

PLANNING COMMITTEE

Tuesday, 21 July 2020

Present:

Councillor	S Kelly (Chair)	
Councillors	S Foulkes	S Whittingham
	K Hodson	I Williams
	S Hayes	B Berry
	G Davies	I Lewis
	S Frost	M Jordan
	B Kenny	A Corkhill
	P Stuart	

138 MINUTES

The Director of Governance and Assurance submitted the minutes of the meeting held on 7 July 2020 for approval.

Resolved – That the minutes of the meeting held on 7 July 2020 be approved.

139 MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

Members of the Committee were asked whether they had any personal or prejudicial interests in connection with any application on the agenda and if so to declare the nature of the interest.

No such declarations were made.

140 APP/20/00653 LAWNSWOOD, 39 QUARRY ROAD EAST, HESWALL, CH60 6RB ERECTION OF 9NO. APARTMENTS IN A SINGLE BLOCK TOGETHER WITH ASSOCIATED PARKING, LANDSCAPING, BIN AND CYCLE STORAGE FOLLOWING DEMOLITION OF EXISTING DWELLING

The Corporate Director of Regeneration and Place submitted the above application for consideration.

The Lead Petitioner addressed the Committee

The Agent addressed the Committee

On a motion by Councillor S Foulkes and seconded by Councillor B Kenny it was:

Resolved (14:0) That the application be approved subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 14 March 2020 and listed as follows: OS location plan 817.01, existing and proposed block plans 817.02, proposed site plan 817.03, proposed ground floor plan 817.04, proposed first floor plan 817.05, proposed loft space plan 817.06, proposed front and side elevations 817.07, proposed rear and side elevations 817.08, proposed street scene elevations 817.09 and proposed front and side elevations with outline of existing 817.10

3. Notwithstanding the submitted plans, prior to any development above ground level approval of the following details shall be obtained from the local planning authority;

i. Samples or details of all facing materials including all new windows and doors

The stated details shall be approved in writing and such approved details shall be implemented in the development hereby approved in full

4. A scheme of landscape proposals including a timetable of works shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the proposed development. The scheme shall include (where practical) but not be limited to features such as bat and bird boxes, log piles, bug boxes, solitary bee houses and hedgehog homes to encourage net gains in biodiversity and full plans and specifications for all hard and soft landscape works and indications of all existing trees and hedgerows on the land, including those to be retained.

All planting, seeding and/or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s) or the completion of the development, whichever is the sooner, and any trees, shrubs, hedges or plants which within a period of five years from the completion of development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

5. No site clearance, preparatory work or development shall take place until a scheme for the protection of the retained trees (the tree protection plan) and the appropriate working methods (the arboricultural method statement) in accordance with paragraphs 5.5 and 6.1 of British Standard BS 5837: Trees in relation to design, demolition and construction - Recommendations (or in an equivalent British Standard if replaced) shall have been submitted to and approved in writing by the local planning authority. The scheme for the protection of the retained trees shall be carried out as approved.

6. No works or development shall commence until a full specification of all proposed tree planting has been submitted to and approved in writing by the local planning authority. The specification shall include the quantity, size,

species, and positions or density of all trees to be planted, how they will be planted and protected and the proposed time of planting. The tree planting shall be carried out in accordance with the approved specification

If, within a period of 3 years from the date of planting, the tree (or any tree planted in replacement for it) is removed, uprooted, destroyed or dies or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same size and species as that originally planted shall be planted at the same place within the first planting season following the removal, uprooting, destruction or death of the original tree unless the local planning authority gives its written consent to any variation

7. No tree felling, scrub clearance, hedgerow removal, vegetation management is to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then all buildings, trees, scrub, hedgerows and vegetation are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected are required to be submitted for approval.

8. In order to protect habitats of special local importance for nature conservation:

- 1) Construction work shall only take place between 8am and 6pm.**
- 2) Any holes or trenches left open overnight must have a means of escape provided.**
- 3) All construction materials, especially those containing lime, must be stored so that badgers cannot access them, and to the front of the house, not the rear.**

9. No demolition works shall take place until the location of a 2F receptor bat box (or equivalent, such as NHBS Kent Bat Box) has been agreed in writing with the Local Planning Authority.

The installed bat box is to be utilised as a receptor roost should any bats need to be handled and translocated and shall not be removed until the completion of works.

10. Prior to demolition, the roof will be 'soft striped' under an ecological watching brief within favourable weather conditions and outside of the hibernation seasons of October - March.

A licensed bat ecologist will oversee removal of the roof. In the event of any bats being present they shall be removed and placed in a secure box with soft tissue and immediately transferred into the receptor bat box referred to in condition 9

11. Prior to occupation, a "lighting design strategy for biodiversity" for the developed area shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- (a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for**

example, for foraging;

And

(b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

12. Before development commences, a Site Waste Management Plan, confirming how demolition and construction waste will be recovered in relation to this phase and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

13. No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

14. Prior to demolition or any site clearance, the silver birch referred to within the submitted Bat Survey (and referred to as T34 within the submitted particulars) shall be subject of a full endoscopic assessment to confirm the presence of roosting bats. If the bat surveys demonstrate that bats have colonised, the surveys shall include appropriate mitigation and/or proposals. The development shall thereafter be carried out in complete accordance with the approved survey(s)

15. PRIOR TO THE FIRST OCCUPATION OF THE DWELLINGS arrangements for the storage and disposal of refuse including recycling facilities, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The approved details shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

16. PRIOR TO FIRST OCCUPATION of the dwellings hereby approved, full details of secure covered & lockable cycle parking and/or storage facilities shall be submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided in accordance with the approved details and

made available for use prior to the first use of the development hereby permitted and shall be retained for use at all times thereafter.