

PLANNING APPLICATIONS COMMITTEE

Late Representations – 13th December 2018

FILE REF.	SITE AND DETAILS	PAGE NO.
<p>SMD/2015/0701 Mill Lane, Wetley Rocks</p>	<p><u>Cheddleton Parish Council</u> No grounds to object to the amended plans as this meets the small infill criteria for developments and has reduced the number of dwellings planned.</p> <p><u>Ecology Advisor:</u> Confirm no objections in relation to development impact upon badgers. Suggest the following condition;</p> <p>Any excavations should be open with planks or ramps constructed to avoid badgers or hedgehogs becoming trapped in them. Any pipes should not be left uncovered on completion of a day's work to prevent wildlife, in particular badgers or hedgehogs becoming trapped. In the event that any evidence of badgers are encountered on site then work should cease and an ecologist should be contracted for advice. In the event of a badger sett being found a licence may be required from Natural England to permit work to proceed.</p> <p>Reason:- In the interests of protected species.</p>	<p>Pages</p>
<p>SMD/2018/0557 Land adjacent to Meadow View, Gillow Heath</p>	<p>No late representations received</p> <p><u>Informative to be included on Decision Notice</u></p> <p>Condition 3 for the Outline Permission requires that:</p> <p>“Prior to commencement of development, details of the access, parking and front garden boundary treatment for the existing dwelling Meadow View shall be submitted to and approved in writing by the Local Planning Authority.”</p> <p>This condition addresses the fact that the current garage associated with Meadow View will be lost as a result of this development.</p> <p><u>Additional Condition</u></p> <p>In the interests of preserving the character and appearance of the street scene and the living conditions of neighbouring properties, it is recommended that an additional condition which removes Permitted Development rights under Part 1, Classes A-E relating to any development within the curtilage be added to the list of conditions.</p>	<p>Pages</p>

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<p>SMD/2017/0373 Victoria Business Park, Knypersley</p>	<p><u>Conditions</u></p> <p>Removal of condition number 17.</p> <p><u>Recommended additional conditions.</u></p> <p>1. Development should not commence until a ground gas risk assessment has been completed in accordance with a scheme to be agreed in writing with the Local Planning Authority. The investigation and risk assessment shall be undertaken by competent persons and a written report of the findings shall be submitted to and agreed in writing by the Local Planning Authority. If the risk assessment indicates that gas protection measures are required, details of the gas protection scheme must be submitted to and agreed in writing with the Local Planning Authority prior to installation.</p> <p>Prior to the development being first brought into use, a validation report demonstrating completion of the works set out in the approved gas protection scheme shall be submitted to and approved in writing by the Local Planning Authority. Prior to the development being first brought into use, a validation report demonstrating completion of the works set out in the approved gas protection scheme shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason:- The submitted Coal Mining Risk Assessment has been undertaken and confirmed the need for a ground gas risk assessment.</p> <p>2. Prior to the commencement of development an appropriate scheme of intrusive site investigations and a report of the findings arising from the intrusive site investigations shall be submitted to and approved in writing by the Local Planning Authority. In the event that the site investigations confirm the need for remedial works details of the proposed remedial works shall be submitted to and approved in writing by the Local Planning Authority. The remedial works shall then be carried out in full accordance with the approved details prior to the commencement to the development hereby approved.</p> <p>Reason:- To ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site and to ensure the safety and stability of the development.</p>	<p>Pages</p>

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	<p>3. Prior to the commencement of development an on-site Construction and Landscape Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the following;</p> <ul style="list-style-type: none"> - Construction methods that avoid and mitigate pollution impacts, and detail methods to transport waste from the site. - Details of any lighting that avoids impacts on breeding birds or bats and on new created roosting or nesting sites. - Tree scrub planting along the boundary of the site to include hawthorn, dog rose, hazel and holly. - Creation of nest boxes for house sparrow and bat roosting opportunities within the fabric of new buildings - Extent and location of proposed works on appropriate scale maps. - Persons responsible for implementing the proposed works, and the phasing of works with the construction timetable. - Details of initial aftercare and long-term maintenance post creation. <p>The development shall be carried out and completed in full accordance with the approved details prior to bringing the development into use.</p> <p>Reason:- To avoid and mitigate impacts on biodiversity through the construction phase of the development, compensate for the loss of scrub and nesting sites for breeding birds and provide a net gain for biodiversity.</p> <p>4. Before any site work whatsoever (including any site clearance, stripping or site establishment) begins a programme of mitigation shall be submitted to the Local Planning Authority setting out measures by which it will be ensured that any risk of threat to Great Crested Newt populations is minimised to the satisfaction of the Local Planning Authority through the period of site preparation and construction. The programme of measures shall be supported by a Great Crested Newt eDNA sampling survey as detailed in the applicant’s submitted report by Apex Ecology dated November 2017 (MR/171108). The programme of measures shall be implemented in the sequence and form approved in writing by the Local Planning Authority. The survey, assessment and any recommended mitigation measures shall be carried out by an ecologically qualified person suitably experienced in surveying for Great Crested Newts in relation to development proposals.</p> <p>Reason: to ensure appropriate safeguard for Great Crested Newts as a European Protected species.</p>	

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	<p>5. Before any site work whatsoever (including any site clearance, stripping or site establishment) begins a programme of mitigation shall be submitted to the Local Planning Authority setting out measures by which it will be ensured that any risk of threat to reptiles is minimised to the satisfaction of the Local Planning Authority through the period of site preparation and construction. The programme of measures shall be supported by survey data from the site compiled in advance of any site work in accordance with the methods detailed in the Herpetofauna Workers' Manual (Gent and Gibson 1998) and the mitigation measures shall be implemented in the sequence and form approved by the Local Planning Authority.</p> <p>Reason: in the interests of biodiversity and safeguarding reptiles</p>	
	<p>Agenda Item 13 – Appeals report</p> <p><u>Application no. SMD/2017/0694</u></p> <p>Please note that the summary description of the proposal should read: Outline for a single dwelling in the Green Belt.</p> <p><u>Application DET/2018/0002</u></p> <p>The appeal decision should read “allowed”.</p>	Pages