

Case Officer: Shona King

Recommendation: Approve

Applicant: Jacobs Douwe Edberts

Proposal: Discharge of Conditions 4 (covered cycle parking areas), 5 (Travel Plan) and 13 (EV charge points) of 21/04171/F

Expiry Date: 21 November 2022

Extension of Time: 30/01/2023

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The site is an existing car park with associated amenity space, which currently serves the Jacobs Douwe Egberts site. The site currently an 'overflow' car park to the factory. The site is bounded by Ruscote Avenue to the north, existing factory buildings to the east, a cemetery to the south and residential properties to the west. Access to the site is taken from a single access point onto Ruscote Avenue.
- 1.2. Planning permission was granted under application 21/04171/F for the redevelopment of part of an existing 'overflow' car park with the erection of a single storey drive-thru café. Access to the drive thru would be via the existing access into the site.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. Consent is sought for the discharge of Conditions 4 (covered cycle parking areas), 5 (Travel Plan) and 13 (EV charge points) of 21/04171/F

3. RELEVANT PLANNING HISTORY

- 3.1. The following planning history is considered relevant to the current proposal:

21/04171/F - Re-development of part of existing car park to provide a drive-thru cafe; together with associated car parking, servicing and access; landscaping and all associated works – APPROVED

4. RESPONSE TO CONSULTATION

- 4.1. OCC HIGHWAY AUTHORITY: Original comments: Condition 4: No Objection
Condition 5: Objection Condition 13: No Objection
- 4.2. OCC HIGHWAY AUTHORITY: Final comments - Condition 5 - No objection

5. APPRAISAL

- 5.1. Condition 4 requires the approval of covered cycle parking. The details that have been submitted detailing a Centaur CS Shelter are considered to be acceptable.
- 5.2. Condition 5 requires the submission of a Travel Plan. The Plan originally submitted was not considered to be acceptable and additional information was required. This has now been submitted with the agent's email dated 22 December 2022 and the Local Highway Authority is satisfied that the condition can now be discharged.

5.3. Condition 13 requires the approval of EV charging provision within the site. The details that have been submitted detailing a Centaur CS Shelter are considered to be acceptable.

6. RECOMMENDATION

That Planning Conditions 4, 5 and 13 of 21/04171/F be discharged based upon the following:

Condition 4

Details of covered cycle parking prepared by Darling Associate Architects dated September 2022

Condition 5

Travel Plan rev C prepared by Darling Associate Architects accompanying agent's email dated 22 December 2022

Condition 13

EV Charging Provision Rev A prepared by Darling Associate Architects dated September 2022

Case Officer: Shona King

DATE: 25 January 2023

Checked By: Nathanael Stock

DATE: 26.01.2023
