

Public Document Pack



Development Control Committee *Supplementary Information*

Monday, 2 November 2020 6.30 p.m.
To be held remotely - contact below for
access

A handwritten signature in blue ink that reads 'David W R'.

Chief Executive

COMMITTEE MEMBERSHIP

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|--------------------------------------|
| Councillor Paul Nolan (Chair) |
| Councillor Keith Morley (Vice-Chair) |
| Councillor Chris Carlin |
| Councillor Ron Hignett |
| Councillor Valerie Hill |
| Councillor Joan Lowe |
| Councillor Carol Plumpton Walsh |
| Councillor June Roberts |
| Councillor Dave Thompson |
| Councillor Bill Woolfall |
| Councillor Geoff Zygodllo |

*Please contact Ann Jones on 0151 511 8276 Ext. 16 8276 or
ann.jones@halton.gov.uk for further information.
The next meeting of the Committee is on Monday, 7 December 2020*

**ITEMS TO BE DEALT WITH
IN THE PRESENCE OF THE PRESS AND PUBLIC**

Part I

| Item No. | Page No. |
|--|-----------------|
| 3. PLANNING APPLICATIONS TO BE DETERMINED BY THE COMMITTEE – AB UPDATE LIST | 1 - 4 |

In accordance with the Health and Safety at Work Act the Council is required to notify those attending meetings of the fire evacuation procedures. A copy has previously been circulated to Members and instructions are located in all rooms within the Civic block.

REPORT TO: Development Control Committee

DATE: 2 November 2020

REPORTING OFFICER: Strategic Director – Enterprise, Community and Resources

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

WARD(S): Boroughwide

| PAGE NO. | LIST A* | LIST B** | Updated Information |
|----------|--------------|--------------|--|
| 147 | | 19/00020/FUL | |
| 14 | 20/00028/FUL | | |
| 57 | | 20/00064/FUL | <p>Query from Cllr Margaret Ratcliffe - Can you please clarify why MEAS have not covered the botanical strengths of the lagoon site I.e. the protected plant life?</p> <p>Were they aware of the protected species when writing their report and if not, why?</p> <p>Response from the Council's Ecological Advisor - I have considered the comments forwarded to me regarding concerns about the potential damage to the floral diversity of the Local Wildlife Site within which the proposed development is sited.</p> <p>The botanical interest of the site is noted and additional information was requested from the applicant to ensure this interest would not be lost due to development (<i>Memo from Sophie Leadsom to Jeff Eaton, 3 March 2020, HA20-004</i>).</p> <p>The applicant subsequently provided a Biodiversity</p> |

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| | | | <p>Management Plan (<i>Outline Biodiversity Management Plan, Avian Ecology, 24 June 2020</i>). This plan detailed the following:</p> <ul style="list-style-type: none">• The location of the proposals is preferred as it is primarily within an area of successional woodland/scrub which has encroached upon the species rich open mosaic habitats. The direct impacts on the Local Wildlife Site have been inherently minimised through scheme design;• Measures to prevent or minimise the potential for the release of pollutants during construction and operation of the proposals will be implemented in accordance with best practice;• All access routes and working areas will be clearly delineated prior to the start of works;• All trees will be protected where necessary in accordance with BS 5837:2012;• Prior to any vegetation removal taking place a walkover inspection will be carried out and, if necessary, detailed species-specific translocation method statements will be produced;• Any vegetation clearance being carried out during the bird breeding season will be subject to a pre-clearance survey carried out by a competent ornithologist who will carry out a disturbance risk assessment and method statement should any nests be present;• A breeding bird survey will be carried out prior to the start of any works during the breeding season to ensure no disturbance occurs to any Schedule 1 species; and |
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| | | | <ul style="list-style-type: none"> • A wildlife sensitive lighting scheme will be implemented to avoid excessive lightspill onto habitats. <p>The Biodiversity Management Plan describes the following habitat enhancements:</p> <ul style="list-style-type: none"> • Scrub control (by hand) within the former lagoon areas will be cleared to maintain open habitats; • The preparation of a Japanese knotweed management plan; • A pre-commencement search for Indian Balsam and, if found, the development of an appropriate management plan; • The provision of 15 bird boxes to be erected on the mature trees within the site; • The provision of 15 bat roosting boxes to be installed on mature trees within the site; • All habitat management will be undertaken for the lifetime of the development (at least 25 years). Management will be the responsibility of the owner of the site and all works will be carried out by competent and experienced contractors. Habitat management costs will be borne by the site owner; and • An ecological monitoring walkover survey will be carried out during years 1, 3, 5 and then every five years of the proposed development's lifetime. <p>The proposed development will only permanently impact a relatively small area of habitat which is currently being colonised by successional woodland/scrub growth. The proposed development will retain the existing grassland which is of high ecological value and is a designation feature of the</p> |
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| | | | LWS). The proposed management prescriptions for the site are acceptable. They will secure long-term management of the site and the high value grassland and will ensure the habitats remain suitable for many of the important species for which the site is designated. It is worth noting that this site is currently unmanaged and these species may otherwise be lost in the absence of appropriate management due to natural vegetation succession. The Council is advised that the implementation of suitable management will ensure the Priority Habitat and its associated species will not be harmed by the proposals. |
| 105 | | 20/00206/HBCFUL | |
| 119 | | 20/00219/OUT | |
| 136 | 20/00385/FUL | | |

* **LIST A** items are those items that are not considered to raise significant issues that require further explanation. Members have a full report and these items are not anticipated to initiate further discussion. List A items are considered at the start of the meeting unless a Member specifically requests that an item be moved to List B.

** **LIST B** items are those items which are considered to raise more potentially significant issues, that may warrant further update, explanation, discussion or other announcement. List B items may also have speakers registered who wish to address the Committee.

Note:- Background Papers

With respect to all applications to be determined by the Committee, the submitted planning applications are background papers to the report. Other background papers specifically mentioned and listed within the report are open to inspection by contacting Dev.control@halton.gov.uk in accordance with Section 100D of the Local Government Act 1972.