

<b>Record of Delegated Non Executive Decisions by Officers</b>
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**1. Subject of decision**

Application 20/01741/FUL – Plot 11, The Silverlink North, Cobalt Business Park
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**2. Delegation Reference**

Minute PQ15/20 Planning Committee 27 April 2021.

- (1) The Committee is minded to grant the application;
- (2) Head of Environment, Housing and Leisure to determine the application subject to:
  - a) the conditions set out below and the amendment to, addition or omission of any other condition considered necessary.
  - b) the applicant entering into a legal agreement to secure the following:  
Travel Plan monitoring fee £1, 250.00 (£250.00 per annum)  
£18, 750.00 ecology and biodiversity: towards mitigating the impacts on the Local Wildlife Site.
- (3) Head of Law and Governance and the Head of Environment, Housing and Leisure to undertake all necessary procedures (Section 278 Agreement) to secure:  
Provision of roundabout new accesses  
Improved footpath links  
Associated street lighting  
Associated drainage  
Associated road markings  
Associated Traffic Regulation Orders  
Associated street furniture & signage
- c) Head of Law and Governance and the Head of Environment, Housing and Leisure to undertake all necessary procedures Section 247/257 of the Town and Country Planning Act 1990 to formally close all roads and footpaths within the site that are no longer required.

**3. Name and Title of Decision Maker**

John Sparkes, Director of Regeneration and Economic Development
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**4. Details of any Conflict of Interest and any Dispensation granted in respect of such Interest**

None
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## 5. Executive Summary

To determine an application (Reference 20/01741/FUL) from Lichfields on behalf of BP Oil UK Ltd & Highbridge Business Park Ltd relating to a full application for a 'Erection of petrol filling station (Sui Generis) with associated retail kiosk (Use Class E) and drive-thru coffee shop (Use Class E) with associated car parking, service arrangements, landscaping and access including the provision of a new roundabout'.

It is proposed to provide a petrol filling station with associate retail kiosk and drive-thru coffee shop with associated parking and highway alterations and ensuring appropriate mitigation is provided to mitigate for the impacts of any loss of habitat on site and any impacts to the adjacent Local Wildlife Site.

The loss of employment land and impacts on town centres were also considered.

## 6. Alternative Options Considered

- a) To grant permission subject to the conditions set out in the planning officers report; or
- b) To refuse the application.

## 7. Decision(s)

Permission be granted subject to the conditions set out in the planning officers report to the Planning Committee on 27 April 2021.

## 8. Reasons for the Decision(s)

Having regard to the relevant policies contained in the Council's Local Plan 2017 and National Planning Policy Framework, the proposed development was considered to be acceptable in terms of the principle of development, including loss of employment land and its impacts on town centres, its impact on the character and appearance of the site and its surroundings; the living conditions of surrounding occupiers and future occupiers, its impact on trees and biodiversity and on the highway network.

The Section 106 agreement was signed on 7<sup>th</sup> November 2022.

**9. Date Decision Made**

9 November 2022

**10. Date of Publication (where appropriate)**

10 November 2022