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PLANNING COMMITTEE

Thursday, 23 July 2015

Present: Councillor A Leech (Chair)

Councillors D Realey D Elderton
P Brightmore E Boulton
M Daniel K Hodson
S Foulkes D Mitchell
J Walsh P Cleary
I Williams

Apologies P Hayes

32 MINUTES

The Strategic Director for Transformation and Resources submitted the minutes of the meeting held on 24 June 2015.

Resolved – That the minutes be approved

33 MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

Members of the Committee were asked to declare any disclosable pecuniary or non pecuniary interests in connection with any items on the agenda and to state the nature of the interest.

Councillor S Foulkes declared a personal interest in respect of item 16 (details of planning appeals) by virtue of him being a board member of Magenta Living.

34 REQUESTS FOR SITE VISITS

Members were asked to submit requests for site visits before any applications were considered.

The following requests were unanimously approved:

APP/15/0033: 51 SOUTH PARADE, WEST KIRBY, CH48 0QQ – NEW BUILD RESEIDENTIAL SCHEME COMPRISING OF 10 APARTMENTS, CYCLE STORES, REFUSE STORE AND 10 CAR PARKING SPACES. (AMENDED PLANS)

APP/15/00401: 143 HIGHFIELD ROAD, ROCK FERRY, CH42 2BX – PARTIAL DEMOLITION AND CONVERSION OF EXISTING BUILDING

FOLLOWED BY CONSTRUCTION OF EXTENSION AND DEVELOPMENT TO PROVIDE A TOTAL OF 17 APARTMENTS WITH CAR PARKING AND AMENITY SPACE.

APP/15/00408: 8 GREEN LANE, WALLASEY VILLAGE, CH45 8JH- DEMOLITION OF EXISTING HOUSE AND THE CONSTRUCTION OF 3 NO. NEW DWELLINGS.

OUT/15/00484: SPRINGFIELD, 34 GORSE LANE, NEWTON, CH48 8BH – ONE NEW DWELLING & DETACHED GARAGE.

APP/15/00553: RIVERSIDE HOUSE, EAST STREET, SEACOMBE CH41 1BY – APPLICATION FOR AN ANAEROBIC DIGESTION PLANT (2.8 MWTH) COMPRISING PROCESS TANKS, ASSOCIATED EQUIPMENT AND 1.4 MILE BIOMETHANE PIPELINE.

- 35 **APP/15/00033: 51 SOUTH PARADE, WEST KIRBY, CH48 0QQ - NEW BUILD RESIDENTIAL SCHEME COMPRISING OF 10 NO. APARTMENTS, CYCLE STORES, REFUSE STORE AND 10 CAR PARKING SPACES. (AMENDED PLANS)**

Resolved – That consideration of this item be reserved for a formal site visit.

- 36 **APP/15/00119: OROVALES, 135 CALDY ROAD, CALDY, CH48 1LP - 2 NEW-BUILD HOUSES WITHIN THE GROUNDS OF EXISTING HOUSE TOGETHER WITH WORKS TO DRIVEWAY ENTRANCE TO IMPROVE VISIBILITY (AMENDED PLANS)**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

A Ward Councillor addressed the Committee.

It was moved by Councillor Elderton and seconded by Councillor Boulton that the application be refused on the following grounds:

‘ The proposed development, by virtue of the number of dwellings proposed and their siting, and having regards to important landscape features and trees to be retained, represents an overdevelopment of the site which would be out of keeping and be detrimental to the character and appearance of the area. The proposed development is therefore contrary to Policies HS4, HS5 and CH11 of the Wirral Unitary Development Plan, the Caldby Conservation Area Character Appraisal and Management Plan and the National Planning Policy Framework.’

The motion was put and lost (3:9)

It was then moved by Councillor Daniel and seconded by Councillor Brightmore and:

Resolved (9:3) That the application be approved subject to the following conditions:

- 1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.**

- 2. No development shall take place before details of all materials to be used in the external construction (facing bricks, roof tiles/slates etc) of this development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with approved details.**

- 3. No development shall take place before details of the proposed finished floor levels; ridge and eaves heights of the dwelling hereby approved have been submitted to and approved in writing by the Local Planning Authority. The submitted levels shall be measured against a fixed datum and shall show the existing and finished ground levels, eaves and ridge heights of neighbouring property. The development shall be carried out as approved.**

- 4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revising, revoking or re-enacting that Order with or without modification) there shall be no enlargement or extension of the dwelling(s) hereby permitted, including any additions or alterations to the roof, without the prior written approval of the Local Planning Authority.**

- 5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revising, revoking or re-enacting that Order with or without modification) no garages, outbuildings or enclosure shall be constructed within the applications site without the prior written approval of the Local Planning Authority.**

- 6. No development shall take place before details of all walls (including retaining walls), fences, gates or other means of enclosure to be erected in or around the development have been submitted to and approved in writing by the Local Planning Authority. Prior to the first occupation of the development the walls (including retaining walls), fences, gates or other means of enclosure shall be erected as approved and shall thereafter be permanently**

retained and maintained.

7. No development shall take place until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered 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.

8. Prior to first occupation or use of the development, arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details previously submitted to and agreed in writing by the Local Planning Authority, prior to the first occupation of the building.

9. No works or development shall take place before a scheme for the protection of the existing trees (other than those the removal of which has been granted express permission in writing by the Local Planning Authority) has been submitted to and approved in writing by the Local Planning Authority. Such a scheme will comply with provisions of BS5837 ("Trees in relation to construction - 1990") and BS3998 ("Recommendations for tree works - 1989"). The approved scheme for the protection of existing trees to be retained shall be implemented before development commences and be maintained in full until the development has been completed.

10. The applicant or developer shall give 10 days' written notice to the Local Planning Authority prior to carrying out any tree works that have been approved.

11. No development (including any demolition, earthworks or vegetation clearance) shall take place before a scheme of landscaping, phased in relation to any phasing of development, which shall include details of both hard and soft landscaping works and earthworks, has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be carried out in the first planting season following the completion of each development phase. Any trees, shrubs or plants that die within a period of FIVE years from the completion of each development phase, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species, unless the Local Planning Authority gives prior written permission for any variation.

12. The demolition of the existing gateposts and boundary wall as part of the works to be carried out in respect of the relocated access arrangements shall be carried out by hand or by tools held in the hand other than power driven tools, and the materials stored for re-use in the construction of the relocated access and gateposts.

13. No dwelling or use hereby permitted shall be occupied or the use commenced until the existing access(es) to the development site has been permanently stopped up and the footway reinstated in accordance with full details to be submitted to and approved in writing by the Local Planning Authority.

14. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 2 February 2015 and 17 April 2015 and listed as follows: 3686 304 Rev.A (received 17.04.15); 3686 300 (received 02.02.15); 3686 316 Rev.A (received 17.04.15); 3686 314 Rev.A (received 17.04.15); 3686 312 Rev.A (received 17.04.15); 3686 307 Rev.A (received 17.04.15); 3686 308 Rev.A (received 17.04.15); 3686 309 Rev.A (received 17.04.15); 3686 310 Rev.A (received 17.04.15); 3686 305 Rev.A (received 17.04.15); 3686 315 (received 17.04.15); 3686 313 Rev.A (received 17.04.15); 3686 311 Rev.A (received 17.04.15); 3686 301 (received 02.02.15) and 3686 306 (received 02.02.15)

15. No removal of trees/scrub/hedges shall be carried out on site between 1st March and 31st August inclusive in any year, unless otherwise approved in writing by the Local Planning Authority unless searched beforehand for birds' nests and nesting activity by a suitably qualified ecologist. Where nests are found in trees, scrub or hedgerows, clearance of vegetation within a 5 metre radius of the nest must be postponed until the young are confirmed to have fledged.

37 APP/15/00164: 68 MEOLS PARADE, MEOLS, CH47 5AX - CONVERSION OF EXISTING BUILDING INTO 2 DWELLINGS AND EXTERNAL ALTERATIONS (AMENDED DESIGN)

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

It was moved by Councillor Mitchell and seconded by Councillor Hodson and:

Resolved (12:0) That the application be approved subject to the following conditions:

- 1. The development hereby permitted shall be commenced before the expiration of three 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 30th June 2015 and listed as follows: 151_2014_08 (Dated 03.10.14), 151_2014_07 (Dated 03.10.14), 151_2014_05 (Dated 30.09.14), 151_2014_02 (Dated 03.10.14) & 151_2014_01 (Dated 02.10.14)**
- 3. Prior to the first occupation of the development hereby approved details of the proposed vehicle crossings shall be submitted to and agreed in writing with the Local Planning Authority. The approved scheme shall be implemented in full prior to first occupation and retained as such thereafter.**
- 4. No development shall take place until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered 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.**
- 5. Prior to the first occupation of the dwellings arrangements for the storage and disposal of refuse, 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.**

38 APP/15/00201: ARROW HALL, ARROWE PARK ROAD, WOODCHURCH, CH49 5LW - CONSTRUCTION OF 2NO SELF-CONTAINED ONE BED ASSISTED LIVING UNITS WITHIN GROUNDS OF EXISTING CARE FACILITY

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

On a motion by Councillor Brightmore and seconded by Councillor Elderton it was:

Resolved (12:0) That the application be approved subject to the following conditions:

- 1. The development hereby permitted shall be commenced before the expiration of three 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 18th March 2015 and listed as follows: 102-03-101 (29.12.14), 102-03-201 (29.12.14), 102-03-202 (29.12.14) and 102-03-401 (29.12.14).**
- 3. Before any construction commences, details and information of the colour of paint and a sample of the roof material to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved colour and materials shall then be used in the construction of the development thereafter.**
- 4. All external windows and doors shall be constructed of timber and remain thereafter.**
- 5. Before any equipment, machinery or materials are brought onto site, a 1 metre high fence or other barrier as agreed in writing with the Local Planning Authority, shall be erected around the outer limit of the crown spread of all trees, hedges or woodlands shown to be retained on the approved plan. Such fencing shall be maintained in a satisfactory manner until the development is completed. During the period of construction, no material shall be stored, fires started or trenches dug within these enclosed areas without the prior consent in writing of the Local Planning Authority.**
- 6. Under the Wildlife and Countryside Act 1981 (as amended) and the Habitats Regulations 2010 during construction, at all times all contractors are to be aware of the possible presence of Great Crested Newts and what they look like, and that in the event of one being found, work must stop while it is moved to safety and ecological advice sought. Licensing from Natural England will be necessary in this eventuality. Any existing piles of material, debris, wood, etc should be moved by hand to check for GCN sheltering there. Building materials should not be left around overnight in a manner where newts could take shelter there. All litter to be cleared from the field at the end of each day. Plastic bottles and metal cans are particularly dangerous to wildlife and may trap newts. Injuring a Great Crested Newt is a criminal offence. Suitable plans to be made to deal with any pollution incident e.g. a petrol leak.**

7. Under the Wildlife and Countryside Act 1981 (as amended) and the Habitats Regulations 2010 any proposed external lighting systems, shall protect Bats and their insect food within the development area and shall follow the guidance of the Bat Conservation Trust (www.bats.org.uk). Details and information shall be submitted in writing to the Local Planning Authority

- 39 APP/15/00401:143 HIGHFIELD ROAD, ROCK FERRY, CH42 2BX - PARTIAL DEMOLITION AND CONVERSION OF EXISTING BUILDING FOLLOWED BY CONSTRUCTION OF EXTENSION AND DEVELOPMENT TO PROVIDE A TOTAL OF 17 APARTMENTS WITH CAR PARKING AND AMENITY SPACE

Resolved – That consideration of this item be deferred for a formal site visit

- 40 APP/15/00408: 8 GREEN LANE, WALLASEY VILLAGE, CH45 8JH - DEMOLITION OF EXISTING HOUSE AND THE CONSTRUCTION OF 3 NO. NEW DWELLINGS

Resolved – That consideration of this item be deferred for a formal site visit

- 41 OUT/15/00484:SPRINGFIELD, 34 GORSE LANE, NEWTON, CH48 8BH - ONE NEW DWELLING & DETACHED GARAGE

Resolved – That consideration of this item be deferred for a formal site visit.

- 42 APP/15/00502: WELLINGTON BARN, IRBY MILL FARM, MILL HILL ROAD, IRBY, CH61 4XQ - CHANGE OF USE OF \GREEN BELT LAND TO PRIVATE GARDEN AREA

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

On a motion by Councillor Elderton and seconded by Councillor Realey it was:

Resolved (12:0) That the application be approved subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on April 2nd 2015 and listed as follows:041501 P 01

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no building, enclosure or swimming pool falling within Part 1, Class E, shall be erected on any part of the land.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no walls, fences or other means of enclosure shall be erected on any part of the garden hereby approved.

- 43 **APP/15/00553: RIVERSIDE HOUSE, EAST STREET, SEACOMBE, CH41 1BY - APPLICATION FOR AN ANAEROBIC DIGESTION PLANT (2.8 MWT) COMPRISING PROCESS TANKS, ASSOCIATED EQUIPMENT AND 1.4 MILE BIOMETHANE PIPELINE.**

Resolved – That consideration of this item be deferred for a formal site visit.

- 44 **APP/15/00600: NURSERY AND ALLOTMENT GARDENS, DEE VIEW ROAD, HESWALL, CH60 0DJ - RESIDENTIAL DEVELOPMENT, ERECTION OF 3NO DETACHED DWELLINGS WITH INTEGRATED GARAGES**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

The Lead Petitioner addressed the Committee

The Applicant addressed the Committee

On a motion by Councillor Realey and seconded by Councillor Walsh it was:

Resolved (10:2) That the application be approved subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of three 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 22 April 2015 and listed as follows: Drawing number 4512 P01 Rev C, 4512 L01 Rev A and

4512 P02 Rev B dated 03/15

3. No development shall take place until samples of the facing and roofing materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

4. Prior to first occupation of the development details of a scheme for all boundary treatment shall be submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be implemented in full and retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any subsequent Order or statutory provision revoking or re-enacting the provisions of that Order), no garages, outbuildings or other extensions to a dwelling shall be erected unless expressly authorised.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any subsequent Order or statutory provision re-enacting or revoking the provisions of that Order), no window or dormer window shall be added to the property unless expressly authorised.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order) no walls, fences or other means of enclosure shall be erected on any part of the site other than that approved under Condition 10 below.

8. No development shall take place until full details of soft and hard landscaping have been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall detail the locations, species and heights of all existing and proposed trees, shrubs and hedge planting and all existing and proposed grassed and hard surfaced areas and any other natural or proposed features. The approved scheme shall be implemented in full in the first planting season following first occupation of the dwellings hereby permitted, unless otherwise agreed in writing by the Local Planning Authority.

9. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years from the completion of the scheme shall

be replaced by trees or shrubs of a similar size and species to those originally required to be planted unless otherwise agreed in writing by the Local Planning Authority.

10. Notwithstanding the submitted details, no development shall take place until full details of all fencing, walls, gateways and means of enclosure has been submitted to and approved by the Local Planning Authority. The fencing/walls/gateways and means of means of enclosure shall be implemented in full prior to the first occupation of the development hereby granted permission, in accordance with the details so approved, and shall be retained as such thereafter.

11. Notwithstanding the submitted details showing the site sections, no development shall take place until a datum for measuring land levels shall be agreed in writing. Full details of existing and proposed ground levels and proposed finished floor levels shall be taken from that datum and submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plans. The development shall be carried out in accordance with the approved details.

12. No development shall take place until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered 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. Prior to the first occupation of the dwellings arrangements for the storage and disposal of refuse, 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.

14. No development shall take place (including any demolition works) until a Construction Management Plan or Construction Method Statement for the demolition and/or construction of the development hereby approved has been submitted to, and approved in writing by, the Local Planning Authority. The demolition and construction works shall be carried out in accordance with the approved details.

Details submitted in respect of the method statement shall provide for routes for construction traffic, the provision of parking facilities for contractors and visitors during all stages of the development, hours of operation, the provision of a means of storage and/or delivery for all plant, site huts, site facilities and materials and shall provide for wheel cleaning facilities during the demolition, excavation, site preparation and construction stages of the development and/or method(s) of prevention of mud being carried onto the highway.

15. No development shall take place until full details of the works to provide vehicle access to/from the site on Dee View Road, including surface water drainage systems, has been submitted to and approved in writing by the Local Planning Authority. The works as approved shall be completed prior to the first occupation of the dwellings hereby approved.

16. The access to the site shall be in accordance with the details shown on the submitted plan, drawing number P01 Revision C dated 03/15 with the hedgerow maintained at a height of 1 metre or below and retained as such at all times.

17. No development shall take place until a scheme for the disposal of foul and surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall take account that foul water and surface water discharges shall be drained separately from the site. No surface water shall be allowed to connect, either directly or indirectly, to the public sewerage system and no land drainage run-off shall be permitted to discharge, either directly or indirectly, to the public sewerage system. No part of the development shall be brought into use until the drainage system has been constructed and completed in accordance with the approved plans.

45 **APP/15/00604: LAND AT CHURCH ROAD, SEYMOUR STREET & THOMPSON STREET, TRANMERE, WIRRAL CH42 0LG - PROPOSED DEVELOPMENT OF 75NO RESIDENTIAL UNITS COMPRISING OF: - 33NO 2B4P HOUSES - 20NO 3B5P HOUSES - 12NO 2B3P FLATS - 8NO 2B3P BUNGALOWS - 2NO 4B7P 3 STOREY HOUSES WITH ASSOCIATED LANDSCAPING AND ROADS.**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

On a motion by Councillor Mitchell and seconded by Councillor Boulton it was:

Resolved (12:0) That the application be approved subject to a section 106 legal agreement and the following conditions :

- 1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.**
- 2. No development shall take place until samples of the facing/roofing/window materials to be used in the external construction of this development have been submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.**
- 3. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and an investigation and risk assessment must be by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:**
 - i. a survey of the extent, scale and nature of contamination;**
 - ii. an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments;**
 - iii. an appraisal of remedial options, and proposals of the preferred option(s).**

As a minimum, the scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to its intended use.

Where remediation is necessary, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historic environment must be prepared and submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

4. Where remediation is necessary, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historic environment must be prepared and submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

5. No development shall take place until details of secure parking provision for cycles have been submitted to and approved in writing by the Local Planning Authority. Such provision as may be approved shall be provided before the building(s) hereby permitted is/are occupied and shall be retained permanently thereafter.

6. No development shall take place until full details of soft and hard landscaping have been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall detail the locations, species and heights of all existing and proposed trees, shrubs and hedge planting and all existing and proposed grassed and hard surfaced areas and any other natural or proposed features. The approved scheme shall be implemented in full in the first planting season following first occupation of the dwellings hereby permitted, unless otherwise agreed in writing by the Local Planning Authority.

7. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years from the completion of the scheme shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted unless otherwise agreed in writing by the Local Planning Authority.

8. No development shall commence until details for the construction of that part of the road which provides access to the site and amendment of the existing highway, including all signing and carriageway markings, footways, traffic calming measures, street lighting, traffic signs, road markings, tactile paving and including the upgrade of the existing zebra crossing between Thompson Street and Whitfield Street and Seymore Street and the provision of two upgraded bus stops have been submitted to and approved in writing by

the Local Planning Authority. The development shall not be first brought into use until the access road has been constructed and laid out in accordance with approved.

9. No development shall take place until details of a 2.4m x 45m visibility splay extending to the north of the access to Tranmere Court (shopping area) car park access have been submitted to the Local Planning Authority for approval in writing. The approved visibility splay shall be kept permanently clear of any obstruction greater than 1.0 metre in height.

10. No development shall take place until a scheme for the provision and implementation for the discharge of surface water from the site (including surface water from accesses and driveways), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use or the dwellings first occupied until surface water drainage has been constructed in accordance with the approved scheme.

11. No development shall take place until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered 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.

12. Prior to the first occupation of the dwellings arrangements for the storage and disposal of refuse, 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.

13. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 21st May 2015 and listed as follows: 1129-P-001 rev A, 1129-P-010, 1129-P-105, 1129-P-003, 1129-P-104, 1129-P-101, 1129-P-102, 1129-P-002, 1129-P-000, 1129-P-114, 1129-P-112, 1129-P-106, 1129-P-107, 1129-P-111, 1129-P-109, 1129-P-106(B), 1129-P-105(B), 1129-P-104(B), 1129-P-105(A), 1129-P-106(A), 1129-P-104(A), 1129-P-103(B), 1129-P-103(A), 1129-P-102(B), 1129-P-101(B), 1129-P-102(A), 1129-P-101(A), 1129-P-107(B), 1129-P-107(A), 1129-P-113 and 1129-P-115)

46 **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 12/06/2015 AND 12/07/2015**

The Strategic Director for Regeneration and Environment submitted a report detailing planning applications decided under delegated powers between 12/06/2015 and 12/07/2015.

Resolved – That the report be noted.

47 **PLANNING APPEALS DECIDED BETWEEN 01/04/2015 AND 30/06/2015**

The Strategic Director for Regeneration and Environment submitted a report detailing planning appeals decided between 01/04/2015 and 30/06/2015.

Resolved – That the report be noted