

PLANNING COMMITTEE

11 JULY 2018

Present: Councillor Keith Jones(Chairperson)
Councillors Lay, Ahmed, Asghar Ali, Congreve, Driscoll, Gordon,
Jacobsen, Jones-Pritchard, Murphy and Sattar

11 : APOLOGIES FOR ABSENCE

12 : MINUTES

The minutes of the meeting held on 13 June 2018 were approved as a correct record and signed by the Chairperson.

13 : DECLARATIONS OF INTEREST

None

14 : PETITIONS

There were no petitions.

15 : DEVELOPMENT CONTROL APPLICATIONS

The Committee considered the schedule of development control applications submitted in accordance with the Town & Country Planning Act 1990:
RESOLVED: That pursuant to this Committee's delegated powers the following development control applications be determined in accordance with the recommendations as set out in the report of the Director City Operations subject to any further amendments as detailed below and notification be given of the decision in accordance with Section 74 of the Planning (Listed Building & Conservation Act 1990).

APPLICATIONS GRANTED

18/00735/MJR – BUTETOWN

BRAINS BREWERY, CRAWSHAY STREET

Full planning application for an office building providing business (use Class B1), floorspace, with ancillary gym (use Class D2), marketplace/retail (use Class A1) and food and drink (use Class A3) uses; a multi-storey car park (sui generis) with ancillary retail (use Class A1); and public realm, access, drainage and other infrastructure works required for the delivery of Central Quay (phase 1)

Subject to an amendment to Condition 3 to read:

'Material Samples: Excluding demolition, site preparation, ground works (foundations and basement structures to ground floor slab) and construction of building cores no other development shall take place until samples of the external finishing materials

have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details'

Subject to an amendment to Condition 4 to read:

'Architectural Details: Excluding demolition site preparation, ground works (foundations and basement structures to ground floor slab) and construction of building cores no other development shall take place until architectural details of all building facades have been submitted to and approved in writing by the Local Planning Authority and the development shall not be brought into use until the approved scheme is implemented'

Subject to an amendment to Condition 5 to read:

'Drainage Plan: No development shall take place until comprehensive proposals showing how foul and surface water flows from the site have been submitted to and approved by the Local Planning Authority. The works shall be implemented in accordance with the approved details'

Subject to an additional Condition 6 to read:

'Grease Traps: Prior to the first operational use of individual café/restaurant uses, details of a grease trap or grease digester system to be installed in the commercial kitchens of the relevant café/restaurant shall be submitted to and approved in writing by the Local Planning Authority. The approved grease trap or digester system shall be installed prior to the occupation of the individual café/restaurant use and shall be permanently maintained thereafter'

Subject to a new Condition 7 to read:

'Potable Water Scheme: No development shall take place until a potable water scheme to serve the application site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that the existing water supply network can suitably accommodate the proposed development. If necessary a scheme to upgrade the existing public water supply network in order to accommodate the proposed development shall be delivered prior to the occupation of any building. Thereafter the agreed scheme shall be constructed in full and remain in perpetuity'

Subject to an amendment to Condition 14 to read:

'Construction Environmental Management Plan: Prior to commencement of development Plan (CEMP) shall be submitted to and approved by the Local Planning Authority to include details of construction traffic routes, details of the site/compound, site hoardings, site access/ egress, wheel washing and road cleansing facilities, storage of plant and materials, parking of contractors vehicles, the reinstatement of any part of the public highway affected by construction works, a noise & vibration control plan including details of hours of work, details of how dust and dirt emissions will be controlled, details of how pollution risks to controlled waters will be managed during the works, and a scheme for recycling/ disposing of waste resulting from

construction works. The construction of the development shall be managed strictly in accordance with the scheme so approved.

Subject to an amendment to Condition 16 to read:

'Plant Noise: The rating level of the noise emitted from fixed plant and equipment on the site shall not exceed the existing background noise level minus 10dBA at any time at any residential property when measured and corrected in accordance with BS 4142: 1997 (or any British Standard amending or superseding that standard.

Subject to an additional Condition 26 to read:

'For the avoidance of doubt, and unless otherwise agreed in writing, the maximum gross internal floor area for retail use (Use Class A1) are as follows and shall not be exceeded:

- The Ledger Office Building 1,437sqm
- Multi-Storey Car Park 418sqm

No retail unit erected pursuant to this permission shall be more than 350sqm of gross floor area'

16 : APPLICATIONS DECIDED BY DELEGATED POWERS - JUNE 2018

Noted

17 : URGENT ITEMS (IF ANY)

None

18 : DATE OF NEXT MEETING - 15 AUGUST 2018

The meeting terminated at 2.28 pm