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PLANNING COMMITTEE

Thursday, 17 October 2019

Present:

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

Deputies:

Councillors	J Walsh (In place of I Williams)
	T Cox (In place of M Jordan)

27 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.

28 MINUTES

The Director of Governance and Assurance submitted the minutes of the meeting held on 12 September 2019 for approval.

Resolved – That the minutes of the meeting held on 12 September 2019 be approved.

29 APP/19/00887: 155-157 BRIGHTON STREET, EGREMONT, CH44 8DU - PROPOSED CHANGE OF USE OF EXISTING FURNITURE SHOP WITH ANCILLARY STORAGE (A1 & B8 USE) TO 2NO. 6 BEDROOM HMOS (C4 USE) WITHIN THE EXISTING BUILDING CURTILAGE WITH SMALL SINGLE STOREY REAR EXTENSION AND EXTERNAL CHANGES TO EXISTING SHOP FRONT

The Interim Director for Economic and Housing Growth submitted the above application for approval.

A Ward Councillor addressed the Committee

The motion put by Councillor P Stuart and seconded by Councillor I Lewis that the application be refused was put and lost (7:6:1).

On a motion by Councillor S Kelly and seconded by Councillor S Foulkes it was -

Resolved (7:6:1 abstention) – 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 (19 August 2019 and 4 October 2019) and listed as follows: (drawing nos: 19029-102-F, dated: 4 October 2019; and 19029-104-C, dated: 19 August 2019)

Prior to first occupation the secure cycle parking facilities shown on the approved plans shall be made available for use by occupiers and shall be retained for use at all times thereafter.

30 **APP/19/01182: LITTLE MUNDENS, 43 FARR HALL DRIVE, HESWALL, CH60 4SE - REMOVAL OF EXISTING PROPERTY FOR ONE NEW BUILD PROPERTY**

The Interim Director for Economic and Housing Growth submitted the above application for approval.

A Ward Councillor addressed the Committee

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

Resolved (10:4) – 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 01 August 2019 and listed as follows: P001, P002 and Site Location Plan

Prior to commencement of any development above ground floor level, approval of the following details shall be obtained from the local planning authority. The stated details shall be approved in writing and such approved details shall be implemented in the development hereby approved in full:

- I. Samples or specifications of the facing materials**
- II. Samples or specifications of all doors and windows**

Notwithstanding the details provided, full details of all fencing, walls, gateways and means of enclosure shall be submitted to and approved by the Local Planning

Authority before the development hereby approved is completed and the work shall be carried out prior to occupation, in accordance with the details so approved, and subsequently maintained to the satisfaction of the Local Planning Authority.

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) 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.

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.**
- 4) When fencing to the garden is installed, a gap measuring at least 0.46 metres (high) x 2 metres (long) shall be provided below the boundary treatment in strategic locations of the site in accordance with details to be submitted to and agreed in writing by the Local Planning Authority before development commences. The gap shall be maintained in accordance with the approved details thereafter to enable important wildlife species to move around between gardens.**

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.

NO DEVELOPMENT SHALL TAKE PLACE, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period.

The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors;
- ii. loading and unloading of plant and materials;
- iii. storage of plant and materials used in constructing the development;
- iv. the erection and maintenance of security hoarding including decorative displays, where appropriate;
- v. wheel washing facilities;
- vi. measures to control the emission of dust and dirt during construction;
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works.
- viii. size and weight of vehicles accessing the site via Farr Hall Drive

No development shall take place, including any works of demolition, until a construction management plan has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for: routes for construction traffic hours of operation and arrangements for turning vehicles.

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.

Before the development is commenced, a method statement detailing measures to be taken during construction to protect the health of the existing trees shall be submitted to and approved in writing by the Local Planning Authority. The measures contained in the approved method statement shall be implemented in full throughout the construction phase.

Prior to the commencement of development a survey of existing and proposed ground levels, sections across the site and details of the finished slab level for each property shall be submitted to and agreed in writing by the Local Planning Authority. The ground levels across the site and finished slab levels for each property shall be as per the approved plans.

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