

**Planning Committee - 06/11/2014**

**UPDATES**

**ITEM 09**

**Major Application**

<b>Planning Ref:</b>	<b>Site:</b>	<b>Ward Councillor</b>	<b>Recommendation</b>
W/14/00367/OU	Land Off, Dilmore Lane, Fernhill Heath	Cllr Alan Fisher Cllr Tony Miller	Approve - Outline

**Proposal:** Outline planning application for up to 120 dwellings (Use Class C3) with means of site access from Dilmore Lane and formation of emergency access onto Firlands Close for consideration and all other matters (layout, scale, appearance and landscaping) reserved for subsequent approval; open space; earthworks to facilitate surface water drainage; and all other ancillary and enabling works.

**Officer:** Simon Rees

**Parish/Town Council:** North Claines  
**Applicant:** Taylor Wimpey UK Ltd

**Consultation Responses**

**North Claines Parish Council:**

Objections:

- the reduction in width of the pedestrian footpath is unacceptable - impact upon pedestrian safety;
- no in accordance with highway standards.

**Representations Received**

Objections:

8 further representations received and new petition with 30 names on it -

**Representations Made**

New material considerations raised:

- revised highway works do not accord with standards - impact upon highway and pedestrian safety.

### **Update Officer Appraisal**

#### **Planning Obligations:**

The cycling contribution (£40,200) is required for a link the site to Dilmore Lane and would involve signing and lining improvements, junction improvements at Dilmore Lane/Kennels Lane and various small scale improvements to NCN46 into Fernhill Heath.

#### **Additional Information/plans**

None.

**Recommendation** As per main report.

#### **Amended conditions**

Condition 23 & 24 to now read as one condition:

No development shall take place (including site clearance) until an Ecological Protection, Mitigation and Enhancement Strategy has been submitted to and approved in writing by the local planning authority. The Strategy will be based on principals and recommendations set out within the Ecological Appraisal (CSa/1627/06a) and Great Crested Newt Mitigation Strategy (CSa/1627/10) and will include the following:

- A review of the sites ecological constraints and potential opportunities highlighting key habitat and species, with updated ecological survey information being provided where appropriate;
- A description of the extent and location of proposed works;
- An appropriate scaled plan showing 'Ecological Protection Zones' where construction activities are restricted and where protective measures will be installed or implemented;
- Details of precautionary and protective measures (both physical measures and sensitive working practices) to avoid impacts during construction;
- An appropriate scaled plan showing the location and extent of 'Ecological Mitigation and Enhancement' measures to be implemented;
- Details of measures to ensure that protected species and retained habitats are not harmed during or after construction.
- Specifications for new habitat creation an enhancement including details of site preparation and sources of materials (e.g. plant stock).
- A clear timetable for implementation of ecological protection, mitigation and enhancement and a programme for monitoring and maintenance of these measures; and
- Identification of those parties responsible for each implementation stage, and how suitable training and provision of information will be delivered to construction

personnel on site.

All construction activities and habitat creation and enhancement measures will be implemented in accordance with the approved details set out within the 'Strategy' unless otherwise agreed in writing with the local planning authority.

Reason - To prevent damage to protected species and retained habitats, and ensure that development contributes to the conservation and enhancement of biodiversity within the site and for the wider area in accordance with paragraphs 109 and 118 of the Framework.

Amended Condition 25 to read:

No development shall take place until a Landscape and Ecology Management Plan is submitted to and approved in writing by the local planning authority. The Plan shall include:

- A description and evaluation of features to be managed;
- Ecological trends and constraints on site that may influence management;
- Aims and objectives of management;
- Appropriate management prescriptions for achieving aims and objectives;
- Provision of work schedule, comprising a 5 year project register which identifies management actions to be undertaken each year within this period;
- Identification of how the Plan will be rolled forward over a 25 year period;
- Identification of parties responsible for implementation of the plan; and
- Monitoring and remedial contingency measures triggered by monitoring.

The Plan shall be carried out fully in accordance with the approved details.

Reason - To provide a reliable process for after care and remedial measures to ensure the protection and survival of important protected and notable species and features of nature conservation importance. This is in accordance with saved Local Plan policy ENV6.