

PLANNING COMMITTEE

Thursday, 16 September 2021

Present:

Councillor S Kelly (Chair)

Councillors	S Foulkes	P Stuart
	K Hodson	M Jordan
	H Gorman	A Jones
	B Berry	

Deputies:

Councillors S Whittingham
A Wright

23 MINUTES

The Director of Governance and Assurance submitted the minutes of the meeting held on 12 August 2021 for approval.

On a motion by the Chair and seconded Councillor K Hodson it was –

Resolved – That the minutes of the meeting held on 12 August 2021 be approved.

24 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 them and state the nature of the interest.

No such declarations were made.

25 APP/20/01667: DENECOURT 37 OLDFIELD DRIVE, HESWALL, CH60 6AB, ERECTION OF 5NO. APARTMENTS AND ASSOCIATED CAR PARKING AND AMENITY

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

On a motion by Councillor S Foulkes and seconded the Chair it was –

Resolved (10:0) – that the application be approved subject to the following conditions.

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

The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 11/01/2021, 21/07/2021 and 06/09/2021 (unless otherwise stated) and listed as follows:

19061-002-A

19061-117-A

19061-118

19061-119 F

19061-120 C

19061-121 E

19061-125-A

Tree Solution – Arboricultural Method Statement

Design and Access Statement

Extended Phase 1 Habitat Survey

Site Waste Management Note

SWF Consultants – Storm Water / SUDs Maintenance Plan

Heritage Blend Brick

White K Render

The facing materials to be used in the external construction of this development hereby approved and set out in the Design and Access Statement shall then be used in the construction of the development unless agreed otherwise in writing with the Local Planning Authority.

The dwellings hereby permitted shall not be occupied until the detailed scheme for landscaping hereby approved has been implemented. The landscaping provisions shall be retained in situ in perpetuity.

Prior to first occupation of the development hereby approved arrangements for the storage and disposal of refuse including recycling facilities, and vehicle access thereto, shall be made within the approved residential curtilage and be retained in situ in perpetuity.

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.

The development hereby approved shall not commence until the LPA has approved in writing a full scheme of works and timetable for the construction of the new highway works and the amendment to the existing highway made necessary by this development.

The details to be submitted should include: new carriageways, footways, street lighting, surface water drainage, traffic signs, road markings, traffic calming, tactile paved pedestrian crossings, street furniture, new bus stop provisions, access onto the adjacent highway, road safety audit and monitoring.

The approved works shall be completed prior to occupation of the development.

The tree works methodology hereby approved and set out in Tree Solutions: Arboricultural Method Statement Oldfield Drive, Heswall – Phase 3 shall be adopted and complied with in full unless agreed otherwise in writing with the Local Planning Authority.

No development hereby approved shall be occupied until details scheme for biodiversity enhancement, such as:

- a) incorporation of permanent bird boxes;
- b) nesting opportunities for birds;
- c) hedgehog highways (13cm x 13cm holes) within the bottom of any fences in order to allow for movement of species between the new gardens.
- d) hedgehog hibernacula/log pile;
- e) bat boxes; and
- f) invertebrate boxes

have been submitted to and agreed in writing with the Local Planning Authority.

No tree felling, scrub clearance, vegetation management, ground clearance or building works 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 trees, scrub 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.

Prior to the commencement of development a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The provisions of the Construction Management Plan shall be implemented in full during the period of construction and shall not be varied unless otherwise agreed in writing with the Local Planning Authority.