

Southern Planning Committee – 10th June 2015

UPDATE TO AGENDA

APPLICATION No.

15/0971N – Reserved Matters for 40 new dwellings

LOCATION

Land to the rear of 11 Eastern Road, Willaston, CW5 7HT

UPDATE PREPARED

8th June 2015

CONSULTATIONS (External to Planning)

United Utilities – No objections, subject to a condition that the applicant submits a surface water and a foul water drainage plan prior to commencement of development

OFFICER REPORT

Environmental Role

Ecology

The Council's Nature Conservation Officer has advised that the proposed development will result in the loss of sections of hedgerow from the sites interior and no proposals for replacement planting to compensate for this loss have been submitted in support of the application.

As such, it was recommended that the submitted layout plan be amended to show suitable native species hedgerow planting around the site boundaries to compensate for that lost.

In response, the applicant has now submitted an updated plan which details the proposed species mix to the satisfaction of the Conservation Officer.

Flood Risk and Drainage

United Utilities were consulted as part of the outline planning application and advised that they had no objections in principle subject to a condition and informatics. The condition was for the prior submission of a surface water drainage scheme. As such, this was included on the outline approval.

As part of this application, United Utilities have advised that they would also seek the prior submission of a foul drainage plan.

As such, it is recommended that this condition now be added to the recommendation.

Social Role

Amenity

Since the committee report, the Planning Officer has been made aware that it is not necessary for all of the first-floor side windows of the proposed dwellings to be obscurely glazed by a blanket condition (original condition 7) to protect the amenities of the future occupiers of the proposed dwellings. As such, this condition has been amended to detail only the specific plots and elevations that this condition should apply to.

Also as part of this amendment, the floor plans for the dwelling proposed on plot 4 have been amended, turning a bedroom within the property, into a study.

RECOMMENDATION

APPROVE subject to the following conditions:

- 1. In accordance with Outline**
- 2. Development in accordance with approved plans**
- 3. Prior submission of a tree retention plan**
- 4. Prior submission of a Method Statement/Construction Specification (turning head and footpath adjacent to Plot 15)**
- 5. Landscaping (details)**
- 6. Landscaping (Implementation)**
- 7. Obscure glazing (Plot 1 – First-floor rear, Plot 4 – First-floor western side elevation, Plot 22 – First-floor southern side elevation, Plot 27 – First-floor southern side elevation, Plot 30 – First-floor southern side elevation, Plot 39 – First-floor southern side elevation)**
- 8. Prior submission of bin storage details**
- 9. Prior submission of a travel plan**
- 10. Prior submission of a risk assessment and method statement (RAMS)**
- 11. The prior submission of acoustic fence details**
- 12. The prior submission of scaffolding details**
- 13. The prior submission of a method and risk assessment for any vibro-impact works on the site**
- 14. The prior submission of ground levels, earthworks and excavations.**
- 15. Prior submission of a foul drainage plan**

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) has 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