to ensure it is subject

to the same obligations as the remainder of the Town Square development.

10. CONCLUSION AND REASONS FOR APPROVAL

The proposed developed forms an integral part of the Town Square development and provides all the affordable homes and wheelchair housing units for the scheme. It is designed to an acceptable standard and incorporates sustainable features including a green roof and 4 wind turbines. The principle of the development and the design and layout of the building have already been agreed as part of the reserved matters application for phase 2 of Town Square, approved in June of this year and the only significant change has been the deletion of the basement car parking.

RECOMMENDATION:

That the application be delegated to the Director of Planning to Approve subject to:

(1) the conditions listed below and the completion of a S106 agreement to secure the provision of 18 three bedroom socially rented affordable homes and to link the building into the sustainability and renewable energy requirements and other relevant obligations of the wider development; and

(2) referral to the Secretary of State for Communities and Local Government for her direction as it represents a departure application involving development of land belonging to a planning authority.

Conditions & Reasons:

1. Details/samples of all facing materials to be used in the development shall be submitted and approved in writing by the Local Planning Authority prior to the installation of the said facing material and no facing materials shall be used except those so approved.

Reason: To safeguard the appearance of the development and in accordance with policy DE1 of the Unitary Development Plan.

2. Details of the proposed sedum roof together with a maintenance schedule shall be submitted to and approved in writing by the Local Planning Authority. The sedum roof shall be constructed prior to the first occupation of the building in accordance with the approved details and thereafter retained and maintained in accordance with the approved maintenance schedule.

Reason: In the interests of biodiversity and in accordance with policy G46 of the Unitary Development Plan.

3. A scheme showing the provisions to be made for CCTV camera coverage within the development shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the occupation of any part of the development and shall be retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of enhancing security and safety and in accordance with policy DE6 of the Unitary Development Plan.

4. A scheme showing the provisions to be made for external lighting shall be submitted to and approved by the Local Planning Authority in writing. The approved scheme shall be implemented prior to occupation of the building and shall be retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of enhancing security and safety and in accordance with policy DE6 of the Unitary Development Plan.

5. The proposed wind turbines shall be installed on the roof of the building in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the occupation of the building and thereafter retained unless otherwise agreed in writing by the Local Planning Authority

Reason: In the interests of promoting renewable energy in accordance with policy G40 of the Unitary Development Plan and policy 4A.9 of the London Plan.

6. Development shall not commence until a drainage strategy detailing any on and/or off site drainage works has been submitted to and approved in writing by the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed to the satisfaction of the local planning authority.

Reason: The development may lead to sewage flooding and to ensure that sufficient capacity is made available to cope with the new development.

7. No development shall take place until there has been provided to the Local Planning Authority for approval an independently verified EcoHomes 2006 report that achieves a 'very good' rating with certification. The approved scheme shall then be provided in accordance with these details. A certificated EcoHomes 2006 Post Construction Review, or other verification process agreed with the Local Planning Authority, shall be provided, confirming that the agreed standards have been met, prior to the first occupation of the development.

Reason: To ensure that the proposed residential units are designed in an environmentally sustainable manner and in accordance with policy 2A.1 of the London Plan.

8. The eighteen proposed 3 bedroom dwellings shall be constructed to be easily adaptable to residents who are wheelchair users in accordance with the publication 'Wheelchair housing design guide second edition produced by Stephen Thorpe and Habinteg Housing Association' unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that accessible housing is provided in accordance with Policies H6 and H13 of the LB Barking and Dagenham's adopted UDP and Policy 3A.4 of the

London Plan.

9. Prior to the commencement of development a Construction Management Plan incorporating details of the sourcing of materials and waste management shall be submitted to and approved in writing by the Local Planning Authority. Once approved this plan shall be adhered to throughout the construction period.

Reason: In the interests of ensuring sustainable construction practices and in accordance with policies G31 of the Unitary Development Plan and 2A.1 of the London Plan.

10. All residential units hereby approved are to comply with Lifetime Homes standards, as defined in the Joseph Rowntree Foundation publication "Achieving Part M and Lifetime Home standards" and the joint collaboration of JRF, Mayor of London, GML Architects and Habinteg HA in the publication 'Lifetime Homes' and as referred to in the GLA Accessible London SPG (Appendix 4), unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that accessible housing is provided in accordance with Policies H6 and H13 of the LB Barking and Dagenham's adopted UDP and Policy 3A.4 of the London Plan.

11. The parking bays for blue badge holders indicated on drawing number 016 Rev. C shall be clearly marked with a British Standard disabled symbol and permanently retained for the use of disabled persons resident in the development and their vehicles and for no other purpose.

Reason: To ensure and promote easier access for disabled persons to the approved buildings in accordance with Policy C15 of the Unitary Development Plan.

12. Details of the hard and soft landscape treatment to the communal garden area, footways and car parking bays shall be submitted to and approved in writing by the Local Planning Authority. The approved hard landscaping details shall be implemented prior to occupation of the building. The approved soft landscaping scheme shall be carried out in the first planting and seeding seasons following occupation or completion of the building, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To secure the provision and retention of the landscaping in the interests of the visual amenity of the area and in the interests of enhancing security and safety and in order to comply with Section 197 of the Town and Country Planning Act 1990 and policies H13 and DE6 of the Unitary Development Plan.

13. Notwithstanding the details shown on the submitted plans no approval is hereby given to the boundary treatment of the site. Details of the boundary treatment of the site shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the occupation of the building and thereafter retained.

Reason: To ensure the satisfactory means of enclosure for the proposed development in the interests of the visual amenity of the area and in accordance with policy H13 of the Unitary Development Plan.

14. Notwithstanding the details on the drawings accompanying the application no approval is hereby given to the size or detailed design of the proposed balconies. Prior to the commencement of the development hereby approved, details of the revised balcony design shall be submitted to and approved in writing by the local planning authority. The development shall not be implemented unless in accordance with those approved details.

Reason: To ensure that the balconies are of sufficient size to provide usable amenity space and in order that further consideration can be given to the detailed design in accordance with policies H13 and H15 of the Unitary Development Plan.

15. Prior to the commencement of development the combined cycle/refuse store shall be redesigned to provide separate entrances to the cycle and refuse stores. The revised detailed design shall be submitted to and approved in writing by the local planning authority prior to the commencement of development and the approved scheme shall be implemented in its entirety prior to occupation of the development and thereafter retained unless otherwise agreed by the Local Planning Authority.

Reason: In the interests of promoting cycling as a safe, efficient and non-polluting mode of transport and to provide satisfactory refuse storage provision in the interests of the appearance of the site and locality in accordance with policies H13 and T19 of the Unitary Development Plan.

16. Details of the means of controlling access to and within the building shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to occupation of the building.

Reason: In the interests of enhancing security and safety and in accordance with policy DE6 of the Unitary Development Plan.

CASE OFFICER: Sara Purvis

Appendix 1: Location Plan

Appendix 2: Coloured Perspective of Town Square Development