

REPORT TO: Development Control Committee

DATE: 7 July 2014

REPORTING OFFICER: Strategic Director, Policy & Resources

SUBJECT: Planning Applications to be determined by the Committee – Update List

WARD(S): Boroughwide

PAGE NO.	LIST A	LIST B	Updated Information
17		14/00161/FUL	<p>By way of clarification a total of 5 letters of objection have been registered raising issues raised within the report.</p> <p>On the basis of advice from Cheshire Wildlife Trust it is recommended that the biodiversity action plan required by condition should provide for 50% of dwellings to be fitted with bat boxes / bricks. Also that external lighting should be in accordance with guidelines of the Bat Conservation Trust to be agreed by condition of any planning permission.</p> <p>A scheme of gas protection measures has been submitted and is being reviewed by the Council's Contaminated Land Officer. It is considered that any outstanding matters can be resolved by appropriately worded planning condition.</p> <p>Sandymoor Parish Council have raised the following questions:</p> <ul style="list-style-type: none"> • Sandymoor Parish Council are to adopt all future public open space, Morris homes have not engaged with us regarding the layout, adoptions etc. • They have located a pond on what is in effect the Village Green, do we want / need a pond? • Is the pond for attenuation purposes? • If so why is it on public land rather than in their developable area? • For us to adopt/take on liabilities we need part of S106 monies, therefore as part of the application discussions HBC need to discuss with ourselves. • The application needs to be deferred until full consultation with SPC has

			<p>been carried out.</p> <ul style="list-style-type: none">• We also need Halton BC to advise developers during pre-a'pp discussions that they need to engage with ourselves over future open space adoptions.• We are not just a 'Statutory Consultee anymore but a future land owner which has far wider implications in the planning application process, like the S106 discussions mentioned above. <p>These are considered matters for negotiation outside of the planning process. A condition requiring submission and agreement of maintenance details/ schedules is however recommended.</p> <p>Given ongoing negotiations with respect to the submitted details and detailed elements of the scheme with respect to drainage, levels, highways etc it is requested that delegated authority include provision to add and amended terms of conditions as required in response to details as they are agreed.</p>
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