

Planning Committee

21 October 2015

Reference:
APP/15/01101

Area Team:
North Team

Case Officer:
Ms J Storey

Ward:
**Leasowe and
Moreton East**

Location:
Proposal:

Melrose & Thornridge Heights, STAVORDALE ROAD, MORETON
Demolition of existing vacant garages and redevelopment of the site
with 38 no. houses and flats.

Applicant:
Agent :

Magenta Living
Ainsley Gommon Architects

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

- Location: 1 Melrose, Stavordale Road, Moreton, Wirral, CH46 9PG
Application Type: Work for Council by Council
Proposal: Change of use from residential use to use by local tenants group
Application No: APP/99/05899
Decision Date: 03/08/1999
Decision Type: Approve
- Location: S Fender Heights ,Stavordale Rd ,Moreton L46 9PG
Application Type: Deemed
Proposal: Construction of 40 space car-park on the site - land between Fender Heights and Hillview Heights
Application No: DPP/80/16938
Decision Date: 17/12/1980
Decision Type: Approve
- Location: Melrose Heights, Stavordale Road, Moreton, Wirral, CH46 9PG
Application Type: Full Planning Permission
Proposal: Installation of public radio broadcast antenna on roof of Melrose Heights.
Application No: APP/07/07397
Decision Date: 14/01/2008
Decision Type: Approve
- Location: 45 Stavordale Road, Moreton, Wirral, CH46 9PP
Application Type: Full Planning Permission
Proposal: Erection of single storey side/rear extension.
Application No: APP/06/06611
Decision Date: 15/11/2006
Decision Type: Approve
- Location: Melrose & Thornridge Heights STAVORDALE ROAD, MORETON, CH46 9PG
Application Type: Advertisement Consent
Proposal: Site signboard for proposed development, with client, design team and HCA logos, as well as a description of the scheme.
Application No: ADV/13/00079
Decision Date: 22/03/2013
Decision Type: Approve
- Location: Melrose & Thornridge Heights STAVORDALE ROAD, MORETON, CH46 9PG
Application Type: Full Planning Permission
Proposal: Development of 23 no. 2 bed 4 person houses, and 30 no. 2 bed 4 person apartments (AMENDED PLANS RECEIVED 30TH APRIL 2013).
Application No: APP/13/00078
Decision Date: 30/01/2015
Decision Type: Approve

Summary Of Representations and Consultations Received:**REPRESENTATIONS**

Having regard to the Councils Guidance for Publicity on Planning Applications, 206 letters were sent to surrounding properties and site notices were displayed near the site. At the time of writing this report, 2 letters of objection have been received and a petition containing 28 signatures.

The objections can be summarised as:-

1. concerns regarding the replacement of garages with a fence
2. want to see a risk assessment for the demolition of the garages
3. What are the timescales for new boundary wall
4. close proximity of flats to my house issues of overlooking
5. plots 7 - 10 partially boarded by a tall fence will create a closed off alley
6. Inadequate parking for the site itself and for visitors.
7. concern that visitors may not be able to turn round at the end of the road if visitors park at the end of a dead end street.

CONSULTATIONS

Head of Environment & Regulation (Pollution Control Division) - No Objections

Head of Environment & Regulation (Traffic & Transport Division) - No Objections

Head of Housing (Housing Strategy Division) - No objections. Wirral's 2010 Strategic Housing Market Assessment update clearly sets out a requirement for affordable housing in this part of Wirral.

DIRECTORS COMMENTS:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The proposal is a major development, for which the Councils adopted Scheme of Delegation requires consideration by Planning Committee. In addition, a qualifying petition containing 28 signatures has been received.

INTRODUCTION

Planning Permission was granted earlier this year for 23 two-storey two-bedroom houses, and 30 two-bedroom flats (in three storey blocks). This current proposal seeks planning permission for 4, two bed roomed flats, 14, 2 bed houses, 11, 3 bedroomed houses and 4 bedroomed houses. All the development will be two storey in height.

PRINCIPLE OF DEVELOPMENT

The proposal is for a residential development within a designated Primarily Residential Area and has an existing extant planning permission for a larger number of dwellings. As such, the proposal is acceptable in principle.

SITE AND SURROUNDINGS

The site itself previously supported two large residential 'tower blocks', Melrose and Thornridge, and associated open space and car parking areas, including a line of garages on the boundary with houses accessed off Spencer Avenue. The buildings at the site are currently being demolished. To north, west and south are residential uses of land, including bungalows and dormer bungalows on Spencer Avenue, two storey housing on Stavordale Road, including that recently completed on the site of the former Sandbourne block, and two storey housing and maisonettes to the south accessed from Fender View Road and Stavordale Road. To the east there is agricultural land, designated as Green Belt.

POLICY CONTEXT

Unitary Development Plan policies URN1, GR5, GR7, HS4 and HS13 are relevant, whilst Supplementary Planning Documents SPD2: Self Contained Flat Developments and SPD4: Parking Standards are also relevant.

Policy URN1: Development and Urban Regeneration indicates that when considering development proposals, the Local Planning Authority will be guided by the general principles of the urban regeneration strategy. In particular, the Local Planning Authority will be concerned to ensure that:

- (i) full and effective use is made of land within the urban areas;
- (ii) neglected, unused or derelict land or buildings are brought into use; and

(iii) the need for new services is minimised by promoting the use of spare capacity in existing services;

The scheme is for 38 units of residential accommodation, which would replace a significantly greater number located on the site previously in high-rise buildings, and being demolished currently. The development is considered to address the criteria in URN1, making effective use of urban land and now unused land. The development takes place in the context of a number of similar proposals in the immediate vicinity, with redevelopment of the site of the Sandbourne tower block opposite granted planning permission in 2011 and now completed, and planning permissions having recently been granted for residential developments at Chapelhill and the Willowtree day centre.

The layout and design of the development must satisfy the criteria of HS4 – it must relate well to adjacent properties and not result in a detrimental change in the area. The surrounding uses are primarily two storey dwellings with gardens and off street parking, though there are bungalows to the north of the site on Spencer Avenue. The proposed development is considered acceptable in density and scale, with 3-storey elements limited to the northern end of the site, where there the access road to the Melrose tower block previously on the site, and an associated line of trees provide a separation to the properties fronting Spencer Avenue. A line of semi-mature trees also fronts Stavordale Road at this point, and would be retained to soften the appearance of the three-storey block of residential accommodation.

The development is considered sympathetic in character, and not to have potential to detrimentally impact on the surrounding properties or land uses. The proposed dwellings include gardens and off street parking which would address the criteria of HS4, within the limits established in Supplementary Planning Document 4 (SPD4). The proposed flat block will be located at the most southern part of the site and is considered to address the requirements of UDP Policy HS13. The layout includes a small area of amenity open space to the north and car parking to the east. The density is much lower than the previously approved scheme and at two storey relates well to both the existing and proposed development. The site is accessible to facilities such as Upton Park, closely located to the south to provide recreational opportunity, shopping facilities on Hoylake Road and public transport, with bus routes serving Stavordale Road itself.

The proposal has been designed with the principles of Secure by Design in mind, and Merseyside Police's Architectural Liaison Officer has raised no objections to the proposal subject to the inclusion of measures to reduce the potential for crime.

Development Management Policies in the Joint Waste Local Plan for Merseyside and Halton are also applicable. Policy WM8 requires development to incorporate measures for achieving efficient use of resources, Policy WM9 also requires development to provide measures for waste collection and recycling, including home composting.

APPEARANCE AND AMENITY ISSUES

The proposed scheme is for the construction of 38, two storey bedrooms and flats. The properties will contain space for off-street car parking and front and rear private gardens, whilst the flats have parking areas and appropriate amounts of amenity open space. The proposed houses will have their own identity but will take the scale and pallett of materials from the surrounding residential development thereby linking the new properties to the surrounding area.

The applicants have advised that the layout has been determined by the location of several large sewers running across the site. The new houses are arranged both in pairs of semi-detached houses or terraces of 3, with the exemption of one detached house.

The proposed development will require a new access road from Stavordale Road and the extension of two other existing roads, one from Fender View Road and the second from Stavordale Road. With regards to the landscape proposals, new tree and shrub planting scheme is proposed within the boundaries of the front and rear gardens

The design of the dwellings and flat blocks is simple and reflects the style of surrounding properties, being consistent with those recently constructed on the site of the Sandbourne block opposite, and granted planning permission at Chapelhill Road. The use of brick and render will link the new

properties with the surrounding area. All houses have space for front and rear gardens and off-street parking, whilst the flats have parking areas and appropriate amounts of amenity open space.

The submitted plans received respond to issues raised at pre-application by officers, particularly in respect of the relationship of the dwellings proposed with existing properties on Fender View Road and on Stavordale Road to the south of the site. This is a difficult relationship given the 'Radburn layout' that is used in the existing housing. It is considered that the layout proposed achieves a good balance, with a number of properties fronting Fender View Road to create a 'cul-de-sac' finish to this street, other properties oriented to face towards existing maisonettes on Stavordale Road to maintain the pedestrian-friendly feel to the pathways there, and further properties facing directly onto Stavordale Road to create an active frontage to the road.

SEPARATION DISTANCES

Concern has been raised from the occupier of no 1 Hayfield Place concerning the close proximity of the apartment block to that property and possible issues of overlooking. In addition, there is concern that if a tall fence was erected it would create a closed off alley alongside no 1.

The submitted drawings indicate that there is a fence to be constructed along the rear and part side boundaries. The front of the site adjacent to no 1 is to remain open. Amended drawings have been received which provides an interface distance of 14m between the front of the proposed two storey building and the gable of no 1 Hayfield place.

The proposed dwellings are adjacent to existing houses on three boundaries. The required interface distances of 21m (between habitable windows in principle elevations facing) and 14m (between a habitable windows in principle elevations and a blank gable), are achieved.

Affordable Housing

The application is for 100% of the units to be for social rented housing. The applicant has confirmed the applicant has confirmed that the housing will be either offered for rent at a figure which is a maximum of 80% of the market rent for the area or will be sold under an Affordable Home Ownership initiative recognised by the HCA, such as shared ownership or an equity loan scheme. It is considered good practice that a condition be attached to any planning approval

HIGHWAY/TRAFFIC IMPLICATIONS

Residents have raised concerns regarding the impact of the development on the parking on Fenderview Road. The applicant has advised that residents are currently parking on land that is owned by Magenta in the garage forecourt at the end of Fenderview Road. This will have to cease throughout the construction period and following the completed development. The proposed scheme contains in curtilage parking and is more sympathetic to parking than the consented development.

It is considered therefore that there are no significant highway/traffic implications. The site is established with a residential use and it is considered that the traffic movements can be accommodated within the existing highway network. The Director of Technical Services (Traffic and Transportation Divisions) has raised no objection to the proposed development.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The development is in a sustainable location with access to public transport and local facilities. The dwellings will be built to code for sustainable homes level 3, using energy efficient materials and building techniques. The applicants have advised that during the application process a number of residents have raised concerns regarding existing drainage issue in the area and the impact of this development in exacerbating the issue. The applicants have advised that their engineers have undertaken surveys of sewers that run through the development site and state that "having viewed the CCTV survey water mark in the sewers was quite low, suggesting that the sewers are not often surcharged and not running near capacity. The issue that may exist could be downstream or in another part of the estate, unconnected to this development"

In terms of this proposal the applicants have advised that as part of the design, they are required to agree a maximum surface water discharge rate with United Utilities. By reducing the surface water discharge from the development, there will be benefits to the downstream network by reducing peak

flows discharged into the drainage network and reduce overall flood risk. The applicants have further confirmed that they will be building an attenuation tank on site to hold the surface water.

Whilst a number of trees would be removed to facilitate the development. A tree survey report has been submitted, which includes an assessment of the value of these trees. It should be noted that a number of the trees that would be lost are categorized 'A' value, however, in most cases the trees lost would be part of a group thinned, and in the main retained. The impact to amenity is limited by this. Isolated trees are also proposed for removal, but the proposal makes provision for significant replacement tree planting that would in the course of time, achieve benefits in terms of visual amenity and ecology within the site. The development is considered consistent with UDP Policies GR5 and GR7 in this regard.

An ecological assessment of Melrose and Thornridge Heights and the immediate surrounds was submitted with this application. The results of the findings are as follows:-

Bats

The submitted report states that the trees on the site have been determined as Category 3 for roosting bats; they lack features suitable to roosting bats. The buildings on site are of negligible potential for roosting bats. There is no evidence of bats at the site.

Badgers

No evidence of badger was noted during the survey. The report confirms that there are no suitable habitats for badger on the development site.

Otter/water Vole

There are no suitable habitats for otter or water vole on site or near the site.

Birds

The trees and vegetation provide some foraging and nesting potential for a range of common bird species. All vegetation work should be undertaken outside the bird nesting season of March to August inclusive

HEALTH ISSUES

There are no significant health implications relating to this application.

CONCLUSION

The proposed development will utilise the existing infrastructure and is to be located on a previously developed brownfield site within a primarily residential area. The proposal is acceptable in planning terms and would provide high quality affordable housing appropriately designed to complement the surrounding residential properties and land uses.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Planning Permission has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposed development will utilise the existing infrastructure and is to be located on a previously developed brownfield site within a primarily residential area. The proposal is acceptable in planning terms and would provide high quality affordable housing appropriately designed to complement the surrounding residential properties and land uses.

Recommended Approve
Decision:

Recommended Conditions and Reasons:

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

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. Prior to the commencement of development, a scheme for the provision of affordable housing to be provided, shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include the occupancy criteria to be used in determining the identity of prospective and successive occupier of the affordable housing and the means by which such occupancy can be enforced. The approved scheme shall be implemented in full and in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Reason: For the avoidance of doubt and to comply with the Interim Planning Policy New Housing Development.

3. 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.

Reason: In the interests of highway safety and to accord with Policy HS4 of the Wirral Unitary Development Plan.

4. NO DEVELOPMENT SHALL TAKE PLACE until details of secure covered cycle parking and/or storage facilities have been 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.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car, having regard to Policy TR12 of the Wirral Unitary Development Plan.

5. No development shall take place before details of a scheme of landscaping, 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 development. Any trees, shrubs or plants that die within a period of five years from the completion of development, 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.

Reason: To ensure satisfactory landscape treatment of the site which will protect the character and appearance of the site and to ensure the proposed development enhances the visual amenity of the locality, having regard to Policy GR5 of the Wirral Unitary Development Plan.

6. No development shall take place before a detailed Method Statement for the protection of the retained trees (section 7, BS5837, the Tree Protection Plan) has been submitted to and approved in writing with the Local Planning Authority. The development shall be implemented in accordance with the approved method statement. For the avoidance of doubt, the method statement shall include:

- A. a schedule of tree works for all the retained trees in paragraphs (a) and (b) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998, 1989, Recommendations for tree work.

- B. the details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones (section 9.3 of BS5837).
- C. the details and positions of the Tree Protection Barriers (section 9.2 of BS5837), identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase.
- D. the details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 9 of BS5837).
- E. the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (section 11.7 of BS5837).
- F. the details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area (para. 5.2.2 of BS5837) of any retained tree, including those on neighbouring or nearby ground.
- G. the details of any special engineering required to accommodate the protection of retained trees (section 10 of BS5837), (e.g. in connection with foundations, bridging, water features, surfacing)
- H. the details of the working methods to be employed for the installation of drives and paths within the RPAs of retained trees in accordance with the principles of "No-Dig" construction.
- I. the details of the working methods to be employed with regard to the access for and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc) on site.
- J. the details of the working methods to be employed with regard to site logistics and storage, including an allowance for slopes, water courses and enclosures, with particular regard to ground compaction and phytotoxicity.
- K. the details of the method to be employed for the stationing, use and removal of site cabins within any RPA (para. 9.2.3 of BS5837).
- L. the details of tree protection measures for the hard landscaping phase (sections 13 and 14 of BS5837).
- M. the timing of the various phases of the works or development in the context of the tree protection measures.

Reason: To ensure that the trees are not damaged during the period of construction, as they represent an important visual amenity which the Local Planning Authority considers should be substantially maintained and kept in good condition, having regard to UDP Policy GR5.

- 7. The materials detailed in submitted materials schedule shall be used in the external construction of this development unless an alternative material has previously been submitted to and approved in writing by the Local Planning Authority. The development shall be retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy HS4 of the Wirral Unitary Development Plan.

- 8. No development shall take place before an assessment, carried out in accordance with authoritative technical guidance (CLR11), has been submitted to and approved in writing

by the Local Planning Authority. If any contamination posing unacceptable risks is found, a report specifying the measures to be taken to remediate the site to render it suitable for the approved use shall be submitted to and approved in writing by the Local Planning Authority. The site shall be remediated in accordance with the approved measures and a verification report shall be submitted to and approved by the Local Planning Authority. If, during the course of development, any contamination posing unacceptable risks is found which has not been previously identified, additional measures for the remediation of this shall be submitted to and approved in writing by the Local Planning Authority. The remediation of the site shall incorporate the approved additional measures and a verification report shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of ensuring the appropriate remediation of the site, having regard to UDP Policies PO1 and PO2 and the National Planning Policy Framework.

9. No development shall take place before (and notwithstanding the details included with the approved plans) a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To safeguard the visual amenities of the locality and the privacy/amenities of the adjoining properties, and in the interests of designing out crime, to accord with Policies HS4 and HS13 of the Wirral Unitary Development Plan.

10. No development shall take place before details of the proposed finished floor levels has been submitted to and agreed in writing by the Local Planning Authority. The submitted levels shall be measured against a fixed datum (notwithstanding any such detail shown on previously submitted plans) and shall show the existing and finished ground levels, eaves and ridges heights of surrounding properties. The development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and in the interests of adjoining residential amenity, having regard to UDP Policy HS4.

11. The development permitted by this planning permission shall only be carried out in accordance with the submitted Flood Risk Assessment (FRA) January 2013/25835LRD/Sutcliffe and the mitigation measures detailed within that FRA. The mitigation measures shall be fully implemented prior to occupation and subsequently maintained in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may be agreed in writing by the Local Planning Authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants, having regard to the National Planning Policy Framework.

12. No development shall take place before a Drainage Impact Study, a surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The surface water scheme shall be fully implemented before the first use/occupation of the development and be constructed in accordance with the approved details and subsequently maintained in accordance with the timing/phasing arrangements embodied within the scheme or within any other period as may be agreed in writing by the Local Planning Authority.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site, having regard to the National Planning Policy Framework.

13. No development shall take place before a scheme to manage overland flow due to event exceeding has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented and subsequently maintained in accordance with

the timing/phasing arrangements embodied within the scheme or within any other period as may be agreed in writing by the Local Planning Authority.

Reason: To reduce the risk of flooding to the proposed development and future users, having regard to the National Planning Policy Framework.

14. No removal of trees/scrubs/hedges or any other vegetation management shall be carried out on site between 1st March to 31st August inclusive in any year, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect birds during their breeding season and to comply with Policy NC7 in the Wirral Unitary Development Plan.

15. 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.

Reason: To ensure that the proposed development would include the re-use of limited resources, and to ensure that the amount of waste for landfill is reduced to accord with Policy HS4 of the Wirral Unitary Development Plan.

16. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 3rd August 2015 and listed as follows:

1631 -SI -12.02 REV I, 1631 -SI -12.04 REV A, 1631 -SI -10 REV A, 1631 -SI -12.02 REV A, 1631 -SI -12.01 REV A, 1631 -SI -12.04 REV A, 1631 -SI -12.0 REV I, 1631 -SI - 03 REV I, 1631 -SI -10 REV I, 1631 -SI -12.03 REV I, 1631 -SI - 14 REV I, 1632-SI-15, 1632-GA-0 REV I, 1632-0GA-M REV I, 1632-GA-H REV I, 1632-GA-I, 1632-GA-J REV I, 1632-GA-EF REV I, 1632-GA-G REV I, 1632-GA-D REV I, 1632-GA-A REV I, 1632-GA-C/K/L REV I, 1632-GA-B REV I, 25835-661 and the amended site layout drawing 1632-SI-10 REV C received by the Local Planning Authority on 23rd September 2015

Reason: For the avoidance of doubt and to define the permission.

17. Construction of the development authorised by this permission shall not begin until the LPA has approved in writing a full scheme of works for the construction of the new highways and amendment of the existing highway made necessary by this development, including new carriageways, footways, street lighting, surface water drainage, traffic signs, road markings, tactile paved pedestrian crossings and access onto Stavordale Road and Fender View Road. The approved works shall be completed in accordance with the LPA written approval and in accordance with a written timetable to be agreed with the LPA prior to commencement of construction.

Reason: In the interest of highway safety and to comply with UDP Policy HS4 - Criteria for new housing development

18. 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 previous submitted to and agreed in writing by the Local Planning Authority, prior to the first occupation of the building.

Reason: To ensure a satisfactory appearance and adequate standards of hygiene and refuse collection, having regard to Policy WM9 of the Waste Local Plan.

Further Notes for Committee:

1. In order to fulfil the highway condition, it will be necessary to enter into a legal agreements with the Council to secure works under the Highways Act and the New Roads and Street

Works Act. The agreements would include details of the works to be carried out including all necessary new carriageways, footways, street lighting, surface water drainage, traffic signs, road markings, tactile paved pedestrian crossings street furniture, Road Safety Audit and RSA Monitoring.

Last Comments By: 09/09/2015 15:43:50

Expiry Date: 02/11/2015