

PLANNING COMMITTEE

At a meeting of this Committee held on
8 December 2020

(Present) Councillor D Long (Chair)
Councillors Banks, Bowden, Burns, Clarke, Gomez-Aspron,
J Johnson, Jones, Maloney, McCauley, McDonnell, Pearl,
Tasker, van der Burg

(Not Present) Councillor Osundeko

(Also Present) Councillor Quinn

22 APOLOGIES FOR ABSENCE

Apologies for absences were received from Councillors Burns and Osundeko.

23 DECLARATIONS OF INTEREST FROM MEMBERS

Item	Title	Member(s)	Declaration
3a	P/ 2 020/0325/FUL - Greenalls Sports and Social Club, 42 Alder Hey Road	Councillor McCauley	Declared a Personal non-Pecuniary Interest in the item.
3b	P/ 2 020/0326/OUP - Greenalls Sports and Social Club, 42 Alder Hey Road	Councillor McCauley	Declared a Personal non-Pecuniary Interest in the item.
3c	P/ 2 020/0327/OUP Greenalls Sports and Social Club, 42 Alder Hey Road	Councillor McCauley	Declared a Personal non-Pecuniary Interest in the item.
3e	P/ 2 020/0663/S73 - 8 Red Cat Lane, Crank, St Helens, Rainford Ward	Councillor Jones	Declared a Personal non-Pecuniary Interest in the item.
3f	P/ 2 020/0439/RES - Former Christ Church Eccleston Parish Hall, Chapel Lane, Eccleston	Councillor Pearl	Declared a Personal non-Pecuniary Interest in the item.
3g	P/ 2 020/0528/S73 - Bleak Hill Primary School, Hamilton Road, Windle	Councillor Clark	Declared a Personal non-Pecuniary Interest in the item.
3h	P/ 2 020/0749/CLP - 36 Dale Crescent, Sutton Leach	Councillor McCauley	Declared a Personal Pecuniary Interest in the item.

24 PLANNING APPLICATIONS FOR DECISION BY THE COMMITTEE

* Resolved that the planning applications be dealt with as shown below:

The Chair advised the Committee that the following Planning Applications would be presented together, but would be voted on separately: P/2020/0325/FUL, P/2020/0326/OUP and P/ 2020/0327/OUP which all related to Greenall's Sports and Social Club, 42 Alder Hey Road.

In presenting the applications to Members, the Team Leader (Development Control) gave a presentation to the Committee which detailed the following:

- Site Wider Location;

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- Aerial Photograph;
- Site Photographs;
- Background to Applications;
- 2020/0325/FUL – Proposed Development;
- Elevations;
- 2020/0325/FUL – Summary of Issues;
- P/2020/0326/OUP - Proposed Development;
- P/2020/0326/OUP – Summary of Issues;
- P/2020/0327/OUP – Proposed Development;
- P/2020/0327/OUP – Summary of Issues; and
- Conclusions and Recommendations.

A local resident speaking in objection to the applications made their representation to the Committee after which the Chairman of Greenall's Sports and Social Club and Councillor Quinn spoke in support of the applications.

The Applicant's Agent had also joined the meeting to present their case to the Committee.

P/2020/0325/FUL

Greenalls Sports and Social Club, 42 Alder Hey Road

Partial demolition of existing games room/lounge bar area of club and erection of new single storey side and rear extension and front canopy, along with 37 parking spaces and creation of new access

Grant Planning Permission Subject to the following conditions:

1. The works hereby permitted must be begun within 3 years of the date of this decision notice.
2. The development shall be carried out in accordance with the following application drawings unless otherwise required by another condition:
 - PKL4098-000 FULL SITE LOCATION PLAN MAY 2020;
 - PKL4098-001 GREENALLS SITE MASTER PLAN MAY 2020;
 - PKL4098-002A SITE LOCATION PLAN MAY 2020;
 - PKL4098-003A PROPOSED SITE PLAN CLUB MAY 2020;
 - PKL4098-004 PROPOSED CLUB ELEVATIONS AND FLOOR PLANS MAY 2020;
3. Prior to their use on site, details of the proposed facing materials shall be agreed in writing with the Local Planning Authority. The development shall be constructed in accordance with the agreed materials.
4. A landscaping scheme for the site shall be submitted to and agreed in writing with the local planning authority. The agreed landscaping scheme shall be completed prior to any part of the development hereby permitted being brought into use, unless an alternative program of implementation has been submitted to and agreed in writing with the local planning authority. If any of the landscaping planted or shown as retained, dies, is removed, or, becomes seriously damaged or diseased within 5 years of the completion of the landscaping scheme. It shall be replaced during the next available planting season.
5. No grassland clearance or tree or hedgerow felling, lopping or pruning shall take place between 1st March and 31st August, unless a survey for breeding birds together with a scheme of necessary mitigation and protection measures, undertaken by a suitably qualified person, has been

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submitted to and approved in writing by the Council as Local Planning Authority. Should grassland clearance, tree or hedgerow felling, lopping or pruning take place between the dates stated above, any agreed mitigation and protection measures shall be implemented and retained throughout the period.

6. The development hereby permitted shall not be occupied until details of bird boxes to include number, type and location on an appropriately scaled plan as well as timing of installation, has been provided for approval and implemented in accordance with those details. The details agreed shall be retained thereafter.
7. Construction works shall only take place during the following hours;
 - 8.00am - 6.00pm Monday to Friday
 - 8.00am - 1.00pm Saturday
 - and not at all on Sundays and Bank Holidays.
8. Prior to the first use of the re-developed club a noise management plan which details the measures which will be adopted to minimise noise breakout from the operation of the club. The plan shall include but not be limited to the details provided in Section 6.0 of the noise assessment carried out by Peak Acoustics (ref NM2606195NR dated 23/8/2019). The plan shall be submitted to and approved in writing by the Local Planning Authority.
9. All external doors shall be fitted with a self-closing mechanism, which shall be maintained in working order. External doors shall be closed over at all times, except for the specific purpose of allowing access into, or egress from the building to prevent noise breakout from the building envelope.
10. The external areas of the club shall not be used by patrons for the consumption of drink between the hours of 23.00 and 07.00 on any day
11. The rating level of plant noise emitted from the operation of the site shall not exceed 40 dB daytime (07.00 23.00) and 35dB night time (23.00 07.00) when measured 1m from the nearest residential dwelling. Any measurement and assessment shall be made accordance with the methodology detailed in British Standard BS 4142:2014.
12. No works shall take place on the site at all until a method statement comprehensively detailing the phasing and logistics of demolition / construction has been submitted to and approved in writing by the Council as Local Planning Authority.

The method statement shall include, but not be limited to:

- Construction traffic routes, including provision for access to the site;
- Entrance / exit from the site for visitors / contractors / deliveries;
- Siting of temporary containers;
- Parking for contractors;
- Identification of working space and extent of areas to be temporarily enclosed
- and secured during each phase of demolition / construction;
- Schedule for large vehicles delivering / exporting materials to and from site;
- Details of street sweeping / street cleansing / wheel wash;
- Hours of working;
- Phasing of works;
- Dust Management Plan;
- Details of turning facilities for use by construction vehicles.

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The development shall be carried out in accordance with the approved plan, unless otherwise agreed in writing with the Council as Local Planning Authority.

13. Prior to the use of the building a delivery management plan shall be submitted to and agreed with the Local Planning Authority. The agreed delivery plan shall be implemented in accordance with the details agreed.
14. No floodlighting, security lighting or other external means of illumination of the site shall be provided, installed or operated in the development, except in accordance with a detailed scheme which shall provide for lighting that is low level, hooded and directional, and has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and retained thereafter.
15. The premises shall only be open for customers between the following hours:
11:00 to 00:00 (Midnight) Monday to Sunday

P/2020/0326/OUP

Greenalls Sports and Social Club, 42 Alder Hey Road

Outline application with some matters reserved for the erection of 4 semidetached dwellings and 1 detached dwelling with new access and layout.

That authority to grant planning permission be delegated to the Service Manager for Development and Building Control to allow for the completion of a Section 106 agreement in order to secure:

- A financial contribution towards the provision of off-site affordable housing in the event that the housing development is constructed and the works to the club are not completed within three years of the commencement of development of the dwellings.

Planning permission be granted subject to following conditions (or any amendment to the wording of these condition or additional conditions that the Service Manager for Development and Building Control believes is necessary to make otherwise unacceptable development acceptable):

1. All applications for reserved matters must be made within three years of the date of this decision notice and development must be commenced before the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.
2. No development shall take place until details of the following reserved matters have been submitted to and approved in writing by the Council as Local Planning Authority:
 - Appearance,
 - Landscaping,
 - ScaleThe development shall be carried out in accordance with the reserved matters as approved.
3. The development shall be carried out in accordance with the following application drawings:
 - 4098-002C - (Location Plan)
 - 4098-003C REV A - (Proposed Site Plan)

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4. Prior to their use on site, details of the proposed facing materials shall be agreed in writing with the Local Planning Authority. The development shall be constructed in accordance with the agreed materials.
5. Prior to the commencement of development;
 - a) A Phase 1 site investigation and risk assessment shall be carried out to investigate the potential for contamination to impact upon the proposed development. The Phase 1 site investigation shall include a desk study, site walkover, human health and environmental risk assessment, and if necessary, a Phase 2 investigation and assessment methodology. A report on the Phase 1 investigation shall be submitted to and agreed in writing by the local planning authority.
 - b) Should the Phase 1 investigation identify any sources of contamination warranting further investigation then a Phase 2 site investigation and assessment shall be undertaken in accordance with the agreed methodology. The results of the site investigation and assessment shall be submitted to and agreed in writing with the local planning authority.
 - c) Should the Phase 2 investigation identify any requirements for remediation then a remedial strategy, including a validation methodology, shall be submitted to and agreed in writing with the local planning authority.
6. Prior to the occupation of any phase of the development;

The agreed remedial strategy (if required) will have been implemented, and a site validation/ completion report for each building within that phase shall be submitted to and approved in writing by the local planning authority.

For the avoidance of doubt, the site validation/ completion report shall include, but will not necessarily be limited to;

 - i) full details of all remediation works undertaken;
 - ii) validation (in accordance with the validation methodology detailed within the agreed remedial strategy) of the adequacy of the remediation;
 - iii) sampling, testing and assessment of the suitability of any imported or site won soils;
 - iv) the fate of any excavated material removed from site.
7. Prior to occupation a report demonstrating the chemical suitability of any soil or soil forming materials brought to site for use in garden areas or soft landscaping shall be submitted to and agreed in writing with the Local Planning Authority. Imported soils shall be tested at a rate of 1 sample per 100m³ with a minimum of three samples per source. The soils shall be assessed against generic assessment criteria e.g. soil guideline values, LQM suitable for use levels etc. as appropriate to the proposed end use. The report shall be completed by a competent person in accordance with government and Environment Agency guidance, namely "Land Contamination: Risk Management" (<https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>). In the event that imported soils do not meet the relevant assessment criteria they shall be removed from site and replaced.
8. No grassland clearance or tree or hedgerow felling, lopping or pruning shall take place between 1 March and 31 August, unless a survey for breeding birds together with a scheme of necessary mitigation and protection measures, undertaken by a suitably qualified person, has been submitted to and approved in writing by the Council as Local Planning

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Authority. Should grassland clearance, tree or hedgerow felling, lopping or pruning take place between the dates stated above, any agreed mitigation and protection measures shall be implemented and retained throughout the period.

9. Construction works shall only take place during the following hours;
 - 8.00am - 6.00pm Monday to Friday
 - 8.00am - 1.00pm Saturday
 - and not at all on Sundays and Bank Holidays.
10. As part of any reserved matters application a scheme based on the recommendations presented in Table 5 of noise assessment carried out by Peak Acoustics (ref NM2606195NR dated 23/8/2019) detailing the acoustic specification of glazing and ventilation to noise sensitive rooms shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed prior to first occupation of the dwellings and retained in accordance with the scheme thereafter.
11. As part of the reserved matters submission the landscaping plan shall include replacement tree planting at a ratio of 2 to 1.
12. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and reenacting that Order with or without modification), no buildings, structures or works as defined within Part 1 of Schedule 2, inclusive of that Order, shall be erected or undertaken on the site.
13. No works shall take place on the site at all until a method statement comprehensively detailing the phasing and logistics of demolition / construction has been submitted to and approved in writing by the Council as Local Planning Authority.

- The method statement shall include, but not be limited to:
- Construction traffic routes, including provision for access to the site;
- Entrance / exit from the site for visitors / contractors / deliveries;
- Siting of temporary containers;
- Parking for contractors;
- Identification of working space and extent of areas to be temporarily enclosed and secured during each phase of demolition / construction;
- Schedule for large vehicles delivering / exporting materials to and from site;
- Details of street sweeping / street cleansing / wheel wash;
- Hours of working;
- Phasing of works;
- Dust Management Plan;
- Details of turning facilities for use by construction vehicles.

The development shall be carried out in accordance with the approved plan, unless otherwise agreed in writing with the Council as Local Planning Authority.

14. No development shall take place until a detailed drainage scheme has been submitted and agreed in writing with the Local Planning Authority. For the avoidance of doubt the drainage scheme shall include a drainage plan and provide evidence to demonstrate how run off rates and the storage necessary on site to enable the run off rate to be achieved have been calculated. The development shall be implemented in accordance with the agreed scheme.
15. Prior to the first occupation of any dwelling a management and maintenance plan for the drainage scheme agreed under condition 14

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shall be submitted and agreed in writing with the Local Planning Authority. The agreed plan shall be implemented thereafter.

16. Any reserved matters application shall include a 0.8m hard paved service strip adjacent to the carriageway wherever there is no footway proposed i.e. adjacent to no. 14 Alpine Close, from the club car park access to the end of the new access road and where the carriageway ends outside properties 9 and 19.

P/2020/0326/OUP

Greenalls Sports and Social Club, 42 Alder Hey Road

Outline application with some matters reserved for the erection of 8 No Semi-detached dwellings and the formation of a new access.

That authority to grant planning permission be delegated to the Service Manager for Development and Building Control to allow for the completion of a Section 106 agreement in order to secure:

- A financial contribution towards the provision of off-site affordable housing in the event that the housing development is constructed and the works to the club are not completed within three years of commencement of development of the dwellings.

Planning permission be granted subject to following conditions (or any amendment to the wording of these condition or additional conditions that the Service Manager for Development and Building Control believes is necessary to make otherwise unacceptable development acceptable):

1. All applications for reserved matters must be made within three years of the date of this decision notice and development must be commenced before the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.
2. No development shall take place until details of the following reserved matters have been submitted to and approved in writing by the Council as Local Planning Authority:
 - o Appearance,
 - o Landscaping,
 - o Scale.

The development shall be carried out in accordance with the reserved matters as approved.

3. The development shall be carried out in accordance with the following application drawings:
 - 4098-002B - (Location Plan)
 - 4098-003B Rev A - (Proposed Site Plan)
4. Prior to their use on site, details of the proposed facing materials shall be agreed in writing with the Local Planning Authority. The development shall be constructed in accordance with the agreed materials
5. Prior to the commencement of development;
 - a) A Phase 1 site investigation and risk assessment shall be carried out to investigate the potential for contamination to impact upon the proposed development. The Phase 1 site investigation shall include a desk study, site walkover, human health and environmental risk assessment, and if necessary, a Phase 2

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- investigation and assessment methodology. A report on the Phase 1 investigation shall be submitted to and agreed in writing by the local planning authority.
- b) Should the Phase 1 investigation identify any sources of contamination warranting further investigation then a Phase 2 site investigation and assessment shall be undertaken in accordance with the agreed methodology. The results of the site investigation and assessment shall be submitted to and agreed in writing with the local planning authority.
 - c) Should the Phase 2 investigation identify any requirements for remediation then a remedial strategy, including a validation methodology, shall be submitted to and agreed in writing with the local planning authority.
6. Prior to the occupation of any phase of the development; The agreed remedial strategy (if required) will have been implemented, and a site validation/ completion report for each building within that phase shall be submitted to and approved in writing by the local planning authority. For the avoidance of doubt, the site validation/ completion report shall include, but will not necessarily be limited to;
- i) full details of all remediation works undertaken;
 - ii) validation (in accordance with the validation methodology detailed within the agreed remedial strategy) of the adequacy of the remediation;
 - iii) sampling, testing and assessment of the suitability of any imported or site won soils;
 - iv) the fate of any excavated material removed from site.
7. Prior to occupation a report demonstrating the chemical suitability of any soil or soil forming materials brought to site for use in garden areas or soft landscaping shall be submitted to and agreed in writing with the Local Planning Authority. Imported soils shall be tested at a rate of 1 sample per 100m³ with a minimum of three samples per source. The soils shall be assessed against generic assessment criteria e.g. soil guideline values, LQM suitable for use levels etc. as appropriate to the proposed end use. The report shall be completed by a competent person in accordance with government and Environment Agency guidance, namely "Land Contamination: Risk Management" (<https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>). In the event that imported soils do not meet the relevant assessment criteria they shall be removed from site and replaced.
8. No grassland clearance or tree or hedgerow felling, lopping or pruning shall take place between 1 March and 31 August, unless a survey for breeding birds together with a scheme of necessary mitigation and protection measures, undertaken by a suitably qualified person, has been submitted to and approved in writing by the Council as Local Planning Authority. Should grassland clearance, tree or hedgerow felling, lopping or pruning take place between the dates stated above, any agreed mitigation and protection measures shall be implemented and retained throughout the period.
9. Construction works shall only take place during the following hours;
- 8.00am - 6.00pm Monday to Friday
 - 8.00am - 1.00pm Saturday
 - and not at all on Sundays and Bank Holidays.
10. As part of any reserved matters application a scheme based on the recommendations presented in Table 5 of noise assessment carried out

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by Peak Acoustics (ref NM2606195NR dated 23/8/2019) detailing the acoustic specification of glazing and ventilation to noise sensitive rooms shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed prior to first occupation of the dwellings and retained in accordance with the scheme thereafter.

11. As part of the reserved matters submission the landscaping plan shall include replacement tree planting at a ratio of 2 to 1.
12. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and reenacting that Order with or without modification), no buildings, structures or works as defined within Part 1 of Schedule 2, inclusive of that Order, shall be erected or undertaken on the site.
13. No works shall take place on the site at all until a method statement comprehensively detailing the phasing and logistics of demolition / construction has been submitted to and approved in writing by the Council as Local Planning Authority.

The method statement shall include, but not be limited to:

- Construction traffic routes, including provision for access to the site;
- Entrance / exit from the site for visitors / contractors / deliveries;
- Siting of temporary containers;
- Parking for contractors;
- Identification of working space and extent of areas to be temporarily enclosed and secured during each phase of demolition / construction;
- Schedule for large vehicles delivering / exporting materials to and from site;
- Details of street sweeping / street cleansing / wheel wash;
- Hours of working;
- Phasing of works;
- Dust Management Plan;
- Details of turning facilities for use by construction vehicles.

The development shall be carried out in accordance with the approved plan, unless otherwise agreed in writing with the Council as Local Planning Authority.

14. No development shall take place until a detailed drainage scheme has been submitted and agreed in writing with the Local Planning Authority. For the avoidance of doubt the drainage scheme shall include a drainage plan and provide evidence to demonstrate how run off rates and the storage necessary on site to enable the run off rate to be achieved have been calculated. The development shall be implemented in accordance with the agreed scheme.
15. Prior to the first occupation of any dwelling a management and maintenance plan for the drainage scheme agreed under condition 14 shall be submitted and agreed in writing with the Local Planning Authority. The agreed plan shall be implemented thereafter.
16. Any reserved matters application shall include a 0.8m hard paved service strip adjacent to the carriageway wherever there is no footway proposed ie adjacent to no. 14 Alpine Close, from the club car park access to the end of the new access road and where the carriageway ends outside properties 9 and 19.

Councillor Quinn here left the meeting.

Councillor Burns here joined the meeting.

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P/2020/0478/FUL

**Land To West Of 64, Leyland Green
Road, Ashton in Makerfield**

Erection of 8no dwellings, new access and
associated works (Amended Plan Received)

In presenting the application to Members, the Team Leader (Development Control) gave a presentation to the Committee which detailed the following:

- Proposed Development Outline;
- Aerial Photograph of the Site;
- UDP Allocation;
- Photos of the Site;
- Superseded Proposals;
- Proposed Development; and
- Summary of Issues.

A Local resident joined the meeting to present their objections to the application, after which the Applicant's Agent presented his case to the Committee on behalf of the Applicant.

Grant Planning Permission Subject to the following conditions:

1. The works hereby permitted must be begun within 3 years of the date of this decision notice.
2. The development shall be carried out in accordance with the following application drawings unless otherwise required by another condition:
 - 114_001A Site Location Plan
 - 114_002B Existing Site Plan
 - 114_010A Proposed Site Plan;
 - 114_011 Illustrative Proposed Site Plan;
 - 114_130 House Type 3b5p (Unit 1) Floor Layout;
 - 114_131 House Type 3b5p (Unit 1) Elevations;
 - 114_132 House Type 3b5p (Unit 2) Floor Layout;
 - 114_133 House Type 3b5p (Unit 2) Elevations;
 - 114_134 House Type 3b5p (Unit 3 to 8) Floor Layout;
 - 114_135 House Type 3b5p (Unit 3 to 8) Elevations;
 - 114_410 Context Elevation;
 - 114_510 Site Sections; and
 - 114_810 External Finishes Layout
3. Prior to their use on site, details of the proposed facing materials shall be agreed in writing with the Local Planning Authority. The development shall be constructed in accordance with the agreed materials
4. No development shall commence until intrusive site investigations have been carried out on site to establish the exact situation in respect of coal mining legacy features.
The findings of the intrusive site investigations shall be submitted to the Local Planning Authority for consideration and approval in writing. The intrusive site investigations shall be carried out in accordance with authoritative UK guidance.
Where the findings of the intrusive site investigations identify that coal mining legacy on the site poses a risk to surface stability, no development shall commence until a detailed remediation scheme to protect the development from the effects of such land instability has been submitted to the Local Planning Authority for consideration and approval in writing.

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Following approval, the remedial works shall be implemented on site in complete accordance with the approved details.

5. Prior to the commencement of development;
 - a) A Phase 2 site investigation and assessment shall be undertaken in accordance with the recommendations of the approved phase 1 report (Delta Simons, ref. 19-0698.02, May 2019). The results of the site investigation and assessment shall be submitted to and agreed in writing with the local planning authority.
 - b) Should the Phase 2 investigation identify any requirements for remediation then a remedial strategy, including a validation methodology, shall be submitted to and agreed in writing with the local planning authority.
All such reports shall be completed by a competent person in accordance with government and Environment Agency guidance, namely "Land Contamination: Risk Management" (<https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>).
6. Prior to the occupation of any dwelling; The agreed remedial strategy (if required) will have been implemented, and a site validation/ completion report for each building within that phase shall be submitted to and approved in writing by the local planning authority. For the avoidance of doubt, the site validation/ completion report shall include, but will not necessarily be limited to;
 - i) full details of all remediation works undertaken;
 - ii) validation (in accordance with the validation methodology detailed within the agreed remedial strategy) of the adequacy of the remediation;
 - iii) sampling, testing and assessment of the suitability of any imported or site won soils;
 - iv) the fate of any excavated material removed from site. The site validation/ completion report(s) shall be completed by a competent person in accordance with government and Environment Agency guidance, namely "Land Contamination: Risk Management" (<https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks>).
7. Prior to the commencement of development a scheme of reasonable avoidance measures (RAMs) shall be submitted to and agreed by the local planning authority to ensure no adverse effects of amphibians and reptiles.

The RAMs should include but not limited to;

- Existing vegetation on the site will be gradually cut and removed under ecological supervision to encourage any amphibians / reptiles present to move away from the affected areas;
- The working area, together with any storage areas, will be kept clear of debris, and any stored materials will be kept off the ground on pallets so as to prevent amphibians / reptiles from seeking shelter or protection within them; and
- Any open excavations (e.g. foundations / footings / service trenches etc) will be covered with plywood sheeting (or similar) at the end of each working day. The edges of these sheets will be covered with a thick layer of topsoil or similar to prevent amphibians / reptiles from seeking shelter beneath them. Any excavation must be in-filled and made good to ground level with compacted stone or similar at the

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earliest opportunity, so as to remove any hazard to amphibians / reptiles.

The development shall be implemented in accordance with the agreed RAMs.

8. No grassland clearance or tree or hedgerow felling, lopping or pruning shall take place between 1st March and 31st August, unless a survey for breeding birds together with a scheme of necessary mitigation and protection measures, undertaken by a suitably qualified person, has been submitted to and approved in writing by the Council as Local Planning Authority. Should grassland clearance, tree or hedgerow felling, lopping or pruning take place between the dates stated above, any agreed mitigation and protection measures shall be implemented and retained throughout the period.
9. The development hereby permitted shall not be occupied until details of bird boxes to include number, type and location on an appropriately scaled plan as well as timing of installation, has been provided for approval and implemented in accordance with those details. The details agreed shall be retained thereafter.
10. Prior to the commencement of development, a scheme of reasonable avoidance measures (RAMs) shall be submitted to and agreed by the local planning authority to ensure no adverse effects of terrestrial mammals. The Rams should include but not limited to;
 - A pre-commencement check for terrestrial mammals (such as badger, hedgehog and brown hare);
 - All trenches and excavations should have a means of escape (e.g. a ramp);
 - Any exposed open pipe systems should be capped to prevent mammals gaining access; and
 - Appropriate storage of materials to ensure that mammals do not use them.
 - No works shall take place within 5 metres of the top of the riverbanks and a method of protection of this area should be provided.

The development shall be implemented in accordance with the agreed RAMs.

11. Prior to the commencement of development, a method statement for the removal of invasive species, prepared by a competent person, which includes the following information:
 - A plan showing the extent of the plants;
 - The methods that will be used to prevent the plant/s spreading further, including demarcation;
 - The methods of control that will be used, including details of post-control monitoring; and
 - How the plants will be disposed of after treatment/removal.

The development shall be implemented in accordance with the approved method statement.

12. A validation report confirming the remediation treatment approved has been carried out and the site has been free of invasive species for the consecutive months shall be submitted for approval to the Local Planning Authority.

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13. No development shall take place until the applicant has submitted a written scheme of investigation for archaeological work for approval in writing by the local planning authority. The work shall be carried out strictly in accordance with the approved scheme.
14. No development shall take place until a Construction Risk Assessment Method Statement (RAMS) for construction of the proposed development, is submitted to and approved by the Local Planning Authority. The statement shall outline the potential impacts from all construction activities on the water pipeline infrastructure that crosses the site and identify mitigation measures to protect and prevent any damage to this infrastructure. The development shall be undertaken in accordance with the approved RAMS.
15. Construction works shall only take place during the following hours;
 - 8.00am - 6.00pm Monday to Friday
 - 8.00am - 1.00pm Saturday
 - and not at all on Sundays and Bank Holidays.
16. No works shall take place on the site at all until a method statement comprehensively detailing the phasing and logistics of construction has been submitted to and approved in writing by the Council as Local Planning Authority.

The method statement shall include, but not be limited to:

- Construction traffic routes, including provision for access to the site;
- Entrance / exit from the site for visitors / contractors / deliveries;
- Siting of temporary containers;
- Parking for contractors;
- Identification of working space and extent of areas to be temporarily enclosed
- and secured during each phase of demolition / construction;
- Schedule for large vehicles delivering / exporting materials to and from site;
- Details of street sweeping / street cleansing / wheel wash;
- Hours of working;
- Phasing of works;
- Details of turning facilities for use by construction vehicles.

The development shall be carried out in accordance with the approved plan, unless otherwise agreed in writing with the Council as Local Planning Authority.

17. The access gates to the agricultural areas should open into the fields, not into the new highway.
18. No development shall take place until a scheme of temporary measures to provide physical protection to trees, hedges and shrubs on the site has been submitted to and agreed in writing by the local planning authority. The agreed scheme shall be implemented prior to the commencement of development and shall be retained for the duration of the construction phase. During development, the areas identified shall be kept free of machinery, stored materials of all kinds and any form of ground disturbance.
19. A landscaping scheme for the site shall be submitted to and agreed in writing with the local planning authority. The agreed landscaping scheme shall be completed prior to any part of the development hereby permitted being brought into use, unless an alternative program of implementation

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has been submitted to and agreed in writing with the local planning authority. If any of the landscaping planted or shown as retained, dies, is removed, or, becomes seriously damaged or diseased within 5 years of the completion of the landscaping scheme. It shall be replaced during the next available planting season.

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking or re-enacting that order, no further development shall take place within the curtilage of the dwelling hereby permitted unless planning permission is sought from and granted by the Council as Local Planning Authority.
21. Before preparation of levels on site for the development hereby approved, the finished ground floor levels of the buildings in relation to the existing and proposed site levels, the adjacent highway and adjacent properties, together with details of levels of all accesses to include pathways, driveway, steps and ramps shall be submitted to and approved in writing by the Local Planning Authority.
The development shall be carried out in accordance with the approved scheme unless the Local Planning Authority gives its written consent to any variation.
22. Before preparation of any groundworks and foundations on site for the development hereby approved, full details of hard landscape works for the development, which shall include details of all fencing, walling and other boundary treatments, steps, retaining walls and surface finishes shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented following the substantial completion of the development and thereafter retained.

P/2020/0663/S73

8 Red Cat Lane, Crank

Variation of condition 2 (approved plans) on approval APP/2019/0014/REF (APP/H4315/W/19/3241111) (P/2019/0615/FUL) to amend approved plans

In presenting the application to Members, the Team Leader (Development Control) gave a presentation to the Committee which detailed the following:

- Proposed Development Outline of Site;
- Aerial Photograph;
- Photos of the Site;
- Proposed Development;
- Side Elevation and Ground Floorplan;
- Difference between approved and proposed;
- Development as Approved vs Development as Built; and
- Summary of Issues.

The Applicant joined the meeting to present their case to the Committee.

Grant Planning Permission Subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:
"Drawing No - 20065 - 02, 18.3104.100.P4, 18.3104.110 P4, ENC/29111-3EE4-Top, A113639 LA10_v2.dwg, 18.3104.100 P1, Updated Elevations

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- 19.11.20, Updated Floor Plans 19.11.20, Separation Distances as Built 19.11.20”
2. Any clearance of, or works to, existing trees, hedges or shrubs shall only be carried out between the 1 September and 31 March. Any work outside this period must only be carried out if a qualified ecologist/ornithologist has first inspected the trees, hedges or shrubs to ensure no breeding birds are present, and confirmed this in writing to the Local Planning Authority prior to any clearance of, or work to, any trees, hedges or shrubs being undertaken.
 3. All hard and soft landscaping detailed on the plan Ref A113639 LA10_v2.dwg shall be fully implemented, the hard landscaping shall be implemented prior to the dwellings being first occupied. All planting, seeding or turfing shall be carried out in the first planting and seeding seasons following the occupation of the dwellings or the completion of the development, whichever is the sooner. Any trees, plants, or grassed areas which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species.
 4. All on-site parking and turning areas for the public house and the dwellings, as shown on plan Ref 18.3104.100 P4, shall be available for use prior to the dwellings being first occupied. The parking and turning areas shall be retained thereafter without impediment to their designated uses.
 5. The ground and first floor windows in the east elevation shall be obscurely glazed, non-opening and shall be retained as such thereafter.

P/2020/0439/RES

**Former Christ Church Eccleston Parish Hall,
Chapel Lane, Eccleston**

Reserved matters (appearance, landscaping, layout and scale) application for the erection of 6 detached dwellings pursuant to outline planning permission P/2018/0749/OUP.

In presenting the application to Members, the Services Manager, Development and Building Control (SMDBC) gave a presentation to the Committee which detailed the following:

- Location Plan; and
- Proposed Layout.

A Local resident joined the meeting to present their objection to the application.

Grant Planning Permission Subject to the following conditions:

1. The development shall be carried out in accordance with the following application drawings:
 - Proposed Site Plan - Drawing Number: 19172-100-P
 - Housetypes - Proposed Site Plan - Drawing Number: 19172-100-D
 - Proposed Boundary Plan - Drawing Number: 19172-127-D
 - House Type A - Proposed Floor Plans - Drawing Number: 19172-111-G

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- House Type A - Proposed Elevations - Drawing Number: 19172-115-D
 - House Type A - Proposed Roof Plan - Drawing Number: 19172-120-B
 - House Type B - Proposed Floor Plans - Drawing Number: 19172-112-F
 - House Type B - Proposed Elevations - Drawing Number: 19172-116-C
 - House Type B - Roof Plan - Drawing Number: 19172-121-B
 - House Type F - Proposed Elevations - Drawing Number: 19172-132-B
 - House Type F - Proposed Floor Plans - Drawing Number: 19172-130-B
 - House Type F - Roof Plan - Drawing Number: 19172-131
 - Proposed Site Sections and Elevations - Drawing number: 19172-125-C
 - Site Sections Thro Site & Hawthorn Drive - Drawing No. CL8513-006 Revision P7
 - External Work - Drawing No. CL8513-001 Revision T5
 - Planting Plan - Drawing No. P.1304.20.03 Rev C
 - Tyrer Ecological Consultants Ltd - Biodiversity Strategy v.3
 - Arboricultural Method Statement - Drawing No. P.1304.20.04 D
2. Prior to their use on site, details of the proposed facing materials shall be agreed in writing with the Local Planning Authority. The development shall be constructed in accordance with the agreed materials
 3. A scheme for street lighting shall be submitted to and approved in writing by the Local Planning Authority before the development hereby approved is brought into use. The scheme shall be installed and be operational prior to first occupation of the development. The scheme shall be retained for the life of the development.
 4. No above ground works shall commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority.

The drainage scheme must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); and
- (iii) A timetable for its implementation.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

5. Foul and surface water shall be drained on separate systems.
6. Arboricultural supervision must be provided in accordance with the document entitled "Arboricultural Method Statement Drawing No. P.1304.20.04 Rev. D" submitted with this application. Ongoing reporting

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to the Council as Local Planning Authority must be agreed in writing following the first precommencement site meeting between the supervising Arboricultural Consultant and the St.Helens Trees and Woodlands Officer and Site Manager. Arboricultural supervision must be provided for Tree Protection Measures 1 to 8 detailed in this Arboricultural Method Statement and include the construction of no dig surfaces within the root protection area of any trees on site, with clear photographic evidence submitted to the Council as part of any Arboricultural supervision reporting showing that the no dig surfaces have been constructed in accordance with the specifications submitted in this application.

7. Temporary measures to provide physical protection of all trees, hedges and shrubs shown to be retained shall be in accordance with the document entitled "Arboricultural Method Statement Drawing No. P.1304.20.04 Rev. D" submitted with this application. The provision of total exclusion zones must be achieved by the erection of protective fencing as specified in the submitted plans which should not be to a standard less than that specified in British Standard BS5837 (2012). The areas so defined shall be kept free of machinery, stored materials of all kinds and any form of ground disturbance not specifically catered for in the agreed measures, for the duration of site, demolition and building works.
8. All tree work must be as specified in the document entitled "Arboricultural Method Statement Drawing No. P.1304.20.04 Rev. D" with all tree work being to BS3998 (2010) standard with work only be carried out between the 1 September and 31st March to avoid any disturbance of breeding birds. Any work outside this period must only be carried out once a qualified ecologist / ornithologist has inspected the trees and ensured no breeding birds are present and confirmed this with the Council, in writing, prior to any work taking place on the trees.
9. Notwithstanding, the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 ,or any order revoking or reenacting that order ,no further development shall take place within the curtilage of any dwelling hereby permitted unless planning permission is sought from and granted by the Local Planning Authority .
10. Prior to first occupation of the dwellings, the details outlined with the Tyrer Ecological Consultants Ltd - Biodiversity Strategy v.3 shall be carried out in full and retained thereafter.

P/2020/0528/S73

**Bleakhill Primary School, Hamilton Road,
Windle**

Variation of condition 12 (drainage) and removal of condition 14 (surfacing) attached to approval P/2019/0850/FUL

In presenting the application to Members, the Services Manager, Development and Building Control (SMDBC) gave a presentation to the Committee which included the screening of a Location Plan.

The Chair advised that the individual registered to speak in objection to the application had advised that they were unable to join the meeting that evening due to family illness.

The Committee was advised that the Chair had agreed under these special

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circumstances that it was appropriate that the objector's representation, which had been supplied ahead of the meeting, be read out by the Planning Officer.

The Planning Officer read out the objection.

Grant Planning Permission Subject to the following conditions:

1. The development shall be carried out in accordance with the following application drawings:
 - MH1218-00 REV G - Site Location Plan
 - MH1218-06 REV G - Proposed Site Plan
 - MH1218-07 REV E - Proposed Ground Floor Plan
 - MH1218-08 REV D - Proposed Roof Plan
 - MH1218-09 REV D - Proposed Elevations
 - MH1218-10 REV D - Proposed Sections
 - MH1218-12 REV D - Proposed Car Park
 - MH1218-13 REV A - Proposed Bin Store - Site Plan
 - MH1218-14 - Proposed Bin Store Details
 - MH1218-15 - Proposed Fence Details
2. Prior to their use on site, details of the proposed facing materials shall be agreed in writing with the Local Planning Authority. The development shall be constructed in accordance with the agreed materials.
3. The areas indicated on the submitted plans to be set aside for parking and servicing shall be surfaced, drained and permanently marked out or demarcated in accordance with the details and specifications shown, prior to the first use of the proposed extension hereby permitted. The parking and servicing areas shall be retained as such thereafter and shall not be used in a manner that prevents the parking of vehicles.
4. Prior to first use of the extension hereby permitted, an Electric Vehicle Infrastructure plan shall be submitted to and agreed in writing by the LPA which provides details of at least 1 space with a charging point for electrical vehicles and includes a timetable for implementation. The development shall be carried out in accordance with the agreed details.
5. Foul and surface water shall be drained on separate systems.
6. All tree work must be to BS3998 (2010) standard with work only be carried out between the 1st September and 31st March to avoid any disturbance of breeding birds. Any work outside this period must only be carried out once a qualified ecologist / ornithologist has inspected the trees and ensured no breeding birds are present and confirmed this with the Council, in writing, prior to any work taking place on the trees.
7. All planting (as shown in Drawing No. MH1218-SK20 Proposed Tree Replacement) work must be completed prior to any operation of the site unless otherwise first agreed in writing with the Council as Local planning Authority. Any trees or plants, or grassed areas which within a period of 5 years from the date of planting die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size, species and quality unless the Local Planning Authority gives written consent to the variation.
8. Construction work shall not take place out-side the hours of: 08.00-18.00 hours Monday to Friday, 09.30- 14.30 hours Saturday and not at all on Sundays/Public Holidays without the prior written permission of the Local Planning Authority.

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9. No additional external plant or equipment shall be permitted to the building nor shall any additional openings be formed in the elevations or roof of the building which directly ventilate the building or which discharge from any internal plant or equipment, without the prior written permission of the local planning authority.
10. The proposed development shall be constructed in accordance with CONSTRUCTION PHASE PLAN - S 1002 REV- 03 and ACCESS AND EGRESS REV 1
11. The drainage for the development hereby approved, shall be carried out in accordance with: DRAINAGE LAYOUT: Drawing No. 13494-BKP-V1-XX-DR-C-0501 Revision C9 Phase 2 External Works: Drawing No. 13494-BKP-V1-XX-DR-C-0701 Revision C3 Prior to first use of proposal, the identified investigation and CCTV must be submitted in writing to the Local Planning Authority for approval. The development shall be completed in accordance with the approved details.
12. The proposal shall be constructed in accordance Seddon - Dust and Air Quality – Ref No: ENV-FOR-019, Aspects and Impacts Control Measures - Supporting Document for ENV-FOR-009, Site Aspects Register- ENV-FOR-009 ISSUE NO. 4 unless otherwise agreed in writing with the Local Planning Authority.

Councillor McCauley here left the meeting.

P/2020/0749/CLP

**36 Dale Crescent, Sutton Lech, Sutton
Certificate of lawfulness for proposed single
storey rear extension.**

In presenting the application to Members, the Team Leader (Development Control) gave a presentation to the Committee of the application which included screening a location plan and outline of the proposed development.

Grant a Certificate of Lawful Development under the Town and Country Planning (General Permitted Development) (England) Order 2015.

Councillor McCauley here re-joined the meeting.

25 AUTHORISATION OF USE OF SECTION 106 MONIES RELATING TO APPLICATION P/2014/0627

The Services Manager, Development and Building Control (SMDBC) presented the report on Authorisation of use of Section 106 Monies relating to application P/2014/0627.

Planning permission for application P/2014/0627 had been granted for a residential development comprising the construction of 324 dwellings, creation of public open space and associated works at the former Deacon Trading Estate, Earle Street, Newton-le-Willows. The planning permission was granted subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990.

The legal agreement signed on 15 July 2015 required that the developer of the site pay the Council a total of £239,568, comprising of four triggered instalments of £59,892 for the Council to expend on “Green Space Improvement Works” on identified “Green Space Land”.

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The Committee was advised that all payments had now been made in respect to the Green Space Improvement Works and the total spend to date was £95,198. Paragraph 1.4 in the report outlined the project spend to date.

Members were advised that there were currently two proposals for the use of the Section 106 money held by the Council under the terms of the Section 106 legal agreement for the replacement of an information signboard and installation of new bench at a cost of £1,394 and £1113.35 respectively.

* **Resolved that:**

(1) **the spending of £1,394 for the replacement of an information signboard and £1,113.35 for a new bench from the commuted sum monies held by the Council, subject to the terms of the Section 106 agreement dated 15 July 2015 be agreed; and**

(2) **delegation be given to officers to spend money on similar projects in the future.**

26 CURRENT PLANNING APPEALS

A report was submitted which informed Members of the current position with regards to the planning appeals that were pending or had recently been concluded.

* **Resolved that the report and verbal update be noted.**

27 PLANNING APPLICATIONS DETERMINED UNDER DELEGATED POWERS

A report was submitted which informed Members of planning applications determined under delegated powers.

* **Resolved that the report be noted.**

28 CURRENT ENFORCEMENT CASES

A report was submitted which informed Members of the current position with regard to enforcement cases.

* **Resolved that the report be noted.**