

REPORT TO: Development Control Committee

DATE: 1 December 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
19		14/00563/FUL	<p><u>Cheshire Constabulary</u> Recommendation : The police fully support the design and access statement for 18 new homes at the land off The Ridgeway, Murdishaw.</p> <p>Design : The design of the new community is carefully designed and the plans take into account the seven attributes of safe and sustainable environments. The design and build of the new homes promotes community safety and prevents crimes.</p> <p>They are:-</p> <ol style="list-style-type: none"> 1. Access and Movements – Places with well-defined routes. 2. Structure – Places that are structured so that different users do not cause conflict. 3. Surveillance – Places where all publicly accessible spaces are overlooked. 4. Ownership – Places that promote a sense of ownership, respect, territorial responsibility and community. 5. Physical Protection – PAS024 for doors, BS7950 windows, Fencing, Secured By Design etc. 6. Activity – Places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a senses of safety 7. Management and Maintenance – Places that are designed with management and maintenance in mind. <p><u>Cheshire Wildlife Trust</u> No objection to the proposal on condition that the development is undertaken in accordance with the recommendations of the submitted survey and 3 conditions added:</p>

			<ol style="list-style-type: none"> 1. Bird nesting season protection. 2. Incorporation of 5 bird and 5 bat boxes. 3. Tree and shrub planting to a level which satisfies the Council and provides mitigation for the development.
8		14/00543/FUL	<p><u>Highway Comments</u></p> <p>No objection to the proposed development subject to the conditions set out in the Committee Report. In attempt to avoid the requirement for pre commencement conditions, some further clarifications have been sought.</p> <p><u>Drainage Comments</u></p> <ol style="list-style-type: none"> 1. There is an expressway highway drain to the north of the site but this will have no impact on the site (easements). 2. The site drains to the public sewer. The developer needs to confirm if UU wants to adopt the whole system or just the final connections to the sewers. Note that some of the shared house drainage goes under the building porch areas. 3. The car parking barns/ports do not appear to be positively drained. The levels of the garage floors need to be approved to ensure water does not flow onto the footway. 4. The development backs onto a railway embankment. The embankment may need toe drainage and Network Rail may have other requirements regarding the embankment. The railway is not abandoned. <p>The suggested Drainage Strategy condition would ensure that the above issues are addressed.</p> <p><u>Network Rail Comments</u></p> <p>Network Rail has made some observations to ensure that the proposal does not impact on the safety, performance, integrity or operation of the railway. They have suggested that the following conditions be attached to secure the submission of relevant details and subsequent implementation.</p>

			<ol style="list-style-type: none"> 1. Surface water and foul water drainage scheme. 2. Details of ground levels, earthworks and excavations. 3. Suitable trespass proof fence to railway. <p>There is already a condition suggested which would secure the submission of a drainage strategy. Details of earthworks and excavations can be incorporated into the suggested site levels condition. The trespass proof fencing can be dealt with through the suggested landscaping and boundary treatments condition.</p> <p><u>Amended Site Layout Plans</u></p> <p>Amended Site Layout Plans have been received in order to provide clarity over the width of the footway to the front of the properties.</p> <p><u>Amended Construction Management Plan</u></p> <p>An amended Construction Management Plan has been received which addresses the majority of the Highway Officer's requirements. Some further amendments have been requested.</p>
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