

Update Sheet 27th January 2021

Moorland Centre

It was noted in the committee report that officers were in discussions with the agent regarding a condition to restrict the range of goods that can be sold from the retail units, in order to protect the retail offer in the city centre. This has now been agreed.

The foodstore shall devote no more than 20% of the net sales floorspace to the sale of clothing and footwear; which is similar to the restriction on the adjacent M&S foodhall. The retail units (phase 2) shall not be used for the sale of food and drink (apart from ancillary sales) or the sale of clothing and footwear.

Officers are satisfied that these restrictions are reasonable and will ensure that the development does not cause harm to the vitality and viability of the City Centre, in accordance with the requirements of the National Planning Policy Framework and Central Lincolnshire Local Plan Policy LP6.

Rookery Lane – 2020/0785/RG3

Drainage

Further information has been requested regarding the SUD system proposed on the site. The information has been submitted to and is being considered by the County Council as Lead Local Flood Authority (LLFA). Officers consider that this technical matter can be dealt with following the committee meeting. It is therefore recommended that authority to grant planning permission is delegated to the Assistant Director of Planning subject to the LLFA raising no objections to the proposal and subject to a contribution to Strategic Playing Field and Local green Infrastructure.

Conditions

- 3 year condition
- Accordance with plans
- Land levels to be as indicated on drawings
- Landscaping details
- Boundary walls and fences
- Materials – to be as submitted – including window reveal
- Arboricultural method statement – including tree protection measures
- Details of affordable housing
- Highway construction management plan
- Estate roads shall be laid out before any dwelling is occupied
- Bat/bird boxes to be implemented
- Electric vehicle charging points
- Construction/delivery hours condition
- Contaminated land
- Additional surface water/highway conditions if required

