

Southern Planning Committee 1 November 2017

UPDATE TO AGENDA

APPLICATION No. 17/2483N

LOCATION Elephant and Castle Inn, 289, Newcastle Road, Shavington, CW2 5DZ

UPDATE PREPARED

30 October 2017

Error Corrections

The Committee report (page 65) refers to the Cheshire East Local Plan Strategy as being a material consideration. This is an error. The Cheshire East Local Plan Strategy is the adopted Development Plan in force

Conditions

Condition 30 - The Council's Lawyer advises that condition 30 Residents Management and Maintenance of on site POS/ LEAP should be controlled by S106 Agreement rather than condition to ensure these areas are available of all sections of the community.

It is therefore recommended that Condition 30 be deleted and the management and maintenance of POS should be controlled via the Legal Agreement

RECOMMENDATION

Approve subject to a S106 / Unilateral Undertaking to deliver the following Heads of terms

£80,000 to secondary school education

£12,000 to fund S278 for work to Main Road

Management agreement and maintenance in perpetuity of POS and LEAP on site

and the following conditions:

- 1. Commencement of development (3 years)**
- 2. Development in accordance with approved plans,**
- 3. Materials as application**
- 4. Surfacing materials**
- 5. 100% affordable housing**
- 6. Removal of permitted development rights for extensions classes A- E and means of enclosure/ boundary treatments forward of building line**
- 7. Nesting bird survey to be submitted**
- 8. Provision of features for breeding birds**

9. Compliance with Flood Risk Assessment (FRA) (ref: ES/16365/FRA Prepared by SCP) dated August 2016
10. Submission of landscape scheme, including hard landscaping /surfacing materials
11. Implementation of landscaping
12. LEAP (min 5 pieces of equipment) children's play area /pos in accordance with details to be submitted /approved
13. Contamination - Phase II investigation to be submitted
14. Contamination - Importation of soil
15. Remediation of unexpected contamination
16. All Arboriculture works in accordance with Tree Care Consultancy Arboricultural Implication Assessment (Ref AIA1-CSE-SW) dated 11th May 2016
17. Boundary treatments (inc 1.8m high close boarded to rear gardens adj in accordance with Noise Report recommendations)
18. Levels, existing and proposed
19. Noise mitigation scheme compliance with recommendations of report
20. Details of construction and highways management plan, inc on site parking for contractors/storage during development
21. Electric vehicle charging points to be provided for dwellings
22. Residents Travel Information Pack
23. Cycle storage details
24. Bin Storage details
25. Grampian condition for provision of one way system/pavement widening to Main road (TRO)
26. Drainage strategy detailing on and off site drainage work
- 27 detailed calculations to support the chosen method of surface water drainage to be submitted
28. Grampian condition for the one-way system to Main Road be fully implemented/ construction of the footways to Main Road and build-outs on Newcastle Rd should be complete prior to any occupation of the site
28. Compliance with bat report
29. Updated badger survey
30. Bungalow/single storey accommodation - priority of occupation for over 55's/ persons reliant upon wheelchair
31. Details of garden sheds to be submitted prior to development

In order to give proper effect to the Board's/Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning (Regulation), in consultation with the Chair (or in his absence the Vice Chair) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.