

Case Officer: Shona King

Recommendation: Approve

Applicant: Jacobs Douwe Edberts Ops GB Ltd

Proposal: Discharge of Condition 15 (external lighting) of 21/04171/F

Expiry Date: 7 April 2023

Extension of Time:

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 Condition 15 (external lighting) of 21/04171/F

3. RELEVANT PLANNING HISTORY

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

Application: 21/04171/F	Permitted	15 July 2022
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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

4. RESPONSE TO CONSULTATION

- 4.1. CDC ENVIRONMENTAL PROTECTION: Based on the report provided I am satisfied that the condition (15) can be discharged.

5. APPRAISAL

- 5.1. Condition 15 requires approval of details of the external lighting. The details that have been submitted are considered to be acceptable and the condition can be discharged.

6. RECOMMENDATION

That Planning Condition 15 of 21/04171/F be discharged based upon the following:

Condition 15

External Lighting Report Revision A prepared by Darling Associates dated February 2023.

Case Officer: Shona King

DATE: 21 March 2023

Checked By: Nathanael Stock

DATE: 27.03.2023
