

**PLANNING AND HIGHWAYS COMMITTEE MEETING  
27<sup>th</sup> November 2023**

**Additional information for Members**

**ITEM 4 – APP REF 23/02202/LP3**

Members will be aware that at the time of the preparation of the main agenda report, consultation responses were still awaited from Network Rail and Nexus in advance of the consultation deadline of 17 November. In addition, the final date for any public representation to be received was the 22 November.

It can now be confirmed that no consultation responses have been received from Network Rail or Nexus, whilst no additional representations have been received from any member of the public. With regard to Network Rail and as per the main agenda report, officers are aware of the nature of the observations and comments received from Network Rail in respect of the previous application on this site and are satisfied that the recommended conditions are appropriate to deal with any future issues that may arise.

Further to the preparation of the main agenda report, the agent has made a minor revision to the mobility hub which has resulted in a 1.2m reduction in its depth and an alteration to the position of the internal wall. This change has no material impact on the development, or the planning considerations given to it, but has necessitated that condition 2 (Plans) be updated to reflect the change.

In addition to the above, Members are advised that a minor annotation to draft condition 5 (Details of retaining wall) is also proposed to account for a change to the trigger point. This is to allow for some ground level works to be commenced in advance of providing final details to the Local Planning Authority

Officers would therefore advise that condition 5 be amended as below, addition as per ***bold italic***)

No development ***above base course level shall be carried out*** until final specifications of the new retaining wall have been submitted for approval in writing by the Local Planning Authority. Thereafter, the retaining wall shall be implemented in accordance with the agreed details prior to first use of the car park.

Reason: In the interests of the ecological value of the site and visual amenity and to accord with policies BH1 and NE2 of the adopted Core Strategy Development Plan.

**RECOMMENDATION:**

Further to the update provided above and for the reasons set out in the main agenda report, it is recommended that members Grant Consent for the development in accordance with Regulation 3 of the Town and Country Planning General

Regulations 1992 (as amended), subject to the recommended conditions and the appropriate revisions to the text and wording of conditions 2 and 5 respectively.