

Application reference: 22/2935/DD03 TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
23.09.2024	23.09.2024	18.11.2024	18.11.2024

Site:

Unit 3 4 And 5, Plough Lane, Teddington,

Proposal:

Details pursuant to conditions PK06A - Cycle Storage, DV18A - Refuse Storage, U0152311 - Delivery and Servicing Plan, U0152307 - Solar PV Panels

Status: Pending Consideration (If status = HOLD please check that all is OK before you proceed any further with this application)

APPLICANT NAME

Mr Daniel Lawrence
21 Coningesby Drive
Watford
WD17 3BD
United Kingdom

AGENT NAME

Mrs Rachel Liversidge
48 Church Drive
Hoylandswaine
Sheffield
South Yorkshire
S36 7LZ
United Kingdom

DC Site Notice: printed on and posted on and due to expire on

Consultations:

Internal/External:

Consultee

14D Urban D
LBRuT Waste Services
LBRUT Transport

Expiry Date

09.10.2024
09.10.2024
09.10.2024

Neighbours:

-

History: Development Management, Appeals, Building Control, Enforcements:

Development Management

Status: GTD
Date:17/03/2023
Application:22/2935/FUL
Change of use from B8 storage to Class E [g] iii Light Industrial Processes with associated works.

Development Management

Status: GTD
Date:04/05/2023
Application:22/2935/DD01
Details pursuant to condition DV49A- Construction Management Plan, of planning permission 22/2935/FUL.

Development Management

Status: PCO
Date:
Application:22/2935/DD03
Details pursuant to conditions PK06A - Cycle Storage, DV18A - Refuse Storage, U0152311 - Delivery and Servicing Plan, U0152307 - Solar PV Panels

Proposal:

The application in question relates to the discharge of a condition as detailed below. The application to which this condition relates to is 22/2935/FUL, which was granted by the Council on the 17th March 2023 for:

Change of use from B8 storage to Class E [g] iii Light Industrial Processes with associated works.

Amendments:

No amendments requested or received.

Assessment:

The applicant now seeks the discharge of the following condition:

PK06A - Cycle Storage

No building/dwelling/part of the development shall be occupied until cycle parking facilities have been provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the position, design, materials and finishes thereof.

REASON: To accord with this Council's policy to discourage the use of the car wherever possible..

The following has been submitted by the applicant to support the discharge of Condition PK06A:

- Drawing No. 24076-DC-00-DR-A-00610; received 23 September 2024

The cycle storage plan above was reviewed by the Council's Transport Officer who confirmed no objections to the condition being discharged.

In view of this, the condition can be recommended for discharge, as the applicant has fulfilled all the requirements set out within the condition.

DV18A - Refuse Storage

None of the buildings hereby approved shall be occupied until arrangements for the storage and disposal of refuse/waste have been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

REASON: To safeguard the appearance of the property and the amenities of the area.

The following has been submitted by the applicant to support the discharge of Condition DV18A:

- Drawing No. 24076-DC-00-DR-A-00611; received 23 September 2024

The refuse storage plan above was reviewed by the Council's Transport and Waste Officers who confirmed no objections to the condition being discharged.

In view of this, the condition can be recommended for discharge, as the applicant has fulfilled all the requirements set out within the condition.

U0152311 - Delivery and Servicing Plan

Prior to the occupation of the development hereby approved, a delivery and servicing strategy shall be submitted to and agreed in writing by the Local Planning Authority. The scheme approved by the local planning authority shall be implemented at all times in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure a safe and convenient form of development with limited impact on local roads and to safeguard the amenities of nearby occupiers and the area generally.

The following has been submitted by the applicant to support the discharge of Condition U0152311:

- Delivery and Servicing Plan; received 23 September 2024

The delivery and servicing plan above was reviewed by the Council's Transport Officer who confirmed no objections to the condition being discharged.

In view of this, the condition can be recommended for discharge, as the applicant has fulfilled all the requirements set out within the condition.

U0152307 - Solar PV Panels

Prior to the occupation of the development hereby approved, PV panels shall be installed in accordance with the approved energy statement and plans and in accordance with details to be submitted to and agreed in writing by the Local Planning Authority prior to installation. The solar panels shall remain in situ thereafter. The details of the panels to be submitted shall include the design, technical specification and external finishes thereof.

REASON: To accord with the Council's carbon reduction targets.

The following has been submitted by the applicant to support the discharge of Condition U0152307:

- Drawing No. 24076-DC-RF-DR-A-00100; received 23 September 2024
- Comet 2N pv panel brochure; received 23 September 2024

The above information indicates 8 PV panels would be provided on the roof space of each unit (24 in total). Based on the appearance detailed in this information the panels are considered to be acceptable.

In view of this, the condition can be recommended for discharge, as the applicant has fulfilled all the requirements set out within the condition.

Conclusion:

Recommend the approval and discharge of conditions PK06A - Cycle Storage, DV18A - Refuse Storage, U0152311 - Delivery and Servicing Plan, U0152307 - Solar PV Panels to be approved from the parent application.

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES / NO

I therefore recommend the following:

- 1. REFUSAL
- 2. PERMISSION
- 3. FORWARD TO COMMITTEE

This application is CIL liable YES* NO
(*If yes, complete CIL tab in Uniform)

This application requires a Legal Agreement YES* NO
(*If yes, complete Development Condition Monitoring in Uniform)

This application has representations online (which are not on the file) YES NO

This application has representations on file YES NO

Case Officer (Initials):TFA..... Dated:28/10/2024.....

I agree the recommendation: EL

Team Leader/Head of Development Management/Principal Planner

Dated: 14/11/2024.....

This application has been subject to representations that are contrary to the officer recommendation. The Head of Development Management has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Head of Development Management:

Dated:

REASONS:
CONDITIONS:
INFORMATIVES:
UDP POLICIES:
OTHER POLICIES:

The following table will populate as a quick check by running the template once items have been entered into Uniform

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

INFORMATIVES
