

Application No: 16/6087N

Location: Land to the north of Wistaston Green Road, Wistaston, Crewe, Cheshire

Proposal: Reserved matters approval for the appearance, landscaping, layout and scale of 150 dwellings, comprising 126 no. 2, 3, 4 and 5 bedroomed houses and 24 no. 1 and 2 bedroomed apartments, sub-station, gas governor, pumping station, public open space including a new ecological pond, attenuation basin and a locally equipped area of play, laying of footpaths and associated works

Applicant: Jane Aspinall, Bellway Homes Limited

Expiry Date: 20-Mar-2017

Summary

The principle of development has already been accepted as part of the outline approval which also approved the access for up to 150 dwellings granted on appeal on this application site.

26 conditions relating to amenity, drainage, construction management, land contamination, provision of traffic lights at the Rising Sun junction, compliance with specified finished levels in both development areas, ecology, trees, layout conformity with the parameters and drainage, amongst other conditions were approved at outline stage. These conditions sit with the permission and need not be repeated.

The development will not have a detrimental impact upon residential amenity, it would provide benefits in terms of affordable housing provision and would help in the Councils delivery of 5 year housing land supply.

Mitigation for education impacts was dealt with as part of the Outline approval, which sits in tandem with any reserved matters. The impact upon infrastructure would be neutral as it is mitigated.

In terms of the POS and LEAP provision this is considered to be acceptable as part of the outline approval

Details of the proposed external appearance of the dwellings are considered to be acceptable.

With regard to ecological impacts, the development would have a neutral impact subject to mitigation, these were assessed as part of the outline approval. Drainage matters were also dealt with previously

The development would not have any significant impact upon the trees and hedgerows on this site.

The proposed access points were determined to be acceptable at outline stage and the traffic impact as part of this development has already been accepted. The internal design of the highway layout/parking provision is considered to be acceptable. The development of the site would provide a number of economic benefits in the residential use of the site.

It is considered that the planning balance weighs in favour of this development.

RECOMMENDATION

Approve with conditions

DESCRIPTION OF SITE AND CONTEXT

The application site covers an area of approximately 7.6 ha and is located on the western side of Crewe at Wistaston approximately 3.2km from the town centre. It lies to the north of Wistaston Green Road, while the Nantwich Road A530 is located along the western boundary of the application site. Wistaston brook forms the northern boundary.

The proposed development is formed by two separate pockets of development, one to the north and one further south, with 'Little West End' situated between the two parcels of the application site. Each of the two areas of development has a separate access onto Wistaston Green Road. The smaller part of the site is under cultivation and the larger southern parcel is uncultivated.

Levels drop significantly in the northern direction away towards Wistaston Brook (circa 7m in the smaller part of the site and 8m in the larger parcel).

The lower part of the valley is within the EA flood zone and Wistaston Brook is classified as a main river. Many of the trees on both sides of the brook are protected by TPO (1985 Old Gorse Covert).

A number of services cross the site – a pylon line, low voltage cables on poles and a sewer. A grade II* listed building – Magpie Manor lies to the south of the site adjacent to the 90 degree bend in Wistaston Green Road.

DETAILS OF PROPOSAL

This is a reserved matters application for 150 dwellings within 2 separate parcels of land interspersed by a dwelling known as Little West End. There is a 3 storey apartment block, 2 bungalows, detached and semi detached units, a LEAP, public open space and an underground gas governor.

The development includes 37 dwellings on the northern parcel of land and 113 dwellings on the southern parcel of land.

The proposed housing mix is -

PRIVATE

- 2no. 5 bed detached
- 20 no 4 bed detached
- 84 no 3 bed semi/detached
- 10 no 2 bed semi/detached 2 storey
- 2no. 2 bed semi-detached bungalows

AFFORDABLE

- 6no. 1 bed apartments
- 2no. 2 bed semi-detached bungalows
- 6 no 2 bed semi/detached 2 storey
- 18no 2 bed apartments
- 11no 3 bed semi/detached

RELEVANT HISTORY

14/1326N – Outline permission for up to 150 dwellings with accesses provided granted on appeal subject to S106 Agreement

POLICIES

National Policy

National Planning Policy Framework

Local Plan policy

NE.2 (Open countryside)

NE4 (Green Gap)

NE.5 (Nature Conservation and Habitats)

NE.9: (Protected Species)

NE.20 (Flood Prevention)

BE.1 (Amenity)

BE.2 (Design Standards)

BE.3 (Access and Parking)

BE.4 (Drainage, Utilities and Resources)

RES.5 (Housing in the Open Countryside)

RES.7 (Affordable Housing)

RT.3 (Provision of Recreational Open Space and Children's Playspace in New Housing Developments)

TRAN.3 (Pedestrians)

TRAN.5 (Cycling)

Other Considerations

The EC Habitats Directive 1992

Conservation of Habitats & Species Regulations 2010

Circular 6/2005 - Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System

Interim Planning Statement Affordable Housing

Interim Planning Statement Release of Housing Land

Cheshire East Development Strategy

Cheshire East Local Plan Strategy

PG2 – Settlement Hierarchy
PG3 – Green Belt
PG6 – Spatial Distribution of Development
SC4 – Residential Mix
SC5 – Affordable Homes
SD1 - Sustainable Development in Cheshire East
SD2 - Sustainable Development Principles
SE3 – Biodiversity and Geodiversity
SE5 – Trees, Hedgerows and Woodland
SE 1 - Design
SE 2 - Efficient Use of Land
SE 4 - The Landscape
SE 5 - Trees, Hedgerows and Woodland
SE 3 - Biodiversity and Geodiversity
SE 13 - Flood Risk and Water Management
SE 6 – Green Infrastructure
IN1 – Infrastructure
IN2 – Developer Contributions

Draft Wistaston Neighbourhood Plan (at regulation 14 stage)

Policy H2 – Affordable Housing, Starter Homes and low cost market homes to meet local needs
Policy H5 – Car Parking on New development
Policy D2 – Environmental Sustainability in new buildings and adapting to climate change
Policy D4 – Design of New Housing
Policy GS4 Woodland hedgerows, boundary treatments and paving
Policy TP6 – Cycle parking in new development

CONSULTATIONS (External to Planning)

Strategic Highways Manager: No Objection – advise the inner road layout is acceptable. Parking is also acceptable

Environment Agency: No comments to make .Advise Wistaston Brook is designated "Main River" and EA consent will be required for works within 8 m

Environmental Health: No objection subject to conditions.

Archaeology: No objection subject to condition

Greenspace Manager: No objection to the design or position of the LEAP

Strategic Housing Manager: No objection – scheme satisfies Affordable housing requirements

PROW Countryside Access Team: No objection subject to condition

VIEWS OF THE PARISH COUNCIL

Wistaston Parish Council: Objection on following grounds –

- 1 The 3 storey apartment block is out of character with the neighbourhood.
2. No properties such as bungalows suitable for the elderly or retired residents are proposed as highlighted in the emerging Neighbourhood Plan which is due to be completed in July 2017.
3. The existing Wistaston Green Road is heavily used and the traffic will increase significantly once the development is completed.

Therefore there is a need to provide a footway and cycle way along Wistaston Green Road to link the existing footways from the junction of the A530 Middlewich Road to the narrow bridge across Wistaston Brook.

OTHER REPRESENTATIONS

Letters of objection have been received from 18 local addresses and a local group called Hands off Wistaston (HOW) raising the following points:

- Principle of development
- Highways congestion and safety
- Wistaston cant cope with the development
- Maintain objection submitted against application 14/1326N
- Loss of green gap
- Detritus on the road where HGV's have left the field
- Wistaston Green Road floods in heavy rainfall
- Proposed density is too high
- Belief that the outline scheme provide a bridge across the Brook
- Inadequate cycle and footpath routes
- 3 storey flats out of character with the locality
- Loss of privacy/overlooking
- Impact on education infrastructure
- Access points are unsafe and an audit should be provided
- The affordable housing is not family housing
- Unacceptably high density / overdevelopment of the site that will lead to the loss land and the open aspect of the neighbourhood

The full content of the objections is available to view on the Councils Website.

OFFICER APPRAISAL

Principle of Development

The principle of residential development has already been accepted following the approval of the outline application 14/1326N which was allowed at appeal for a development of up to 150 units and access.

This application relates to the approval of the appearance, landscaping, layout and scale of the development.

Housing Mix

Policy SC4 of the Local Plan requires that developments provide an appropriate mix of housing. In this case the development would provide the following mix:

This proposal provides for the following mix:

PRIVATE

- 2no. 5 bed detached
- 20 no 4 bed detached
- 84 no 3 bed semi/detached
- 10 no 2 bed semi/detached 2 storey
- 2no. 2 bed semi-detached bungalows

• *AFFORDABLE*

- 6no. 1 bed apartments
- 2no. 2 bed semi-detached bungalows
- 6 no 2 bed semi/detached 2 storey
- 18no 2 bed apartments
- 11no 3 bed semi/detached

This residential mix is acceptable as it sits entirely in accordance with the Parameters and Design Statement within the original outline scheme determined to be acceptable by the Inspector.

The Decision Notice in the Outline scheme requires general conformity with the Parameters plan. The design and access statement submitted to the outline scheme did not specify a mix of units across the sites, rather it refers to a mix of 2, 2 and ½ and 3 storey buildings. There is no prescriptive residential mix required neither by condition on the outline permission nor by Policy SC4.

Policy SC4 requires a range of housing to meet local need. Given the introduction of 1 bed units on this scheme as negotiated by the Strategic Housing Manager, which has occurred as a consequence of welfare reform, it is considered that this scheme provides for a greater range of units than originally referred to in the documentation associated with the Outline permission.

The scheme has been revised to increase the numbers of smaller family homes. The numbers of 4 bed units have been reduced as a result of some 4 bed units not having policy compliant levels of car parking. As a result there appears to be a large number of 3 bed units for market sale, however, it is important to note that the 3 bed units comprise a range of sizes of units to meet local needs.

Overall it is considered that the mix of sizes, both for market sale and affordable units provide a mix across all types and sizes. This is in accordance with policy SC4 and is considered acceptable.

Landscape Impact

Located towards the edge of the Cheshire Plain the site displays many of the characteristics of the Cheshire Plain, and the Cheshire Landscape Assessment characterises the wider area as being a predominantly flat, large scale landscape with relatively few hedgerow trees or dominant hedgerows. This combines with the low woodland cover typical of this landscape type, to create an open landscape with long views in all directions to a distant skyline. At this location this is a landscape of contrasts with many variations, and in places the relatively dense settlement pattern is very obvious, as well as the areas of woodland associated with Wistaston Brook and the blocks of woodland to the north of Wistaston Brook, which follows the north eastern boundary of the application area. Generally the southern part of the site is influenced by its close proximity to Wistaston.

The Wistaston Green Road site has extensive areas of existing structure planting along Wistaston Brook, adjacent to Little West End, as well as existing hedgerows along much of the boundary with Wistaston Green Road. The boundary treatment has been amended to provide boundary fencing where a number of proposed dwellings back onto existing woodland blocks and hedgerows, notably to the rear of properties 18-24 Street 1, properties 106-115 Street 6 and properties 130-150 Lane 1.

The planting proposals shows new hedgerow planting to the rear of 1-9 Street 1. The planting proposal drawings also show a new re-aligned roadside hedgerow with *Quercus robur* (oak) along the northern and south western boundary with Wistaston Green Road, and additional *Quercus robur* trees along the western boundary. The proposals also show trees along the internal road and open spaces as well as shrub planting areas and wildflower planting areas and marginal planting around the ecological pond. The planting proposals are appropriate for such a development.

Affordable Housing

To comply with the S106 Agreement attached to the outline permission 45 dwellings need to be provided as affordable dwellings. 29 units should be provided as Affordable rent and 16 units as Intermediate tenure.

The SHMA 2013 identified a requirement for 217 new affordable dwellings per annum in the Crewe sub-area until 2017/18. Broken down there was an evidenced requirement for 50 x one bed, 149 x three bed, 37 x four + bed, 12 x one bed older person and 20 x two bed older person dwellings (there was an evidenced oversupply of two bed general needs accommodation).

There are currently 114 households on the Cheshire Homechoice housing register who have selected Wistaston as their first choice area for rehousing. They require 17 x one bed, 50 x two bed, 40 x three bed and 7 x four bed.

The applicant is now proposing to provide –

- 6no. one bed apartments
- 2no. two bed semi-detached bungalows
- 6 no two bed semi/detached 2 storey
- 18no two bed apartments
- 11no three bed semi/detached

The Strategic Housing Manager confirms that an acceptable Housing Scheme has been submitted as required by the S106 Agreement in force. She further confirms that the mix and pepper-potting of the units is acceptable.

Access and Car Parking

The development is split into two areas, the western end of the site has 35 units and the eastern section has 115 units. Each of the development areas will have their own individual access from Wistaston Green Road.

The outline permission approved the priority junction arrangements for these access points and the visibility splays proposed at each access point are sufficient for the speed limit of 40mph. The outline permission also requires the developer to undertake signal improvements at the Rising Sun junction.

Shared surfaces have been introduced which has allowed the layout to have a less engineered design, this has also had the added benefit of facilitating the introduction of visitor parking spaces on the southern site

There is a mix of 1, 2 bed, 3 bed and 4 bed units on the site. Car parking provision would be 200% for the 2 and 3 bed units, the 4 + bed units would have 3 or more car parking spaces. This level of car parking would meet the current CEC standards and is acceptable. One space is provided for the 1 bed units. Visitor spaces are provided adjacent to the open space

Overall, the proposed scheme meets current highway standards and the Highway Authority raise no objections. The proposal would accord with Policies BE.3 and TRAN.9 of the Borough of Crewe and Nantwich Local Plan 2011.

Amenity

In this case the Crewe and Nantwich SPD titled 'Development on Backland and Gardens' requires the following separation distances:

- 21 metres between principal elevations
- 13.5 metres between a non-principal and principal elevations

The layout complies with the standard with existing properties at Grizedale and Riverside Close being in excess of 30m on the other side of Wistaston Brook, which affords significant screening from the site

The Levels on the site drop away from Wistaston Green Road. The central portion of the larger site, where the 3 storey apartment block is situated drops away so much in the landform that the apartment block is tucked into the site and will be barely visible from Wistaston Green Road. It is considered that the distances involved, together with the vegetation in the vicinity of the Brook satisfactorily safeguards the amenity of residents on the other side of the Brook

Contaminated Land and Air Quality

This site is within 250m of a known landfill site or area of ground that has the potential to create gas. The application is for new residential properties which are a sensitive end use and could be affected by any contamination present.

A Phase II Contamination Assessment in relation to land contamination is required by condition attached to the outline permission. This issue is therefore satisfactorily addressed and need not be re-visited here.

A condition for Electric Vehicle Infrastructure is also contained on the outline permission. Likewise an environmental management scheme is required by condition.

The Environmental Health Officer has raised no objections to the development on air quality grounds/ amenity grounds subject to the use of conditions. The requested conditions are already contained on the outline permission and do not need to be replicated.

Trees and Hedgerows

Selected groups of trees to the North West boundary of the application site adjacent to Wistaston Brook are afforded protected by the Crewe and Nantwich Borough Council (Old Gorse Covert) TPO 1985.

As required by condition upon the outline permission, the application is supported by an Arboricultural Impact Assessment (AIA), Tree Protection Plan and Arboricultural Method Statement (AMS) in accordance with *BS5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations*

The Tree Officer has considered the submitted Impact Assessment and has no objections to the proposed layout.

Design

The importance of securing high quality design is specified within the NPPF and paragraph 61 states that:

“Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.”

In this case the development of the site at 150 units set within defined building areas within extensive green areas was granted on appeal. The Hedgerow fronting on to Wistaston Green Lane although sporadic in places is an important design influence which also screens this site for considerable distances.

The smaller part of the site has a 7m land levels drop from south to north and the larger site drops away by some 8m from Wistaston Green Road in the west to the Brook boundary in the east.

With the exception of the bungalows and the apartment block, the houses are mainly 2 storey (approx. 7.9m) height set within individual landscaped plots with off street parking on driveways or

within integral/stand alone single and double garages. A parking court has been provided behind the apartment blocks, thus leaving the frontages of the units at the entrance of the site free of car parking.

The street arrangement follows through from the indicative blocks on the outline masterplan and comprises the inclusion of the feature landscape spaces focussing on Wistaston Brook

The houses are predominantly a mix of 2 storey semi-detached and detached properties arranged off the central access route through the site. Two bungalows and a block of 3 storey flats are proposed on the larger site.

The density of dwellings at 33 per hectare is in line with the development framework indicated within the information submitted within the design and access statement submitted at outline stage. The palette and mix of materials comprises render as well as brick, with key focal point units being double fronted and orientated to key streetscene points. Whilst the house types are part of this house builders standard portfolio, different design treatments are used throughout the area to create a different sense of place by well chosen design features. This use of different palettes such as hanging tiles, render, timber boarding or brick to the same bay within different street scenes is considered to be appropriate and will add interest in streetscenes.

In terms of the detailed design the proposed dwellings include canopies, bay windows, sill and lintel details. The design of the proposed dwellings, the palette of materials and their scale/ distribution throughout the site is considered to be acceptable. The proposed boundary treatments are standard close boarded fencing. An open plan configuration is contained to front gardens.

It is considered that the development complies with Policy BE.2 (Design Standards) and the NPPF.

Ecology

Wistaston Brook

Wistaston Brook is located on the northern boundary of the application site. A 10m undeveloped buffer zone is provided adjacent to the brook as part of the outline permission. It is also important that the Brook is protected during construction

Other Protected Species

An updated survey has been submitted as required by condition. The outlying sett previously recorded on site is still active. The sett is located within 20m of a proposed access road and so the applicant is proposing that the works be undertaken under the terms of a Natural England license. The proposed development will also result in some localised loss of foraging habitat.

It is intended to retain the sett. However in order to avoid any harm to this species it may be necessary to close the sett, either permanently or temporarily prior to works commencing. The most appropriate mitigation strategy would depend upon precise level of activity taking place immediately prior to works commenced.

In these circumstances it is considered that a condition should be attached which requires an updated survey, impact assessment and mitigation strategy to be submitted prior to the commencement of the development.

Ponds

Ponds are a Local Priority Habitat and hence a material consideration. Two existing ponds are present on site. Both of these would be lost as a result of the proposed development. Two replacement ponds are now being proposed. This is acceptable if planning consent is granted it is recommended that a condition be attached which requires a detailed design of the ponds to be submitted.

Hedgerows

Hedgerows are a priority habitat. Much of the existing hedgerows would be retained. There will however be losses of two sections of hedgerow to as a result of the development proposals. The applicant has confirmed that a greater length of replacement planting is now proposed in relation to that lost. This is considered to be acceptable in ecological terms

Bird and bat boxes

Proposals for the incorporation of bat and bird boxes is included with the landscape masterplan. These are acceptable

Public Open Space

Policy RT.3 of the Replacement Local Plan says that in new housing developments with more than 20 dwellings the provision of a minimum of 15sqm of shared recreational open space per dwelling will be sought. It goes on to say that where the development includes family dwellings an additional 20sqm of shared children's play space per family dwelling will be required as a minimum for the development as a whole, subject to various requirements.

The POS and LEAP is located to a central part of the site underneath the pylons that traverse the site. This is as indicated on the parameters plan and considered by the Inspector as being acceptable at outline stage when he added a condition requiring the development to be in conformity with the parameters plan.

The Councils Open Space and Play Area Consultee has advised about the position and layout of the LEAP and raises no objection to the siting. Five pieces of equipment/maintenance are required as part of the S106 Agreement attached to the Outline.

Additionally, the National Grid have published guidelines in two documents which are considered most relevant:

- Development Near Overhead Lines (July 2008)
- A sense of Place: Design guidelines for development near high voltage overhead lines.

Electric and Magnetic Fields (EMFs) - Both documents cover this subject in detail and outline the current legislation on building close to overhead lines. Page 15 of National Grids Publication

'Development Near Overhead Lines' states that 'in the UK at present, there are no restrictions on EMF grounds on building close to overhead lines.' and concludes that 'Neither the UK Government nor the National Radiological Protection Board (NRPB) has recommended any special precautions for the development of homes near power lines on EMF grounds'.

Recreational use of land beneath and alongside overhead lines

Page 42 of National Grids Publication 'A Sense of Place: Design guidelines for development near high voltage overhead lines' outlines utilising land close to overhead lines and states that 'Land beneath and adjacent to overhead power lines can be efficiently used in many practical and profitable ways that benefits development and helps break down linearity.' This section of the document breaks down the various land uses that are considered acceptable into a table and summarises the use in the context of overhead lines. Public Open Space, both passive and active are considered acceptable and can help to create visual interest at ground level in order to minimise the impact of the overhead lines and pylons.

Flood Risk and Drainage

The majority of the site is located in Flood Zone 3. The outline permission contains conditions pertaining to conformity with the Flood risk assessment and drainage to be on separate system. The Flood Risk Officer advises that no further conditions are required. Likewise, the Environment Agency advises that drainage is no longer their responsibility.

Compliance with conditions/Discharge of conditions attached to the outline permission

A number of conditions attached to the original outline permission required information to be submitted as part of the reserved matters. This application has satisfactorily addressed this requirement in respect of Condition 11 (Lighting Plan), Condition 16 (Arboricultural Impact Assessment); Condition 22 (updated badger survey). The information received is acceptable and these conditions are discharged.

Conditions 20 (shared routes for cyclist and pedestrians) and 24 (details for the disposal and storage for the disposal of refuse/recycling also required information to be submitted with reserved matters. With respect to bin storage, the houses have adequate sized rear gardens and gated access for the storage of waste and recyclables to rear gardens, however, no details of bin store has been received in respect of the apartment block. Likewise although the inner road layout has been amended during the application to introduce shared surfaces in keeping with the Cheshire East Design Guide, no details of shared routes have been submitted. These issues do not go to the heart of the case and it is therefore considered appropriate to re-impose these conditions

Other Material Considerations

Given the early stages of adoption of the Wistaston Neighbourhood Plan (WNP), being at Regulation 14 Stage, limited weight can be afforded to the policies of relevance in this case.

Planning Balance

The principle of development has already been established.

Social Sustainability

The development, subject to conditions, will not have a detrimental impact upon residential amenity of future or existing residents it would provide benefits in terms of affordable housing provision in line with the housing need survey and the IPS and would help in the Councils delivery of 5 year housing land supply. The mix of units provides a range of dwelling sizes as required by Policy SC4. On site play and open space is provided as part of the outline permission and its position and configuration is acceptable

The impact upon education infrastructure has already been assessed at outline stage when the Unilateral Undertaken contribution to primary education of £292,850 was accepted by the Planning Inspector at outline stage. The impact would be mitigated and would thus be neutral.

In terms of the POS and children's play provision this is considered to be acceptable. The social housing is provided in accordance with the IPS and is acceptable

Environmental Sustainability

The detailed layout and design of this residential development site, previously allowed on appeal is considered to be acceptable.

With regard to ecological impacts, an ecological mitigation payment of £2000 is required as part of the outline permission, the development would have a neutral impact subject to conditions.

The drainage/flood risk implications for this proposed development were considered to be acceptable at outline stage.

Open space on site is the subject of the Unilateral Undertaking in terms of its provision and management.

The development would not have any significant impact upon the trees on this site subject to conditions.

Economic Sustainability

The proposed access points and the traffic impact as part of this development has already been accepted at outline stage. The internal design of the highway layout/parking provision is considered to be acceptable.

The development of the site would provide a number of economic benefits in the residential use of the site and residential economic activity.

It is considered that the planning balance weighs in favour of this development.

RECOMMENDATIONS

APPROVE subject to the following conditions:

- 1. Plans**
- 2. Bat and birds boxes installed as recommended**
- 3. Integral garages to be retained for parking of motor vehicles**
- 4. Landscaping scheme implementation**
- 5. Materials as specified**
- 6. Updated badger survey**
- 7. Details of fencing off of the 10m buffer adjacent to Wistaston Brook during the construction phase.**
- 8. Detailed replacement pond design (x2)**
- 9. Compliance with AIA**
- 10. Removal of permitted development rights for rear extensions (Class A) – smaller plots**
- 11. Boundary treatment to be as per plans**
- 12 Removal of permitted development for boundary walls forward of building line**
- 13. Shared Routes**
- 14. Bin store/bike store for apartment block**

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 Principal Planning Manager (Regulation), in consultation with the Chair (or in her 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.

