

DELEGATED REPORT – Discharge of Condition

Reference: DIS/2024/0006
Location: Land at Brickfields Way, Thetford, IP24 1HX
Applicant: Whites Recycling
Proposal: Discharge of condition No.6 (Details of External Materials) of planning permission reference FUL/2022/0042
Expiry date: 26 April 2024
Extension of time date: 10 May 2024

Site and Proposal

See the previous report held on application file FUL/2022/0042 for site and proposal details of the former permission. The condition(s) and details pursuant to this application are:

- Condition 6 - Requiring details of external materials for the plant and building to be agreed prior to the commencement of development.

Consultation Reponses

NETi Landscape

No objection to the materials palette chosen.

Representations

There is no requirement for this type of application to be publicised or for adjacent properties to be notified.

Development Plan Policy & Government Policy/Guidance

For details of relevant policies, see the reason for the condition(s) on planning application reference FUL/2022/0042.

Issues

The issues to be assessed in this report relate specifically to the details being sought for approval, and are as follows:

Landscape/Appearance

Condition 6 states:

'Prior to the commencement of the development full details of external materials/finish for the buildings and external plant shall be submitted to and agreed in writing with the County Planning Authority. The development shall then be carried out in full accordance with the agreed details.'

A covering letter, specifications, plan, photographs and manufacturer's brochure have been submitted which details that the development would use the following materials/finishes:

- Walls and roof of the Process Building and Control Building - Caf Limited Goosewing
Grey Cladding - CAF 32/200/1000
- IRSP Eurospeed Roller Shutter Doors - Goosewing Grey
- Personnel Doors – Goosewing Grey
- Permastore Tanks - BS 12B29

The site is within the confines of an existing industrial estate. The materials chosen are typical of this type of building. The County Council's Landscape officer has reviewed the details and raises no objection to the materials palette. As the condition requires the development to be carried out in accordance with the agreed details, the condition cannot be fully discharged at this time.

Recommendation

Condition partly discharged

Case Officer:	C.Colling	Date:	8/5/24
Principal Planner:	<i>Ralph Cox</i>	Date:	9 May 2024