

# Planning Committee

## Supplemental Agenda

<b>Meeting date</b>	29 October 2024
<b>Officer</b>	Ailsa Davis
<b>Agenda Item</b>	5 – BOND INTERNATIONAL, CARTWRIGHT ROAD
<b>Proposal</b>	Demolition of existing buildings and structures and construction of a new building for Use Classes E(g)(iii), B2 and B8 (flexible), including hard and soft landscaping, parking, access, servicing and associated works.
<b>Reference</b>	24/00525/FPM
<b>ADDENDUM INFORMATION</b>	

### 3 THE CURRENT APPLICATION

3.2 The proposal for a single building of 10,824m<sup>2</sup> GIA includes ancillary office space of 1,061m<sup>2</sup>. The ancillary office space allows for a broader range of jobs including management operations and administrative roles. The proposed layout of the site has been informed by the existing site layout with the proposed building size presenting a small uplift in floorspace from the existing built form on of approximately 9,965m<sup>2</sup>. The unit would have a proposed maximum height of approximately 16m with 12.5m to underside of haunch.

### 9 RECOMMENDATION

9.1 That planning permission be GRANTED subject to the applicant having first entered into a Unilateral Undertaking to secure/provide contributions towards:

- S278 Agreement (covering access works)
- £6000 Travel Plan evaluation and support fee
- Local Employment and Apprenticeships
- Monitoring fee

9.2 The detail of which would be delegated to the Assistant Director of Planning and Regulation in liaison with the Council's appointed solicitor, along with the recommendations of the Lead Local Flood Authority, as well as the imposition of suitable safeguarding conditions.

9.3 Authority would be given to the Assistant Director of Planning and Regulation in consultation with the Chair of Planning Committee, to amend or add to the suggested draft conditions set out in this report, prior to the decision notice being issued, where such amendments or additions would be legally sound and most effectively deliver the development that the Planning Committee has resolved to approve. These suggested conditions are as follows:

## Amended / Additional Conditions

- 7 Prior to the first use of the development hereby permitted, the proposed access, onsite car and cycle parking, servicing / loading, unloading / turning / waiting area(s) shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan, drawing number S090-CMP-SI-ZZ-DR-A-00100 REV PL1, and retained thereafter available for that specific use or as otherwise agreed in Condition 20.

**REASON:-** To ensure construction of a satisfactory development and in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

- 22 The Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Net Gain Assessment dated July 2024 and prepared by Aspect Ecology.

**REASON:-** To ensure the development delivers a biodiversity net gain on site.

- 23 The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:

- (a) a non-technical summary;
- (b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority

has been submitted to, and approved in writing by, the local planning authority. The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

**REASON:-** To ensure the development delivers a biodiversity net gain on site.

- 24 Notice in writing shall be given to the Council when the:

- (a) HMMP has been implemented; and
- (b) Habitat creation and enhancement works as set out in the HMMP have been completed.

**REASON:-** To ensure the development delivers a biodiversity net gain on site.