

SPECIAL DEVELOPMENT CONTROL COMMITTEE

13 NOVEMBER 2025

AMENDMENT SHEET

The Chairperson accepts the amendment sheet in order to allow for Committee to consider necessary modifications to the Committee report to be made so as to take account of late representations and corrections and for any necessary revisions to be accommodated.

<u>Item No.</u>	<u>Page No.</u>	<u>Application No.</u>
8	17	P/25/417/FUL

A Full DC Committee Site Visit was undertaken on Wednesday 12 November 2025 at 9:30am.

As well as Development Control Committee Members and Officers, Local Ward Members and representatives from St. Brides Minor and Coity Higher Community Councils, an objector who expressed a wish to speak at the meeting and the applicant and agent attended the site visit.

Since the publication of the agenda, further to discussions between the agent and Officers, the following conditions should replace the conditions in the report:

19. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority, all associated works **in the vicinity of any discoveries of unknown contamination** must stop, and no further development shall take place **within those specific quarantined areas** unless otherwise agreed in writing until a scheme to deal with the contamination found has been approved. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme and verification plan must be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the LPA within 2 weeks of the discovery of any unsuspected contamination.

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy DNP9 of the Replacement Local Development Plan.

20. Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation in advance of its importation. Only material approved by the Local

Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes **and the scheme of investigation shall be available for review if requested by the Local Planning Authority**. Subject to approval of the above, sampling of the material received at the development site to verify that the imported material is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy DNP9 of the Replacement Local Development Plan.

21. Any site won material including soils, aggregates, recycled materials shall be assessed for chemical or other potential contaminants in accordance with a sampling scheme in advance of the reuse of site won materials. **The sampling scheme shall be available for review if requested by the Local Planning Authority**. Only material which meets site specific target values approved by the Local Planning Authority shall be reused.

Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy DNP9 of the Replacement Local Development Plan.

22. No foundation designs that use penetrative methods can commence on site until sufficient details to demonstrate that there is no unacceptable risk to groundwater have been submitted to and approved in writing by the Local Planning Authority. The foundation designs shall be implemented in accordance with the approved details.

Reason: Foundation details should be submitted to ensure there is no unacceptable risk to groundwater during construction and methods/design are agreed prior to the commencement of development or phase of development

A Full DC Committee Site Visit was undertaken on Wednesday 12 November 2025 at 11:00am.

As well as Development Control Committee Members and Officers the applicant, architect and agent attended the site visit.

JONATHAN PARSONS
GROUP MANAGER – PLANNING & DEVELOPMENT SERVICES
13 NOVEMBER 2025