

REPORT TO: Development Control Committee

DATE: 7 March 2016

REPORTING OFFICER: Strategic Director, Community & Resources

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

WARD(S): Boroughwide

PAGE NO.	LIST A	LIST B	Updated Information
10		15/00430/FUL	
23		15/00551/FUL	
40		15/00552/FUL	
53		15/00553/HBCFUL	An updated drainage proposal has been received. Observations on the updated drainage proposal are currently awaited from the Environment Agency. The recommendation as set out in the report remains unaltered.
67		15/00584/OUT	<p>Clarification was sought regarding the categorisation of the trees on site as being of low potential (category 2) rather than moderate potential (category 1). The ecological consultant has provided acceptable reasoning for identifying the trees as category 2 and outlined reasonable avoidance measures within the Preliminary Ecological Appraisal, paragraph 8.3.3, which are acceptable.</p> <p>As a precautionary approach Merseyside Environmental Advisory Service advise that the sensitive working methods outlined in the Preliminary Ecological Appraisal, paragraph 8.3.3 are followed and secured by a condition.</p> <p>Merseyside Environmental Advisory Service are satisfied that the checks for</p>

			<p>water vole activity undertaken as part of the Preliminary Ecological Appraisal and as part of the Ecological Impact Assessment are appropriate. However, water vole are known to occur in similar habitats in Merseyside and therefore as a precaution sensitive working measures should be used on site. These can be secured by condition.</p> <p>Delegated Authority is no longer being sought now that the ecological issues have been addressed.</p> <p>The application is therefore recommended for approval subject to the conditions suggested in the report and the additional condition regarding the implementation of the sensitive working methods outlined in the Preliminary Ecological Appraisal.</p>
83	16/00027/FUL		<p>The Highways Engineer has provided comments on the application as follows:</p> <p>'Access/Exit is to remain as present, the internal alterations to carpark don't effect the highway network.</p> <p>The increase of 27 bedrooms and the loss of 2 parking spaces have been demonstrated not to have a negative impact on the operation of the site and that the level of parking required can be accommodated within the site.</p> <p>NPPF paragraph 35 states that to further enhance the opportunities for sustainable development any future developments should be located and designed where practical to:-</p> <ul style="list-style-type: none"> • Incorporate facilities for charging plug-in and other ultra-low emission vehicles. The developer should consider an appropriate provision to address this eg. Mode 3 Type 2 EV socket in garages/ separate main power supply to garage up to 32A. (see page 17/18 of Merseyside e mobility strategy re EV ready homes) <p>A further planning condition is therefore recommended for a scheme to provide an electric vehicle charging point.</p>