

UPDATE REPORT

**FOR DEVELOPMENT CONTROL COMMITTEE
MEETING OF 21 MARCH 2017**

Item B1: 2017/0037 Calico Care Home

The following changes to the planning conditions are recommended:

Condition 2

This condition should be amended to state: “*The development shall be carried out in accordance with the following unless otherwise required by the conditions below:*”

Drawing Title/ Document	Drawing Number / Reference
Proposed Site Plan	P3751 001 Rev R
Proposed Hard Surfacing	P3751 940 Rev D
Proposed Ground Floor Plan	P3751 002 Rev P
Proposed LG & FF Floor Plan	P3751 003 Rev N
Proposed North & South Elevation	P3751 301 Rev M
Proposed East & West Elevation	P3751 302 Rev M
Illustrative Market Street Elevation Comparison	P3751 SK 48 Rev A
Market Street Landscaping Zones for Remediation Strategy	7622-SK01
Proposed Hard Surfacing Plan	P3751 940 Rev D
Foundation Plan	B/3962 03 Rev A
Ground & Lower Ground Floor Plan	B/3962 04 Rev A
First Floor Plan	B/3962 05 Rev A
Planning application forms	Signed and dated 27/11/14
Design and Access Statement	
Ecological Assessment	
Arboricultural Impact Assessment	
Construction Method Statement	
Proposed Bat and Bird Box Locations	SK_39

Reason: To accord with the permission sought and granted.”

Condition 5

Condition 5 is recommended to be changed to a compliance condition, requiring the implementation of the Hard Surfacing Plan - P3751_940D:

“The hard surfacing shall be completed in accordance with the Proposed Hard Surfacing Plan (P3751 940 Rev D) prior to the first occupation of the development hereby approved.

Reason: To ensure the use of appropriate materials and in the interests of the visual amenities of the locality.”

Condition 7

The Council's Ecologist has confirmed there is no objection to the proposed landscaping plan, however it is proposed to leave condition 7 as set out in the committee report as discussions over the proposed boundary treatments are ongoing.

No further information has been received and therefore all other conditions are to remain as set out in the report.

Item B2: 2016/0544 New Hall Hey

The Council's Ecologist has now confirmed that there is no objection to the Construction Environmental Management Plan as prepared by 'Marcus Worthington Group', and the Updated Arboricultural Method Statement and Tree Protection Scheme as prepared by 'Bowland Tree Consultancy' in March 2017, which relates to the requirement to remove areas of woodland/trees to facilitate the footpath construction and boundary treatments.

On that basis, the conditions can be amended as follows:

Condition 1

The table within Condition 1 should be amended to state:

“The development hereby permitted shall be carried out in accordance with the following approved plans:

<i>Title</i>	<i>Drawing Reference</i>
<i>Proposed Site Plan</i>	<i>14097-120</i>
<i>Proposed GA Plan</i>	<i>14097-121</i>
<i>Proposed Elevations</i>	<i>14097-122</i>

<i>Proposed Roof Plan</i>	<i>14097-103 Rev B</i>
<i>Proposed Landscaping Site Plan</i>	<i>V14097-L01 Rev D</i>
<i>Schedule of Materials</i>	<i>14097-3.1</i>
<i>Construction Management Plan</i>	<i>Rev 1 dated 2nd February 2017</i>
<i>Environmental and Sustainability Statement</i>	
<i>Arboricultural Impact Assessment</i>	<i>March 2016</i>
<i>Arboricultural Method Statement and Tree Protection Plan</i>	<i>March 2017</i>
<i>Construction Environmental Management Plan</i>	<i>Prepared by 'Marcus Worthington Group'</i>

Reason: To define the permission and in the interests of the proper development of the site."

Condition 23

Condition 23 should be amended to state:

"The development hereby approved shall be carried out in strict accordance with the Construction Environmental Management Plan (prepared by Marcus Worthington Group).

Reason: To ensure that precautionary measures are implemented to ensure that wildlife legislation is not breached during the implementation of the proposal and protects features of value."

Condition 24

Condition 24 should be amended to state:

"The development shall be carried out in strict accordance with the Arboricultural Method Statement and Tree Protection Plan prepared by Bowland Tree Consultancy (March 2017) which provides details of the procedures, working methods and protective measures to be used in relation to retained trees (retained trees are shown on Landscaping Plan listed at Condition 2 and within the Arboricultural Impact Assessment).

Reason: To ensure retained trees are adequately protected during the construction process."

Condition 6

The Council's Contaminated Land Officer has requested amendments to the Remediation Strategy before part 2 of condition 6 can be satisfied. As part 1 has been satisfied it is recommended to re-word the condition as follows:

“Within one month of the date of this decision, the details of any proposed Remedial Works shall be submitted to, and approved in writing by the Local Planning Authority. Such Remedial Works shall be incorporated into the development during the course of construction and completed prior to occupation of the development; and

Prior to first occupation a Verification Report shall be submitted to, and approved in writing by, the Local Planning Authority. The Verification Report shall validate that all remedial works undertaken on site were completed in accordance with those agreed by the LPA.

Reason: To safeguard the health of future occupants of the land in the interests of public health and to safeguard watercourses.

There are no further recommended changes.

Lauren Ashworth
Principal Planning Officer
17 March 2017