

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Southern Planning Committee**
held on Wednesday, 26th October, 2016 at Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

Councillor G Merry (Chairman)
Councillor M J Weatherill (Vice-Chairman)

Councillors Rhoda Bailey, D Bebbington, P Butterill, J Clowes, S Edgar,
A Kolker, N Mannion (for Cllr Rhodes), B Roberts and B Walmsley

NON-COMMITTEE MEMBERS IN ATTENDANCE

Councillors D Flude, D Hough and B Moran

OFFICERS PRESENT

Daniel Evans (Principal Planning Officer)
Patricia Evans (Senior Planning and Highways Lawyer)
Andrew Goligher (Principal Development Control Officer - Highways)
Gareth Taylerson (Principal Planning Officer)
Julie Zientek (Democratic Services Officer)

Apologies

Councillors W S Davies and J Rhodes

61 DECLARATIONS OF INTEREST/PRE DETERMINATION

The following declarations were made in the interests of openness:

With regard to application number 16/3924C, Councillor Rhoda Bailey declared that Councillor Benson had been her line manager in the past, but that she had not discussed the application.

With regard to application numbers 16/0762N, 16/3433N and 16/4532N, Councillor B Roberts declared that he was a member of Crewe Town Council, which had been consulted on the applications.

With regard to application numbers 16/2645C, 16/0866C and 16/3924C, Councillor G Merry declared that she was a member of Sandbach Town Council, which had been consulted on the applications. She had not discussed these applications and had kept an open mind.

All Members of the Committee declared that they had received email correspondence with regard to application number 16/0866C.

62 MINUTES OF PREVIOUS MEETING

RESOLVED – That the minutes of the meeting held on 28 September 2016 be approved as a correct record and signed by the Chairman.

63 **16/2645C ELMBANK HOUSE, LODGE ROAD, SANDBACH, CHESHIRE CW11 3HP: OUTLINE APPLICATION FOR DEMOLITION OF ALL EXISTING ON SITE STRUCTURES AND THE REDEVELOPMENT OF THE SITE FOR 50 RESIDENTIAL DWELLINGS (USE CLASS C3) WITH ASSOCIATED LANDSCAPING AND VEHICULAR ACCESS FROM LODGE ROAD FOR BRUCE LEDWITH, THORNHILL HOLDINGS LTD**

Note: Mrs J Davies (objector) had registered her intention to address the Committee but was not in attendance at the meeting.

Note: Mr D Hutchins (objector) and Ms R Harris (on behalf of the applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application, a written update and an oral report of the site inspection.

RESOLVED – That the application be DEFERRED for the following:

- Update of PAN figures using 2016 school census data.
- Details of the marketing of the site to ensure that it has been competitively marketed.
- Details of the History of the site.
- Further information in terms of the noise from the adjacent employment development.

64 **16/0866C THE HOLLIES, WESLEY AVENUE, SANDBACH, CHESHIRE CW11 1DQ: CONSTRUCTION OF APARTMENTS AND ASSOCIATED LANDSCAPING FOR MR C THOMPSON, REVELATION PROPERTIES LTD**

Note: Councillor B Moran (Ward Councillor) and Mr J Ashall (on behalf of the applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application and a written update.

RESOLVED

(a) That, for the reasons set out in the report and the written update, the application be APPROVED subject to the following conditions:

1. Standard Time
2. Approved Plans

3. Parking provision prior to first occupation of the development
4. Submission of Landscape Details including surfacing materials
5. Implementation of the approved landscaping scheme
6. Surface Water Drainage to be submitted and approved
7. Piling Works to be submitted and approved
8. Construction Method Statement to be submitted and approved
9. Noise mitigation measures to be submitted and approved
10. Contaminated Land mitigation measures
11. Materials to be submitted and approved
12. Boundary treatments to be submitted and approved
13. Due to the specialised diaperwork a sample panel of brickwork 1m² showing the bricks, bond, pointing and diaperwork to be submitted and approved
14. Detailed drawings of: eaves details, glazed link, windows and doors including rooflights to be submitted and approved
15. Rainwatergoods to be metal and black
16. The external window and door frames shall be recessed from the external wall face by a minimum of 100mm
17. Nesting Bird Mitigation Details
18. Cycle storage details within the rear courtyard
19. Relocation of the disabled parking space

(b) That, in order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority be delegated to the Head of Planning (Regulation), in consultation with the Chairman (or in her absence the Vice Chairman) 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.

65 16/3924C WATERWORKS HOUSE, DINGLE LANE, SANDBACH CW11 1FY: DEMOLITION OF EXISTING TWO-STOREY DWELLING, REMOVAL OF WATER TREATMENT STORAGE AND SETTLEMENT TANKS AND CONSTRUCTION OF 12 TWO AND THREE STOREY DETACHED DWELLINGS TOGETHER WITH ASSOCIATED CAR PARKING, LANDSCAPING WORKS AND FORMATION OF NEW ACCESS ONTO TIVERTON CLOSE FOR MR P POLLARD, MYPAD DEVELOPMENTS LTD

Note: Councillor B Moran (Ward Councillor), Town Councillor M Benson (on behalf of Sandbach Town Council) and Mr T Waite (objector) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application and a written update.

RESOLVED

(a) That, contrary to the planning officer's recommendation for approval, the application be REFUSED for the following reason:

The proposed development by reason of its scale and massing would not be in keeping and sympathetic to the character and appearance of the area as a result the development is contrary to Policy H2 of the Sandbach Neighbourhood Development Plan 2010-2030 and Policies GR2 and GR3 of the Borough of Congleton Local Plan 2005. Furthermore the development is located within the designated wildlife corridor and would be contrary to policy PC4 of the Sandbach Neighbourhood Plan 2010-2030.

- (b) That, in order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority be delegated to the Head of Planning (Regulation), in consultation with the Chairman (or in her absence the Vice Chairman) 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.
- (c) That, should this application be the subject of an appeal, authority be delegated to the Head of Planning (Regulation) in consultation with the Chairman of the Southern Planning Committee to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the following Heads of Terms for a S106 Agreement:
 - 1. A contribution of £32,685.00 for secondary education provision
 - 2. A contribution of £26,935.20 for enhancement and maintenance of amenity greenspace and children and young persons provision
 - 3. A contribution of £5,647.00 for off-site ecological works

66 16/1746C LAND AT SUNNYSIDE FARM, DUNNOCKSFOLD ROAD, ALSAGER ST7 2TW: RESIDENTIAL DEVELOPMENT COMPRISING THE ERECTION OF 28 DWELLINGS, TOGETHER WITH REPLAN OF PLOTS 4, 5 AND 6 ON PLANNING CONSENT 14/5548C, LANDSCAPING, ACCESS AND ASSOCIATED WORKS FOR MR TOM LOOMES, JONES HOMES (NORTH WEST) LIMITED

Note: Councillor D Hough (Ward Councillor), Town Councillor S Helliwell (on behalf of Alsager Town Council) and Mr T Loomes (on behalf of the applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application and a written update.

RESOLVED

- (a) That, for the reasons set out in the report, the application be APPROVED subject to a S106 Agreement to secure:

1. Open Space provision comprising of:
 - Contribution towards Amenity Green Space (AGS) to enhancement Hassall Road Play area access of £4,543.38, and £10,169.50 for maintenance
 - Contribution towards Children and Young Persons Play at Hassall Road to improve the DDA equipment of £7,875.02 and £25,671.00 for maintenance.
2. 30% on-site affordable housing provision to include; 5 rented dwellings and 3 intermediate properties
 - requires them to transfer any rented affordable units to a Registered Provider
 - provide details of when the affordable housing is required
 - includes provisions that require the affordable homes to be let or sold to people who are in housing need and have a local connection. The local connection criteria used in the agreement should match the Councils allocations policy.
 - includes the requirement for an affordable housing scheme to be submitted prior to commencement of the development that includes full details of the affordable housing on site.
3. Education contribution of £65,371 for secondary education
4. Commuted sum of £12,320.00 for off site habitat creation

And the following conditions:

1. Time
2. Plans
3. Materials to be submitted
4. Landscaping
5. Landscaping implementation
6. Details of bin storage
7. Boundary treatment
8. Environmental Management Plan
9. Travel Information Pack
10. Electric Vehicle Infrastructure
11. Phase 1 contaminated Land
12. Soil Verification report
13. Unexpected Contaminated Land
14. Foul and Surface water drainage
15. Surface water drainage scheme
16. SUDs management and Maintenance plan
17. Hedgehog mitigation
18. Lighting Scheme
19. Grassland Habitat (Hares)
20. Method Statement for the eradication of invasive non-native plant species
21. Development in accordance with Extended Phase One: Habitat survey

(b) That, in the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning (Regulation) be granted delegated authority to do so in consultation with the Chairman of the Southern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

(c) That, should the application be subject to an appeal, approval be given to enter into a S106 Agreement to secure the following Heads Of Terms:

1. Open Space provision comprising of;
 - Contribution towards Amenity Green Space (AGS) to enhancement Hassall Road Play area access of £4,543.38, and £10,169.50 for maintenance
 - Contribution towards Children and Young Persons Play at Hassall Road to improve the DDA equipment of £7,875.02 and £25,671.00 for maintenance.
2. 30% on-site affordable housing provision to include; 5 rented dwellings and 3 intermediate properties
 - requires them to transfer any rented affordable units to a Registered Provider
 - provide details of when the affordable housing is required
 - includes provisions that require the affordable homes to be let or sold to people who are in housing need and have a local connection. The local connection criteria used in the agreement should match the Councils allocations policy.
 - includes the requirement for an affordable housing scheme to be submitted prior to commencement of the development that includes full details of the affordable housing on site.
3. Education contribution of £65,371 for secondary education
4. Commuted sum of £12,320.00 for off site habitat creation

67 16/2737C LAND AT DUNSTER LODGE, BROOKHOUSE ROAD, ALSAGER: OUTLINE APPLICATION FOR THE ERECTION OF ONE DWELLINGHOUSE IN GARDEN OF DUNSTER LODGE, BROOKHOUSE ROAD, PROVIDING ACCESS ON TO CEDAR AVENUE FOR MS CHRISTINE DYSON

Note: Prior to consideration of this application, the meeting was adjourned for refreshments.

Note: Town Councillor S Helliwell (on behalf of Alsager Town Council), Mrs S Dyke (objector) and Mr M Askew (on behalf of the applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application and an oral report of the site inspection.

RESOLVED

- (a) That, for the reasons set out in the report, the application be APPROVED subject to the following conditions:
1. Time Limit (Outline)
 2. Submission of reserved matters
 3. Reserved Matters application made within 3 years
 4. Development in accordance with approved plans
 5. Nesting birds
 6. Land contamination
 7. Construction Management Plan
- (b) That, in order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority be delegated to the Head of Planning (Regulation), in consultation with the Chairman (or in her absence the Vice Chairman) 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.

68 16/2738C LAND AT GREENFIELDS, CEDAR AVENUE, ALSAGER, STOKE-ON-TRENT, CHESHIRE ST7 2PH: OUTLINE APPLICATION FOR DWELLING IN GARDEN OF GREENFIELDS FOR MR & MRS SMITH

Note: The Principal Planning Officer read a representation from Councillor M Deakin (Ward Councillor), who was unable to attend the meeting.

Note: Town Councillor S Helliwell (on behalf of Alsager Town Council), Mrs S Dyke (objector) and Mr M Askew (on behalf of the applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application, a written update and an oral report of the site inspection.

RESOLVED

- (a) That, for the reasons set out in the report, the application be APPROVED subject to the following conditions:
1. Time Limit (Outline)

2. Submission of reserved matters
3. Reserved Matters application made within 3 years
4. Development in accordance with approved plans
5. Boundary treatment
6. Nesting birds
7. Land contamination
8. Construction Management Plan
9. Hedgerow Protection Details to the hedgerow along the boundary with Greenlands

(b) That, in order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority be delegated to the Head of Planning (Regulation), in consultation with the Chairman (or in her absence the Vice Chairman) 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.

**69 16/3732C HEATHEND FARM, HASSALL ROAD, ALSAGER ST7 2SJ:
DEMOLITION OF THE EXISTING FARM HOUSE, GARAGE & STABLES
AND PROPOSED 5 NUMBER 5 BEDROOM DWELLINGS WITH
DETACHED GARAGES ALL ON THE LAND AT HEATHEND FARM
FOR BRUCE DAVIES**

Note: Councillor D Hough (Ward Councillor) and Ms R Thornley (on behalf of the applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application.

RESOLVED

- (a) That, for the reasons set out in the report, the application be APPROVED subject to the following conditions:
1. Commencement
 2. Submission of reserved matters
 3. Approved plans
 4. Hours of piling limited to 9am to 5.30pm Monday to Friday, 9am to 1pm Saturday, with no working on Sundays or Public Holidays
 5. Submission of Construction Management Plan
 6. Provision of an electric vehicle charging point to each dwelling
 7. Submission of drainage scheme to include foul and surface water including sustainable drainage systems
 8. Submission of tree/hedgerow protection scheme
 9. Breeding bird survey for works in the nesting season
 10. Compliance with the Extended Phase One Habitat Survey
 11. Reserved matters to include Noise Mitigation Scheme
 12. Reserved matters to include details of external lighting

13. Reserved matters to include features for breeding birds and roosting bats
 14. Reserved matters to include existing and proposed levels.
 15. The reserved matters shall have a maximum combined gross floorspace of no more than 1000sqm
 16. Contaminated Land
- (b) That, in order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority be delegated to the Head of Planning (regulation), in consultation with the Chairman (or in her absence the Vice Chairman) 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.

70 16/1940N LAND TO THE REAR OF AND INCLUD, 481, CREWE ROAD, WINTERLEY: OUTLINE PLANNING APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT OF 12 NUMBER DWELLINGS ON THE LAND TO THE REAR AND INCLUDING 481 CREWE ROAD WINTERLEY CHESHIRE CW11 4RF INCLUDING THE DEMOLITION OF 481 CREWE ROAD AND ALTERATIONS TO THE EXISTING ROAD ACCESS FOR MR JOHN PASS

The Chairman reported that this application had been withdrawn from the agenda prior to the meeting.

71 16/0762N FORMER EDLESTON ROAD PRIMARY SCHOOL, EDLESTON ROAD, CREWE, CHESHIRE CW2 7HB: DEMOLITION OF EXISTING BUILDINGS AND THE DEVELOPMENT OF A MIX OF 46 NO. ONE AND TWO BED APARTMENTS AND ANCILLARY WORKS FOR BOURNE HOUSING LIMITED

Note: Councillor D Flude (Ward Councillor) and Mr R Lee (on behalf of the applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application.

RESOLVED

- (a) That, for the reasons set out in the report, the application be REFUSED for the following reasons:
 1. The proposal, by virtue of its height and proximity to dwellings opposite on 133 Edleston Road, 18 Union Street and 10-14 Derrington Avenue will be detrimental to the amenity of those residents by virtue of loss of privacy and overbearingness for all; loss of light, overshadowing for the residents on Derrington Avenue

contrary to Policies BE1 of the Crewe and Nantwich Borough Local Plan.

2. The proposal by virtue of its scale, mass and detailed design would be inappropriate and out of keeping with the general character of the area within which it is located and consequently represents poor design that fails to take the opportunities available for improving the character and quality of the area and the way that it functions, contrary to policy BE2 of the Crewe and Nantwich Local Plan, and Paragraph 64 of the NPPF.
 3. The proposal by virtue of its scale, mass and detailed design, the extent of demolition proposed and the impact upon its setting would result in significant harm to the heritage significance of the locally listed building, contrary to Policy BE13 of the Crewe and Nantwich Borough Local Plan and paragraph 135 of the NPPF.
- (b) That, in order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority be delegated to the Head of Planning (Regulation), in consultation with the Chairman (or in her absence the Vice Chairman) 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.

**72 16/3433N GRAND JUNCTION WAY, CREWE, CHESHIRE:
DEMOLITION OF AN EXISTING BUILDING, PART DEMOLITION OF
THE FORMER PET HIRE BUILDING, ERECTION OF A RETAIL UNIT
(CLASS A1) MEASURING 1,207 SQ.M. (GIA), ALTERATIONS TO
ACCESS ROAD, SERVICE AREA AND CAR PARK LAYOUT FOR
TRITON PROPERTY FUND**

Note: The Principal Planning Officer read a representation from Councillor S Brookfield (Ward Councillor), who was unable to attend the meeting.

The Principal Planning Officer reported that, further to receipt of an email from the applicant, officers were now recommending that the application be deferred, to allow further evidence to be submitted and enable the applicant to engage further with officers in respect of the proposal.

The Committee considered a report regarding the above planning application and an oral report of the site inspection.

RESOLVED

- (a) That, for the reasons set out in the report, the application be **REFUSED** for the following reason:

In this case there is an available unit within Crewe Town Centre which is currently available. This application fails to satisfy the

sequential test and as such the development is contrary to Paragraphs 24 and 27 of the NPPF.

- (b) That, in order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority be delegated to the Head of Planning (Regulation), in consultation with the Chairman (or in her absence the Vice Chairman) 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.

73 16/4532N 2, MARKET STREET, CREWE CW1 2EQ: ELEVATION ALTERATIONS AND CHANGE OF USE FROM DISUSED BANK TO SELF CONTAINED A2 ESTATE AGENCY AND LARGE HOUSE OF MULTIPLE OCCUPATION FOR 7 PERSONS FOR MR EVANS

Note: Councillor D Flude (Neighbouring Ward Councillor) and Mr S Evans (applicant) attended the meeting and addressed the Committee on this matter.

The Committee considered a report regarding the above planning application.

RESOLVED

- (a) That, for the reasons set out in the report, the application be APPROVED subject to the following conditions:
1. 3 years commencement
 2. Compliance with approved plans
 3. Materials as specified
 4. Hours of use restriction for office
 5. Refuse and cycle storage to be provided as shown
- (b) That, in order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority be delegated to the Head of Planning (Regulation), in consultation with the Chairman (or in her absence the Vice Chairman) 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.

74 16/2372N LAND AT BUNBURY HEATH, WHITCHURCH ROAD, BUNBURY: OUTLINE PLANNING FOR RESIDENTIAL DEVELOPMENT OF 2 HOUSES FOR MS REDMOND, PECKFORTON ESTATE

Note: Prior to consideration of this application, the meeting was adjourned for refreshments.

Note: Councillor N Mannion left the meeting prior to consideration of this application.

Note: Mrs J France-Hayhurst (supporter) attended the meeting and addressed the Committee.

The Committee considered a report regarding the above planning application.

RESOLVED

- (a) That, for the reasons set out in the report, the application be APPROVED subject to the following conditions:
1. Submission of Reserved Matters (Appearance, Landscaping, Layout and Scale)
 2. Time Limit for submission of reserved matters
 3. Time limit for outline permission
 4. Approved plans (access details)
 5. Existing and Proposed Site Levels, and Finished Floor Levels to be provided for approval
 6. Reserved Matters application to include streetscene elevation to demonstrate relationship with existing dwellings
 7. Reserved Matters application for landscaping to include a comprehensive landscaping scheme, and include replacement of existing hedgerows which may be lost and to show a net increase in vegetation across site. Whitchurch Road boundary shall include provision of a hedgerow.
 8. Access and visibility to be provided in accordance with the approved details prior to first occupation
 9. Any further reserved matters application be supported by an updated Great Crested Newt Reasonable Avoidance Measures method statement
 10. Details of piling to be provided (if proposed) prior to commencement of development
 11. Scheme to minimise dust emissions during construction to be submitted and approved prior to commencement of development
 12. Unexpected Contamination
- (b) That, in order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority be delegated to the Head of Planning (Regulation), in consultation with the Chairman (or in her absence the Vice Chairman) 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.

75 16/3153N GREENFIELDS, HOLMSHAW LANE, OAKHANGER, CREWE, CHESHIRE CW1 5XE: OUTLINE APPLICATION FOR TWO FOUR BEDROOM, TWIN BATHROOM DETACHED HOUSES FOR ANTHONY LLOYD-WESTON

The Committee considered a report regarding the above planning application.

RESOLVED

- (a) That authority be DELEGATED to the Head of Planning (Regulation), in consultation with the Chairman of Southern Planning Committee, to APPROVE the application for the reasons set out in the report, subject to no objections from Natural England and the following conditions:
1. Commencement
 2. Submission of reserved matters
 3. Approved plans
 4. Hours of piling limited to 9am to 5.30pm Monday to Friday, 9am to 1pm Saturday, with no working on Sundays or Public Holidays
 5. Submission of Construction Management Plan
 6. Provision of an electric vehicle charging point to each dwelling
 7. Submission of drainage scheme to include foul and surface water including sustainable drainage systems
 8. Compliance with the tree/hedgerow protection scheme within the Arboricultural Impact Assessment
 9. Submission of a Phase 1 Contaminated Land Report
 10. Breeding bird survey for works in the nesting season
 11. Reserved matters to include features for breeding birds and roosting bats
 12. Reserved matters to include existing and proposed levels.
- (b) That, in the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning (Regulation) be granted delegated authority to do so in consultation with the Chairman of the Southern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

76 16/3456N IVY HOUSE FARM, LONGHILL LANE, HANKELow, CHESHIRE CW3 0JQ: OUTLINE APPLICATION FOR THE DEMOLITION OF EXISTING DWELLING AND COMMERCIAL BUILDINGS. ERECTION OF FIVE DETACHED DWELLING, ACCESS AND ASSOCIATED WORKS FOR MR & MRS HUDDART

Note: Mr A Wallace attended the meeting and addressed the Committee on behalf of the applicant.

The Committee considered a report regarding the above planning application.

RESOLVED

- (a) That, for the reasons set out in the report, the application be APPROVED subject to the following conditions:
1. Time period within 3 years
 2. Approved plans
 3. Dust control measures
 4. Contaminated land
 5. Development in accordance with the recommendations of the submitted Report on GCN and Habitat Assessment
 6. Reserved matters application to include native species as boundary features
 7. Development to proceed in accordance with the recommendation made in the submitted Protected Species report
 8. Detailed survey shall be carried out to check for nesting birds
 9. Incorporation of features into the scheme suitable for use by breeding birds
 10. Drainage strategy/design in accordance with the appropriate method of surface water drainage
 11. Sustainable drainage management and maintenance plan for the lifetime of the development
 12. Foul and surface water schemes
 13. No change to the surface of the right of way

Informative:

The Southern Planning Committee would like to see a mix of house types/sizes at the Reserved matter stage.

- (b) That, in order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority be delegated to the Head of Planning (Regulation), in consultation with the Chairman (or in her absence the Vice Chairman) 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.

The meeting commenced at 10.00 am and concluded at 5.15 pm

Councillor G Merry (Chairman)