

SOUTHERN PLANNING COMMITTEE – 2ND AUGUST 2023

UPDATE TO AGENDA

APPLICATION NO.

22/1163C

LOCATION

Coppersfield, Church Lane, Sandbach, CW11 2LQ.

UPDATE PREPARED

31st July 2023

Biodiversity Net Gain

The biodiversity net gain metric calculation has not yet been received from the applicant. As such it is recommended that if members resolve to approve the application, that the matter is delegated to the Head of Planning in consultation with the Chair/Vice Chair of Southern Planning Committee to enter into a Section 106 Agreement to secure a contribution to off-site biodiversity net gain.

Highways

Following further consultation with Highways, concerns have been expressed about the parking for plot 3. This can be resolved by taking away a small corner of the garden of plot 4 to widen the access. To this end an additional condition (16) is set out below.

RECOMMENDATION

DELEGATE to the Head of Planning in consultation with the Chair of Southern Planning Committee to determine the sum for off-site Biodiversity Net Gain which will be secured via the completion of a S106 Agreement and APPROVE subject to the following conditions:

- 1. Time limit**
- 2. Approved plans**
- 3. Materials as detailed in the application**
- 4. Details of any external lighting to be provided prior to installation**
- 5. Submission of levels prior to commencement of development**
- 6. Provision of electric vehicle infrastructure**
- 7. Provision of ultra low emission boilers**
- 8. Compliance with the mitigation measures in the submitted Noise Impact Assessment**

9. A (a) Any soil or soil forming materials to be brought to site for use in garden areas or soft landscaping shall be tested for contamination and suitability for use in line with the current version of 'Developing Land within Cheshire East Council – A Guide to Submitting Planning Applications, Land Contamination' (in the absence of any other agreement for the development), which can be found on the Development and Contaminated Land page of Cheshire East Council's website.
(b) Prior to occupation, evidence and verification information (for example: quantity/source of material, laboratory certificates, depth measurements, photographs) shall be submitted to, and approved in writing by, the Local Planning Authority (LPA).
11. If, during the course of development, contamination not previously identified is found to be present, no further works shall be undertaken in the affected area and the contamination shall be reported to the Local Planning Authority as soon as reasonably practicable (but within a maximum of 5 days from the find). Prior to further works being carried out in the identified area, a further assessment shall be made and appropriate remediation implemented in accordance with a scheme also agreed in writing by the Local Planning Authority.
12. Submission of a foul and surface water drainage scheme prior to commencement of development
13. Protection of breeding birds
14. Provision of features to enhance biodiversity
15. Obscure glazing – west facing window to the side of plot 2
16. Notwithstanding the details shown on the approved plans and prior to the first use of a facing or roofing materials a revised plan to show the widening of the access from the parking provision for plot 3 shall be submitted to the LPA for approval in writing. The development shall only be constructed in accordance with the approved details.

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning, in consultation with the Chair (or in their 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.

Should this application be the subject of an appeal, authority be delegated to the Head of Planning in consultation with the Chair (or in their absence the Vice Chair) of the Southern Planning Committee to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.